

## Extraordinary Meeting

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An EXTRAORDINARY MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on  
**Tuesday, June 20, 2006**  
and members of Council are requested to attend.

Paul G. O'Sullivan  
**General Manager**

13/6/06



# Agenda

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Opening of Meeting and Prayer (Mayor)

Apologies and Leave of Absence

Disclosure of Interest

Public Access Session

Altering Order of Business

(Consideration of altering the order of business to debate matters raised during Public Access).

Reports

Dunoon Sports and Recreation Club.....	1
2006/07-2009 Management Plan .....	3
2006/07 Rates and Charges .....	6



# Strategic Plan Summary

## Lismore regional city

STRATEGIC PRIORITY	AIMS	INITIATIVES
Economic Development	Build Lismore's reputation as a regional city for residents, businesses, education providers, health services and government.	<ul style="list-style-type: none"> <li>▶ Champion education</li> <li>▶ Promote health facilities</li> <li>▶ Support regional agriculture</li> <li>▶ Promote cultural life</li> <li>▶ Promote Lismore as a legal centre</li> <li>▶ Support for sport</li> </ul>
	Increase regional economic development, tourism and job creating investments.	<ul style="list-style-type: none"> <li>▶ Promote regional development</li> <li>▶ Develop tourism</li> <li>▶ Support businesses</li> <li>▶ Pursue CBD revitalisation</li> <li>▶ Assist in job creation</li> <li>▶ Assist in creating new income opportunities</li> </ul>
Quality of Life	Make Lismore a safe, healthy and caring community in which to live.	<ul style="list-style-type: none"> <li>▶ Increase social cohesion</li> <li>▶ Support villages</li> <li>▶ Provide community services</li> <li>▶ Encourage sustainable development</li> <li>▶ Promote recreation and leisure</li> </ul>
Leadership by Innovation	Lead the region by demonstrating innovative practices in governance, customer service, communication, consultation, virtual amalgamation and financial management.	<ul style="list-style-type: none"> <li>▶ Lead the region</li> <li>▶ Increase revenue from grants</li> <li>▶ Improve customer service</li> <li>▶ Consult the community</li> <li>▶ Update technology</li> <li>▶ Provide user pays services</li> <li>▶ Privatise selected services</li> <li>▶ Share assets and resources</li> </ul>
Natural Environment	Preserve and rehabilitate Lismore's natural environment.	<ul style="list-style-type: none"> <li>▶ Provide sustainable land use planning</li> <li>▶ Improve catchment management</li> <li>▶ Conserve and repair the environment</li> </ul>
Infrastructure	Further enhance Lismore's transportation, parking and pedestrian networks.	<ul style="list-style-type: none"> <li>▶ Improve transport systems</li> <li>▶ Improve roads, cycleways and footpaths</li> <li>▶ Assist with public transport</li> <li>▶ Assist airport operations</li> <li>▶ Support fleet operations</li> </ul>
Water and Waste Cycle	Educate our community and lead the state in water and waste-cycle management.	<ul style="list-style-type: none"> <li>▶ Manage stormwater drainage systems</li> <li>▶ Manage water and sewage</li> <li>▶ Manage the waste stream and reduce waste</li> </ul>

# Report

<b>Subject</b>	<b>Dunoon Sports and Recreation Club</b>
<b>File No</b>	S36
<b>Prepared by</b>	Servicing Officer to Sport and Recreation Policy Advisory Group, Manager Community Services
<b>Reason</b>	Request by Club.
<b>Objective</b>	That Council endorse the Sport and Recreation Policy Advisory Group's recommendation to provide additional funding to the Dunoon Sports and Recreation Club
<b>Strategic Plan Link</b>	Quality of Life
<b>Management Plan Activity</b>	Community Services

## Overview of Report

The Dunoon Sport and Recreation club is requesting additional funding from Council to complete the installation of floodlights at Balzer Park, Dunoon.

## Background

The Dunoon Sports and Recreation Club is in the process of installing lights at Balzer Park, Dunoon. Project funding has been acquired from a range of sources, however, due to unexpected project costs there is a current funding shortfall of approximately \$10,000. The additional expenditure is associated with higher than anticipated costs relating to electrical works (mains upgrade, light fittings and cabling). The project is now estimated to cost approximately \$127,099. Funding sources are as follows:

NSW Department of Sport and Recreation		\$ 35,000
Federal Government (Department of Transport and Regional Services		\$ 25,000
Dunoon Soccer Club		\$ 5,000
Dunoon Little Athletics Club		\$ 5,000
Dunoon Sports and Recreation Club		\$ 7,299
Lismore City	2002/2003 (Rural Sportsgrounds CIP)	\$ 4,800
Lismore City Council	2003/2004 (General funds)	\$ 15,000
Lismore City Council	2005/2006 (Rural Sportsgrounds CIP)	\$ 20,000
<b>Total funding</b>		<b>\$ 117,099</b>

Funding shortfall: \$10,000

The request was tabled at the 7 June 2006 Sport and Recreation Policy Advisory Group meeting (SRPAG). A range of options were discussed at the meeting, including loaning the club the required funds, seeking additional funding, and granting the request. The SRPAG recommended that Council should provide an additional grant of \$10,000 to the Dunoon Sports and Recreation Club from the Rural Sportsgrounds Capital Improvement Program to enable the project to be completed.

## Comments

### Financial Services

There are funds available within reserves for Rural Sports field development of \$20,000.

### Community Services

Prior to approving an additional \$10,000 for this project, it may be appropriate for Council to consider advertising the availability of the Rural Sportsground Capital Improvement program to all rural sport and recreation clubs within the local government area. Many clubs might not be aware that funds are available and should be given every opportunity to apply for funding before the funding is allocated to a club which has already received almost \$40,000. (The total annual allocation for the Rural Sportsgrounds Capital Improvement Program is \$20,000.)

## Other staff comments

Not required.

## Public consultation

Not required.

## Conclusion

The club is seeking further assistance from Council for its completion.

## Recommendation

That Council consider the Sport and Recreation Policy Advisory Group's recommendation to provide the Dunoon Sports and Recreation Club a further \$10,000 for the installation of floodlights at Balzer Park and determine that expressions of interest be invited for allocation of the Rural Sportsgrounds Capital Improvement Program prior to a final decision for this specific application.

# Report

<b>Subject</b>	2006/07 - 2009 Management Plan
<b>File No</b>	S929
<b>Prepared by</b>	Principal Accountant
<b>Reason</b>	To meet the requirements specified in s406 Local Government Act 1993.
<b>Objective</b>	Consider public submission and adopt the 2006/07 – 2009 Management Plan
<b>Strategic Plan Link</b>	Leadership by Innovation
<b>Management Plan Activity</b>	All

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## Overview of Report

The 2006/07 – 2009 draft Management Plan including the 2006/07 - 2009 draft Budget and the 2006/07 draft Fees and Charges were placed on Public Exhibition from 20<sup>th</sup> May 2006 for 28 days in accordance with the recommendation from the Strategic Plan Steering Committee meeting of the 11<sup>th</sup> May 2006. Submissions were invited from the public to the draft Management Plan, with submissions closing 19<sup>th</sup> June 2006.

The purpose of this report is to consider submissions received and to finalise and adopt the 2006/07 – 2009 Management Plan.

## Background

The Local Government Act 1993 (LGA) requires all Council's to advertise a draft Management Plan each year for a period of twenty eight (28) days to allow submissions from the public. Council is required to consider all public submissions and then adopt a Management Plan.

The purpose of this report is to inform Council of the submissions received, advise of any changes to the draft documents and finally to seek Council's adoption of the 2006/07-2009 Management Plan.

The advertising period closes on Monday, June 19, 2006. As this is after the issue of the business paper, a further report will be prepared and forwarded to Councillors, with a copy of any additional submissions received, if necessary.

## Comments

### **Draft Management Plan and Draft Fees and Charges**

Staff have made some minor changes to these documents to enhance their accuracy and presentation. These changes have not fundamentally changed the programme plans and/or information content as advertised.

## **Submissions to the Draft 2006/07 - 2009 Management Plan**

Subsequent to the Strategic Plan Steering Committee meeting on the 11<sup>th</sup> May 2006 the following public submissions have been received and copies are available on request:

- Far North Coast Hockey returfing, travel irrigator for Hepburn Park \$233,700  
The removal and replacing of the turf, the purchase of a travelling irrigator and the ongoing maintenance (including top dressing, soil testing and fertilising).

Comment: Further information is being sought from the Manager of Parks & Gardens and this will be provided at the meeting.

- Lismore Lantern Parade – increase in core funding \$10,000  
The Lantern Parade Committee is requesting an increase in cash and non-cash contribution from Council. Requesting an increase in the cash contribution from \$8,000 to \$15,000 and In-kind from \$12,000 to \$15,000. Councillors have already received a copy of the submission in detail.
- Nimbin Preschool – Car park spaces \$9,000  
The Nimbin Preschool has asked that the original submission (No 110 on the Not Supported Attachment 2) be reviewed and that the car parks offered to the pre-school at the considerably reduced rate be given to the school at no charge. The land that has been given to the school is landlocked and the school is unable to fund the purchase of the car spaces to provide access to visitors.
- Koala Care and Research Centre refurbishment \$7,500  
One-off contribution to the Koala Care centre to assist in repairing the Care Centre. This is for the refurbishment of its walls in the treatment rooms and the replacement of the linoleum floor covering. The centre was established ten years ago to assist in the care and treatment of sick or injured animals, with the building now showing the need for repairs, the Council is requested to provide assistance.
- Scouts Australia 1st Lismore Scout Group - building repairs and surroundings  
The 1<sup>ST</sup> Scout's are requesting a contribution for repairs to the Scout Hall in Magellan Street and with repairs to area surrounding the hall, including paving. The group is also requesting that the road around the hall be secured by locking the gate access in order to reduce the danger to children attending the hall.

Comment: Further information is being sought from the Manager of Parks & Gardens and this will be provided at the meeting.

- Community Economic Development Officer - Lighting for Nimbin Western Car park and access laneways \$86,000  
The requests that Council review the decision not to support the original submission to the management plan.
- Dunoon Sports Club \$10,000  
The Club has requested additional funds to those previously provided by Council (02-03 to 05-06 Council has contributed \$39,800). The project does not have sufficient funds available to be completed.

Comment: This is the subject of a report to Council from the Manager Community Services.

## Public consultation

The Management Plan has been placed on public exhibition for twenty-eight (28) days at thirteen (13) venues throughout the city and on Council's web site. There has been reasonable coverage in the media when first released and a weekly advertisement in 'infolink' seeking public comment.

## Conclusion

As previously stated, this report has been prepared prior to the closure of public submissions. Consequently, there may be other submissions for Council to consider, as well as those already included in this report.

To meet the requirements of the Local Government Act 1993, all submissions received must be considered by Council and a 2006/07 – 2009 Management Plan adopted.

Before allowing for any changes, the Budget for 2006/07 is balanced.

## Recommendation

That Council -

- 1) Acknowledge receipt and consideration of all public submissions
- 2) Adopts the 2006/07 – 2009 Management Plan, including the Budget and Fees & Charges as amended, based on that advertised and reported.
- 3) Seeks approval from the Department of Local Government for a new borrowings program of \$7,801,000 for specific works as detailed in the 2006/07 – 2009 Management Plan.



# Report

<b>Subject</b>	<b>2006/07 Rates &amp; Charges</b>
<b>File No</b>	S 384
<b>Prepared by</b>	Rating Services Co-ordinator
<b>Reason</b>	To comply with Council's Statutory Obligations
<b>Objective</b>	To set Council's 2006/07 Rates & Charges
<b>Management Plan Activity</b>	Finance.

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## Overview of Report

This report presents a series of draft motions that, if adopted, would allow Council to comply with the provisions of the Local Government Act in relation to the setting of the 2006/07 rates & charges and in keeping with Council's advertised Draft Revenue Policy.

## Background

Council has published the 2006/07 Draft Management Plan that included the Draft Revenue Policy with the proposed 2006/07 rating and charging structure. This process is a requirement of Section 405 (1) of the Local Government Act (the Act) and allows for ratepayers to make a submission in relation to the proposed rates and charges and Council must take into account any submissions that are received.

At the time of writing this report no submissions had been received and any submissions received subsequent to this report will be made available to Councillors.

Issues that are addressed by the draft motions are:

\* The reduction of income caused by the changes to rating legislation in 2005 limiting the increase in individual Farmland assessments to no more than 20%, with 2004/05 being the base year. The legislation imposed the same restrictions for the next four years including 2006/07, however the 20% increase limitation in 2006/07 is taken from the adjusted 2004/05 rates as well as the adjusted 2005/06 rates. For example, if a Farmland assessment for rates was \$100 in 2004/05, the maximum allowable increase in rates for 2005/06 would have been to \$120. In 2006/07, the maximum allowable increase would be to \$144 and so on for the next three rating years after 2006/07.

Council was required to write off \$41,281 in 2005/06 due to this legislation and this is recoverable in 2006/07 along with the 3.6% allowable increase. Council has received the Ministers approval to do this under a Section 508(2) instrument. The various draft motions attached to this report, if adopted would allow for Council to take up the full percentage increase, 3.6% plus the Farmland write off amount.

It should be noted that the \$41,281 mentioned as being recoverable is the 2005/06 written off amount and it will be recovered by spreading the amount amongst all rating categories based on the percentage relationship of each category to the total rate income, except, of course, Farmland.

\* A small increase to the area that is covered by the Residential – Urban rate to include a subdivision of land that was partly within the 'old' Urban boundary and partly outside the boundary. The area referred to is at the top of Dunoon Cutting known as the Pagotto subdivision. A map of the new area is attached to this report. See Schedule 'H', the new boundary is shown in red and the old boundary in black.

\* Council has determined that it will introduce changes to the way it manages waste collection services and the way it charges for those services. The adoption of the draft motions included within this report will allow for the proposed changes to be implemented.

In the draft motions relating to waste collection, the words, *Organic, Waste and Recyclable*, are used to describe the approved contents of the different waste bins that Council will collect. These words refer to the types of materials that will be collected as part of each distinct service. The definitions of these words will be made available to ratepayers as part of the education program. Bins that are contaminated by material other than that allowed within the definition will not be collected. The adoption of the draft motions will allow for the introduction of the changes to the waste collection service for 2006/07.

\* In 2005/06 Council introduced a base amount charge for all rating categories of \$270. The base amount was calculated by including various costs Council considered were of equal value to a ratepayer regardless of the location of a property or its valuation. Items included in the base amount are costs associated with :- the Council Chambers and CBD Centre, Councillors, Financial, Planning and Environmental Health & Building services, as well as Corporate Management.

In keeping with the allowable increase in rates of 3.6% for 2006/07, the base amount has been increased to \$280.

\* The Lismore Flood Levee special rate is to continue at \$100,000 per annum and the 2006/07 rate year marks the seventh year of the Special rate, which when introduced was intended to be for a ten year period.

\* Council adopted a user pays charging system for sewerage and trade waste discharges at its November 28, 1995 meeting, Resolution 518/95. The adoption of the following draft motions relating to sewer charges will continue this Policy.

\* The NSW State Government recently amended the Local Government Act to permit the levying of a charge to be used for the provision and management of stormwater services. Council at its March 2006 meeting resolved to levy a stormwater charge to allow for much needed stormwater management infrastructure to be provided. The funds collected in 2006/07 will be used to develop catchment based management plans in the first instance. Any surplus funds will be used towards infrastructure projects. The legislation provides for differing charges dependent upon the location and property use and title – strata titled units, pay a discounted amount. There are exemptions included within the Act for vacant land and Farmland and land located outside Urban areas or villages. The adoption of the following draft motions will allow the introduction of a Stormwater Management Charge in 2006/07. It should be noted that this charge applies only to property located within the urban area of Lismore as defined by the map shown in Schedule 'A' used also for rating purposes.

\* Council has previously adopted a user pays pricing policy for water and the adoption of the related draft motions will continue this process.

\* Council is able, under Section 566 of the Local Government Act, to charge interest on outstanding Rates and Charges. The Minister for Local Government has advised that the maximum allowable amount of interest for 2006/2007 is **9%**. This Council has generally adopted the maximum interest rate as the amount to be charged.

## Comments

## Financial Services

The recommended 2006/07 rates and charges are consistent with those advertised in the 2006/07 Draft Management Plan and will be reflected in Council's 2006/07 Budget, if adopted.

## Other staff comments

Not sought.

## Public consultation

The required advertising of the Draft Management Plan including the Draft Revenue Policy has been complied with.

## Conclusion

In the absence of a general revaluation of Council's area, the rating structure introduced in 2005/06 is continued into 2006/07 with only minor amendments, all of which are contained within body of the report and included within the draft motions.

There are changes to Council's waste management process and the introduction of a Stormwater charge for the first time and the draft motions, following cater for this.

## Recommendation

Following Council's advertisement of its 2006/07 Draft Management Plan in accordance with Section 405 of the Local Government Act, 1993 and the consideration of submissions received to the Draft Management Plan in accordance with Section 406 of the Local Government Act, 1993 :-

## \* RATES

- (1) It is hereby resolved that a **Business Rate** to be known as the ' **Business Inner CBD** ' rate of **three point four eight seven nine (3.4879) cents in the dollar** per assessment, on the land value as at base date July 1, 2004 with a **base amount of two hundred and eighty dollars (\$280.00)** per assessment be now made for the rating year July 1, 2006 to June 30, 2007, on all rateable land within the centre of activity known as the Inner CBD shown as within the red boundary of the map, Schedule 'C,' and that meets the definition of Business as defined in Section 518 of the Local Government Act , 1993. The total income from base amounts equates to **five (5) percent of the Business Inner CBD income.**
- (2) It is hereby resolved that a **Business Rate** to be known as the ' **Business Urban**' rate of **one point six eight five four (1.6854) cents in the dollar** per assessment, on the land value as at base date July 1, 2004 with a **base amount of two hundred and eighty dollars (\$280)** per assessment that represents be now made for the rating year July 1, 2006 to June 30 , 2007, on all rateable land within the centre of activity outside the Inner CBD shown as within the red boundary of the map, Schedule 'C' but within the urban area of Lismore as shown by the red boundary on the map, Schedule 'D' and that meets the definition of Business as defined in Section 518 of the Local Government Act, 1993. The total income from base amounts equates to **ten (10) percent of the Business Urban income.**

- (3) It is hereby resolved that a **Business Rate** to be known as the ‘ **Business Other**’ rate of **one point one zero nine eight ( 1.1098) cents in the dollar** per assessment on the land value as at base date July 1 , 2004 with a **base amount of two hundred and eighty dollars (\$280)** per assessment be now made for the rating year July 1, 2006 to June 30, 2007, on all rateable land in the City of Lismore but not within the areas defined within the maps, Schedules ‘ C’ and ‘D’ attached and the Village of Nimbin, as defined by the map of Nimbin Village in Schedule ‘A’, and that meets the definition of Business as defined in Section 518 of the Local Government Act, 1993. The total income from base amounts equates to **twenty two (22) percent of the Business Other income.**
- (4) It is hereby resolved that a **Business Rate** to be known as the ‘ **Nimbin Business** ’ rate of **one point two five nine three cents in the dollar (1.2593) cents in the dollar** per assessment on the land value as at base date July 1, 2004 with a **base amount of two hundred and eighty dollars (\$280)** per assessment that represents be now made for the rating year July 1, 2006 to June 30, 2007, on all rateable land within the Village of Nimbin, as defined by the map of Nimbin Village in Schedule ‘A’, that meets the definition of Business as defined in Section 518 of the Local Government Act , 1993 The total income from base amounts equates to **fifteen (15) percent of the Nimbin Business income.**
- (5) It is hereby resolved that a **Farmland Rate** to be known as the ‘ **Farmland** ’ rate , of **point five two six one (0.5261) of a cent in the dollar** per assessment, on the land value as at base date July 1, 2004 with a **base amount of two hundred and eighty dollars (\$280)** per assessment be now made for the rating year July 1, 2006 to June 30, 2007, on all rateable land in the City of Lismore area that meets the definition of Farmland as defined in Section 515 of the Local Government Act, 1993. The total income from base amounts equates to **seventeen (17) percent of the Farmland income**
- (6) It is hereby resolved that a Residential Rate to be known as the “**Residential**” Rate of **point six nine zero two (0.6902) of a cent in the dollar**, on the Land Value as at Base Date July 1, 2004, with a base amount of **two hundred and eighty dollars (\$280)** per assessment, be now made for the rating year July 1, 2006 to June 30, 2007, on all rateable land within the centres of population defined and within the red lines shown on the maps in Schedule ‘A’ attached and meeting the definition of residential land, as set out in Section 516 of the Local Government Act, 1993. The total income from base amounts equates to **thirty three (33) percent of the Residential rate income.**
- (7) It is hereby resolved that a Residential Rate to be known as the “**Residential Rural** ” Rate of **point six three seven eight (0.6378)of a cent in the dollar**, on the Land Value as at Base Date July 1, 2004, with a base amount of **two hundred and eighty dollars (\$280)** per assessment, be now made for the rating year July 1, 2006 to June 30, 2007, that meets the definition of Residential on all rateable land except for land within the centres of population defined by the maps in Schedule ‘A’ attached and meeting the definition of residential land, as set out in Section 516 of the Local Government Act, 1993. The total income from base amounts equates to **twenty seven (27) percent of the Residential Rural rate income.**
- (8) It is hereby resolved that a Special Rate to be known as the “**Flood Levee**” rate of **point zero six seven zero (0.0670) of a cent in the dollar**, per assessment, on the Land Value as at Base Date July 1, 2004 subject to a minimum amount of **two dollars** be now made for the rating year July 1, 2006 to June 30, 2007 on all land within the area shown within the red boundary as defined in Schedule ‘E’ attached to this report which in Council’s opinion will receive a special benefit from the construction of the Flood Levee from a one in ten year flood event.

**\* SEWER AND TRADE WASTE CHARGES**

- (9) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the provision of Sewerage Services to single units of residential occupation, residential, as defined in Section 516 (1) (a) of the Local Government Act, 1993, including residential strata units of **four hundred and forty five dollars (\$445.00)**, per assessment. This charge applies to properties connected to the Lismore, Perradenya & Nimbin Sewerage Scheme and is to be known as the “**Sewer**” charge for the period July 1, 2006 to June 30, 2007.
- (10) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge, as per the attached Schedule “F”, where the charge is indicated by the number of units of residential occupancy located on a property, be now made for the provision of Sewerage Services to a parcel of land connected to the Lismore, Perradenya & Nimbin Sewerage Scheme to be known as the “**Sewer Multiple**” charge for the period July 1, 2006 to June 30, 2007, excluding residential Strata Units.
- (11) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **two hundred and sixty seven dollars (\$267.00)** per assessment for all rateable parcels of land within 75 metres of a Lismore, Perradenya & Nimbin Sewer Main and capable of discharging into that main but not connected thereto to be known as the “**Sewer Unconnected**” charge for the period July 1, 2006 to June 30, 2007.
- (12) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, for all other properties, not being residential land as defined in Section 516 (1) (a) of the Local Government Act, 1993, an annual charge be now made for the provision of trade waste services for properties connected to the Lismore, Perradenya & Nimbin Sewer Scheme, as per the attached Schedule “G”, where the charge is indicated by the number of equivalent tenants or part thereof allocated to an assessment in accordance with the methodology set out in Council’s Sewer Usage Charging Strategy to be known as the “**Non-Residential Sewer**” charge, except for properties declared by Lismore City Council to be Established Strength Users, for the period July 1, 2006 to June 30, 2007.

**\* WATER CHARGES**

- (13) It is hereby resolved that in accordance with Section 501, 503, 539 and 541 of the Local Government Act, 1993 an annual charge be now made for the year July 1, 2006 to June 30, 2007 for the provision of water and water service availability, based on the size of the water service connected to a property. For a property which has two or more water connections, the cost of the services will be the total number of services multiplied by the fixed service charged; in cases where different sized services are connected, the sum of the cost of the fixed service charges, except for water connections used solely for fire fighting services, the cost of which shall be **one hundred dollars (\$100.00)** per fire fighting service to be known as the “**Fixed Service Charge**” is hereby made in respect of:

Size of Service	Fixed Service Charge
20mm	\$ 100.00
25mm	\$ 156.25
32mm	\$ 256.00
40mm	\$ 400.00
50mm	\$ 625.00
65mm	\$1,025.25
80mm	\$1,600.00
100mm	\$2,500.00
150mm	\$5,625.00

- (14) In accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993 an annual charge, for the availability of water to property not connected to Council's Water Supply but capable of connection thereto and within 225 metres of a Lismore City Council water main in accordance with Section 552 (1)(b) of the Local Government Act, 1993, for the year July 1, 2006 to June 30, 2007, to be known as the "**Water Availability**" charge, of **one hundred dollars (\$100.00)** per assessment is hereby made.
- (15) In accordance with Section 502 and 503 of the Local Government Act, 1993 for water recorded by the water meter on a property, a charge of **one dollar twenty two cents (\$1.22)** per kilolitre for the year July 1, 2006 to June 30, 2007 to be known as the "**Consumption**" charge is hereby made.

**\* DOMESTIC AND NON DOMESTIC WASTE MANAGEMENT SERVICES**

- (16) It is hereby resolved that an annual charge be now made, in accordance with Sections 496 of the Local Government Act, 1993, for all land within the declared domestic waste scavenging areas, both urban and rural, maps of which are available at Council's Oliver Avenue Office, not utilising the domestic waste management service provided by Council to be known as the "**Waste Availability**" charge, of **five dollars (\$5.00)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council's Oliver Avenue office, that are levied the Nimbin Transfer Station Charge, for the period July 1, 2006 to June 30, 2007.
- (17) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all land within the Lismore City Council area, to be known as the "**Waste Minimisation**" charge, of **twenty three dollars and fifty cents (\$23.50)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council's Oliver Avenue Office, that are levied the Nimbin Transfer Station Charge, for the period July 1, 2006 to June 30, 2007. Two 100KG tip vouchers are included as part of the 'Waste Minimisation' Charge.
- (18) It is hereby resolved that an annual charge be now made, in accordance with Sections 501 and 541 of the Local Government Act, 1993, for all land located within the Nimbin Section 94 Plan Area, maps of which are available at Council's Oliver Avenue Office, for the provision of the Nimbin Transfer Station Facility, of **fifty nine dollars (\$59.00)** per assessment and for properties with multiple units of residential occupancy a charge of **fifty nine dollars (\$59.00)** per unit of residential occupancy located on each assessment, to be known as the "**Transfer Station**" for the period July 1, 2006 to June 30, 2007. Properties paying for a waste removal service are exempt from this charge. Two 100KG tip vouchers are included for each 'Transfer Station' charge.
- (19) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of the approved organic contents of a 240 litre approved mobile waste bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 120 or 140 litre approved mobile bin. This charge is to be known as the "**Integrated Waste**" collection service for the period July 1, 2006 to June 30, 2007 and will be charged at **one hundred and sixty six dollars (\$166.00)** per annum. Additional services will be charged at **one hundred and sixty six dollars (\$166.00) per annum**. Services commenced during the charging period will be charged for on a proportional basis.
- (20) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of the organic contents of a 240 litre approved mobile waste bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 80 litre approved mobile bin, the cost of the provision of this bin is at the ratepayer's cost This charge is to be known as the "**Integrated Waste- Discount**" collection

service for the period July 1, 2006 to June 30, 2007 and will be charged at **one hundred and twenty six dollars (\$126.00)** per annum. Additional services will be charged at **one hundred and twenty six dollars (\$126.00) per annum**. Services commenced during the charging period will be charged for on a proportional basis.

- (21) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of the approved organic contents of a 240 litre approved mobile bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin as well as the approved waste contents of a 240 litre approved mobile bin, the cost of the provision of this bin is the ratepayer's cost. This charge is to be known as the **"Integrated Waste –Waste Plus"** collection service for the period July 1, 2006 to June 30, 2007 and will be charged at **two hundred and eighty six dollars (\$286.00)** per annum. Additional services will be charged at **two hundred and eighty six dollars (\$286.00) per annum**. Services commenced during the charging period will be charged for on a proportional basis.
- (22) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of the approved organic contents of a 240 litre approved mobile bin and the approved waste contents of a 120 or 140 litre approved mobile bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin. This charge is to be known as the **"Integrated Waste – Premium"** collection service for the period July 1, 2006 to June 30, 2007 and will be charged at **three hundred and thirty six dollars (\$336.00)** per annum. Additional services will be charged at **three hundred and thirty six dollars (336.00) per annum**. Services commenced during the charging period will be charged for on a proportional basis.
- (23) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, weekly, of the approved organic contents of a 240 litre approved mobile bin and the approved waste contents of a 240 litre approved mobile bin. In addition, on a fortnightly basis, Council will collect the approved recyclable contents a 240 litre approved mobile bin. The provision of the additional 240 litre bin is at the ratepayer's cost. This charge is to be known as the **"Integrated Waste – Premium Plus"** collection service for the period July 1, 2006 to June 30, 2007 and will be charged at **four hundred and fifty six dollars (\$456.00)** per annum. Additional services will be charged at **four hundred and fifty six dollars (456.00) per annum**. Services commenced during the charging period will be charged for on a proportional basis.
- (24) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, that have over 10 weekly collection services and subject to the Manager – Northern Rivers Waste approval, for the removal, weekly, of the approved waste contents of a 240 litre approved mobile bin. The provision of additional bins is at the ratepayer's cost. This charge is to be known as the **"Waste Collection – Urban"** service for the period July 1, 2006 to June 30, 2007 and will be charged at **one hundred and sixty six dollars (\$166.00)** per annum per mobile waste bin collected. Services commenced during the charging period will be charged for on a proportional basis.
- (25) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council's office, for the removal, subject to the approval of the Manager of Northern Rivers Waste, fortnightly, of the approved waste contents a 240 litre approved mobile bin. This charge is to be known as the **"Urban Runner"** collection service for the period July 1, 2006 to June 30, 2007 and will be charged at **two hundred and sixteen dollars (\$216.00)** per annum. Additional services will be charged at **two hundred and sixteen dollars**

**(\$216.00)** per annum. Services commenced during the charging period will be charged for on a proportional basis.

- (26) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties, located within the Urban area of Lismore, a map of which is available at Council's Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and where Council collects the approved waste contents of a approved 240 litre mobile waste bin and the approved organic contents of a 240 litre approved mobile waste bin on a weekly basis from that property, of **one hundred and sixty six dollars forty cents (\$166.40)** per annum, to be known as the "**Non Domestic integrated waste- urban**" charge for the period July 1, 2006 to June 30, 2007. Additional services will be charged at **one hundred and sixty six dollars forty cents (\$166.40)** per annum. For services commenced during the year a proportional charge will be made.
- (27) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land, located outside the urban area of Lismore but within the declared domestic waste scavenging area, a map of which is available at Council's Oliver Avenue Office for the removal, fortnightly, of the approved waste contents a 240 litre approved mobile bin and the approved organic contents of a 240 litre approved mobile bin. This charge is to be known as the "Waste Collection Service –Rural" collection service for the period July 1, 2006 to June 30, 2007 and will be charged at one hundred and forty one dollars (\$141.00) per annum. Additional services will be charged at one hundred and forty one dollars (\$141.00) per annum. Services commenced during the charging period will be charged for on a proportional basis.
- (28) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties located outside the Urban area of Lismore, maps of which are available at Council's Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and Council collects weekly, the approved waste contents a 240 litre approved mobile bin, of **one hundred and forty one dollars (\$141.00)** per bin collected per annum, to be known as the "**Rural Non-Domestic Waste**" charge for the period July 1, 2006 to June 30, 2007. Services commenced during the charging period will be charged for on a proportional basis.

#### \* **STORMWATER MANAGEMENT SERVICES CHARGE**

It should be noted that this charge applies only to property located within the urban area of Lismore as defined by the map shown in Schedule 'A' used also for rating purposes.

- (29) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all eligible residential property within the Urban area of Lismore shown on the map in Schedule 'A', except for residential strata units, of **twenty five dollars (\$25.00)**, to be known as the "**Stormwater Charge – Residential**" for the period July 1, 2006 to June 30, 2007.
- (30) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all residential strata units within the Urban area of Lismore shown on the map in Schedule 'A', of **twelve dollars fifty cents (\$12.50)**, to be known as the "**Stormwater Charge – Res Strata**" for the period July 1, 2006 to June 30, 2007.
- (31) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of the Local Government Act, 1993, for all eligible business, commercial and industrial property, except for business, commercial and industrial strata units, located within the Urban area of Lismore shown on the map in Schedule 'A', of **twenty five dollars (\$25.00)**, to be known as the "**Stormwater Charge – Business**" for the period July 1, 2006 to June 30, 2007.
- (32) It is hereby resolved that an annual charge be now made, in accordance with Section 496A (1) of

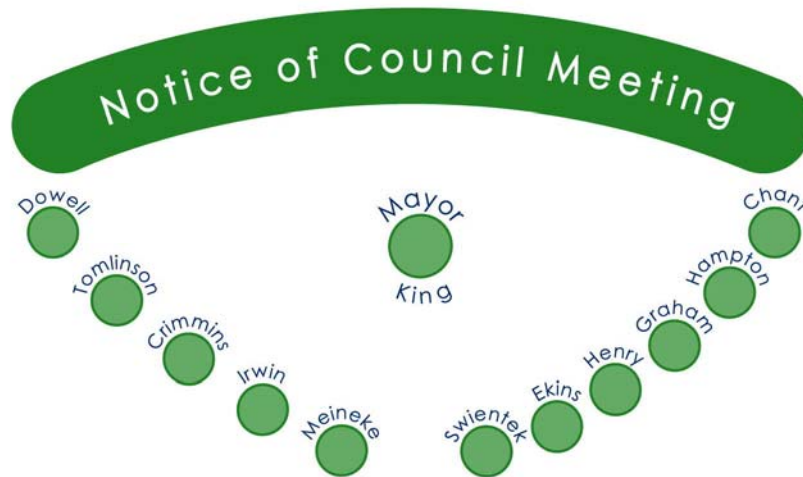


the Local Government Act, 1993, for all eligible business, commercial and industrial strata units, located within the Urban area of Lismore shown on the map in Schedule 'A', of **twelve dollars fifty (\$12.50)** , to be known as the '**Stormwater Charge – Bus Strata**' for the period July 1, 2006 to June 30, 2007.

## \* INTEREST CHARGES

- (33) It is hereby resolved in accordance with Section 566 (3) of the Local Government Act for the period July 1, 2006 to June 30 2007, the Interest Rate on outstanding Rates and Charges will be **nine percent (9%).**





## Extraordinary Meeting

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An EXTRAORDINARY MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on **Tuesday, June 20, 2006 following the extraordinary meeting scheduled to commence at 6.00pm** and members of Council are requested to attend.

Paul G. O'Sullivan  
**General Manager**

June 14, 2006





# Agenda

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Opening of Meeting and Prayer (Mayor)

Apologies

Mayoral Minutes

- Adoption of DCP No. 51 (Airport Industrial Estate)

Reports

- Best Practice Management
- Request for Financial Assistance - Far North Coast Baseball Association
- Titles for Land owned by Council – Bridge Street, Wyrallah
- Remuneration Fee for Mayor and Councillors
- Investments

Committee Recommendations

- Traffic Advisory Committee 17/5/06

Documents for Signing and Sealing

Section 356 Donations

Questions Without Notice

Confidential Matters – Committee of the Whole

- Mayoral Minute – Monitoring Performance Review – General Manager – 2005/06

**Please bring your business papers for meeting June 13, 2006**

# Mayoral Minute

**Subject** Adoption of DCP No.51 (Airport Industrial Estate)

**File No** S925

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## Background

At its meeting of June 13, 2006 Council considered a report on the proposed changes to existing DCPs to meet the legislative requirements for DCPs introduced as part of the State Government's planning reform package. Council resolved to defer adoption of the new DCPs to enable a Council workshop on the issue. There is, however, one matter which should be dealt with as soon as possible.

The package of changes to the DCPs that was considered by Council included a draft amendment to the controls that apply to Council's Airport Industrial Estate. These controls currently rest within DCP No.26 (Industrial Development). Under the comprehensive changes to Council's DCPs, a separate site specific DCP will be created for the Airport Industrial Estate.

The intention of the amendment to controls on the Airport Industrial Estate was to permit flexibility in the configuration of the nominated building pads on each of the eight allotments of that estate providing that flood modelling demonstrates that any amended design would have negligible cumulative effect on flood depths and velocities in the locality.

The matter was originally considered by Council at its meeting of November 8, 2005 when Council resolved to:

- a) Prepare a draft amendment to Development Control Plan No. 26 relating to the section on the Airport Industrial Estate to include a provision that:
  - Building pads are generally to be contained within the horizontal limits to fill as indicated on Fig 1.
  - Any application for variation to the location or shape of the building pads as shown on Fig 1 must be accompanied by a report demonstrating that flood modelling of the proposal indicates that any effects on flood depths or velocities in the vicinity of the site will be negligible.
  - The flood modelling is to take into account the cumulative effects of any other changes (actual or proposed) to the configuration of building pads within the estate.
  - Any application to increase the overall size of building pads will generally not be supported
- b) Place the draft amendment to DCP No.26 on exhibition for public comment for a period of 28 days.

Because of the legislative changes to DCP requirements at the time, the proposed amendments to DCP No.26 could not be exhibited but instead were incorporated into the new draft DCP No.51 (Airport Industrial Estate). This DCP was exhibited concurrently with draft DCP No.1 from February 6, 2006 to May 8, 2006. No submissions were received in response to the exhibition of draft DCP No.51.

There are several Development Applications that have been lodged for lots within the Airport Industrial Estate that are relying on the flexibility clause that will be introduced through DCP No. 51. Although Council has deferred adoption of DCP No.1, it is recommended that Council proceed with the adoption of DCP No.51. This will allow existing and new applications to be considered under the provisions of that DCP. The only change that will be required to DCP No.51 will be to delete references to "DCP No.1" and insert instead references to the existing relevant DCPs. A copy of DCP No. 51 as exhibited but with references to DCP No. 1 amended, is attached to this minute.

## Recommendation

That Council:

1. Adopt DCP No.51 (Airport Industrial Estate) as per the attachment.
2. Give public notice of Council's adoption of DCP No.51 in accordance with the requirements of the EP&A Regulation 2000.



# **DRAFT Development Control Plan No. 51**

## **AIRPORT INDUSTRIAL ESTATE**



## **1. Name of Plan**

This Plan is named Development Control Plan No 51 – Airport Industrial Estate

## **2. Land to which this Plan applies**

This Development Control Plan applies to land located on the western side of the Bruxner Highway between the Lismore Airport terminal and Krauss Ave.

## **3. Relationship to other Plans**

This Plan should be read in conjunction with the Lismore Local Environmental Plan 2000.

It also adopts the relevant provisions of Lismore DCP No. 26 (Industrial Development).

## **4. Adoption of Plan**

This Plan has been prepared in accordance with Section 74C of the EP&A Act, 1979 and Clause 16 of the EP&A Regulation, 2000. The Plan was adopted by Lismore City Council at its Meeting of > and came into effect on >.

## **5. Restrictions on filling**

The land is located within a defined 'floodway' as determined by two dimensional flood modelling undertaken for the preparation of the Lismore Floodplain Management Plan 2002. Further modelling undertaken by Patterson Britton & Partners defined the maximum extent of fill that could be undertaken on the site without having a measurable effect on flooding upstream of the site in the 1 in 100 year and 1 in 10 year design flood events.

The modelling was based on the filling of three separate building pads to RL 11.6m AHD, equivalent to the 1 in 100 year design flood level at the site. The location of these pads is shown on Fig 1 and all filling of lots is to be generally contained within the horizontal limits to fill as indicated on that plan. Any application for variation to the location or shape of the building pads as shown on Fig 1 must be accompanied by a report demonstrating that flood modelling of the proposal indicates that any effects on flood depths or velocities in the vicinity of the site will be negligible. The flood modelling is to take into account the cumulative effects of any other changes (actual or proposed) to the configuration of building pads within the estate.

All filling will require the consent of Council. Bulk fill to within 300mm of the finished surface level is to be sourced in accordance with the requirements of Development Control Plan No. 7 (Flood Prone Lands).

Individual building pads may be filled to (or above) the 1 in 100 year design flood level. The placement of additional fill on land outside of the designated building pad will be permitted to allow the formation of batters from the top of the building pad to natural ground level. Where required, batters may extend from the top of the building pad to the boundary of the allotment, but in any case all batters are to have a gradient no greater than 1 in 4 to facilitate maintenance.

## **6. Building location and design**

All buildings and other structures are to be located wholly within the nominated building pad for each allotment. No building is to extend beyond the fill limits shown on Fig 1. The remainder of the lot may be used for the purposes of parking, vehicle manoeuvring and landscaping only.

The minimum floor level for all buildings shall be 300mm above the 1 in 100 ARI level as shown on Fig 2. For all sites within the area covered by this Part that level will be 11.9m AHD.

Development Control Plan No. 26 (Industrial Development) outlines general requirements relating to the external appearance of industrial buildings and the use of materials on the building façade facing the street. Building design and presentation to the street is of particular importance on this site given its main road position and prominence as a 'gateway' location to Lismore. Development applications must specifically address the visual impact of the proposal and must demonstrate that building design and appearance are appropriate to the site's location.

## **7. Landscaping**

Landscaping requirements will apply at both the subdivision and individual development application stage. A condition of subdivision consent will be the submission of a landscaping plan for the area of road reserve located between the Bruxner Highway and the proposed service road. This area is to be planted with trees which have a mature height of at least 5m so as to create a park like environment that enables visibility of the site from the Bruxner Highway beneath the tree canopy. This design is to enhance rather than screen the estate from the Bruxner Highway.

Applications for development on individual lots will also require the submission of a landscaping plan in accordance with the relevant sections of DCP No. 26. The use of landscaped mounds will be restricted to those areas within the perimeter of the approved building pad.

## **8. Fencing**

Security fences, walls, screens, etc. shall not be located beyond the perimeter of the individual approved building area for each allotment. Certain types of fencing may be permitted outside of this area providing the fence is of a type that will not collect flood debris or have any impact on flood behaviour.

## **9. Stormwater management**

Stormwater management plans will be required at the initial subdivision stage as well as for each development application for development of individual lots. Preliminary stormwater management plans will be required at the DA stage to demonstrate that stormwater can be managed on-site in a manner which maximises opportunities for treatment and infiltration. Detailed stormwater management plans will be required as a condition of development consent.

Stormwater management at the subdivision stage will be concerned primarily with the control of stormwater drainage from the service road. Generally stormwater drainage is to be directed westwards via 20m wide drainage swales located between proposed lots 2 and 3 and lots 5 and 6. Stormwater will then be dispersed over airport land to the west to maximise infiltration. Stormwater from the northern end of the road will be directed via swales to the stormwater drain under the Bruxner Highway.

Stormwater management on individual lots is to be managed primarily through controls on the area of impervious surface that will be permitted on each lot. Generally no more than 50% of site area may be covered with impervious surfaces such as roofs and hard paved surfaces. The design is to demonstrate how stormwater runoff from impervious surfaces is to be dispersed over the remaining permeable (landscaped) areas of the site to maximise the opportunity for infiltration.

Proposals involving hard surfaces greater than 50% of the site area will only be considered where compensatory measures designed to reduce the amount of stormwater runoff are proposed. Such measures may include the use of rainwater tanks, or porous or permeable paving systems depending upon the nature of the proposed use of the area. Where alternative paving systems are proposed, details of subsurface collection and disposal of infiltrated stormwater will be required.

## **10. Erosion and sediment control**

Any works involving the placement of fill or disturbance of the site will require implementation of erosion and sediment control measures. An Erosion and Sediment Control Plan will be required describing how erosion control and soil and water management will be achieved on site. The Plan should be address those matters identified in Council's *Guidelines for the Control of Soil Erosion and Sedimentation on Building and Development Sites* as well as Landcom's *Managing Urban Stormwater: Soils and Construction*.

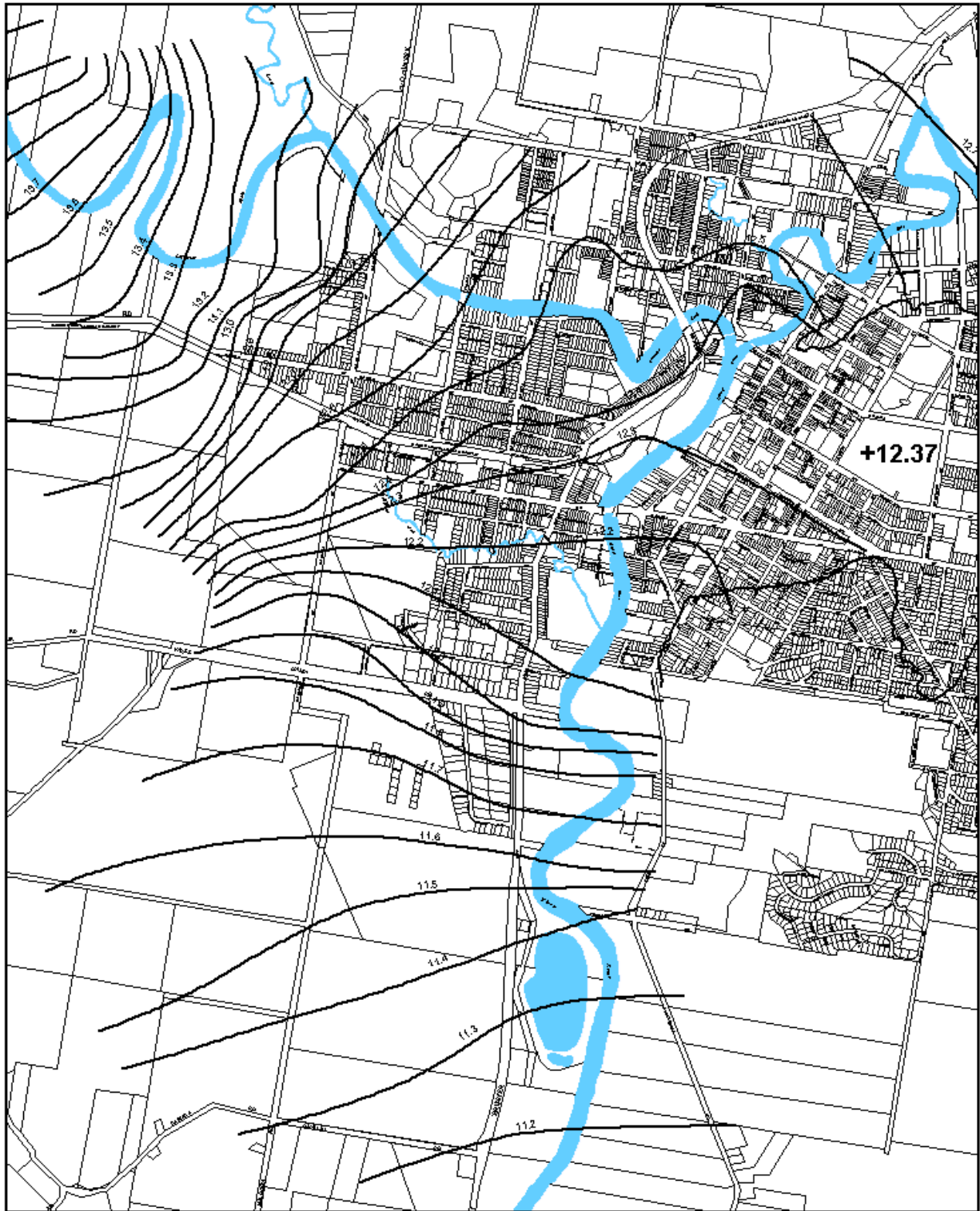
## **11. Noise Mitigation**


As the lots are adjacent to an existing airport, internal noise attenuation is to be incorporated into any quiet uses such as offices of the buildings. This is the responsibility of each individual building owner.

Activities associated with uses on each lot must not create offensive noise as defined in the EPA (DEC) Industrial Noise Policy. The design of buildings in order to achieve appropriate noise attenuation is the responsibility of each individual owner.

(i:/planning/plandev/dcp/dcp51.doc)





 <p><b>LISMORE CITY COUNCIL</b></p> <p>Printed 10/2/05</p>	<p style="text-align: center;"><b>Disclaimer</b></p> <p>The information contained in this document has been provided to the Council from the Shoalwater Heights Flood Study and is provided on the understanding that Lismore City Council is not responsible for the results of any action on the basis of any information nor for any error in or omission from the information.</p> <p>Lismore City Council expressly disclaims all and any liability and responsibility to any person in respect of loss or damage flowing from anything done, or omitted to be done, by any person in reliance, whether wholly or partially, upon the whole or any part of this information whether such action arises under contract or in negligence.</p>	<p style="text-align: right;"><b>Fig 2</b></p> <p style="text-align: right;"><b>1 in 100 flood levels</b></p>
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