

COUNCIL **Business Paper**



LISMORE
City Council

MARCH 13, 2001



NOTICE OF COUNCIL MEETING

An ORDINARY MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on TUESDAY, MARCH 13, 2001, at 6.00pm and members of Council are requested to attend.

(Ken Gainger)
GENERAL MANAGER

March 6, 2001

COUNCIL BUSINESS AGENDA

March 13, 2001

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Louise Barry (Lismore Unlimited) re Northern Rivers Herb Festival	
PUBLIC QUESTION TIME:	
OPENING OF MEETING AND PRAYER (MAYOR):	
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MAYORAL MINUTE

Subject/File No: LISMORE FIRE BRIGADES – 24 HOUR MANNING
(01-2305: S103)

Background:

The attached letter from the Union Delegates representing personnel working on Lismore's Fire Brigade presents a case for an increase of the permanent positions at Lismore to give a 24 hour manning option. I have written to the Commissioner seeking further information on the Union's proposal from the organisation's perspective.

There would be an increased cost to ratepayers for this service and I will endeavour to find out the exact cost and report this information to Council. As this extra cost, expected to be in the vicinity of \$100,000, has not been budgeted for in the current budget I feel the matter will have to be considered in conjunction with the next budget.

Comment by Group Manager-Corporate & Community Services

An increase of the magnitude suggested would have major implications to Council's operational budget and there is no doubt that other services would be affected.

Comment by Group Manager-City Works

Over recent years Lismore has seen the exodus of a large number of Government and semi government staff. It would be excellent if this initiative could bring 10 families back into the area. Unfortunately in this case the extra people come at a price of 12.5% of costs which has to be picked up by the LCC ratepayers, estimated at \$100,000 pa in 2001 dollars.

From a fire protection point of view this community needs to be adequately protected in relation to the needs and threats that are likely to occur within the Community. Clearly Council would support the concept that Lismore has an acceptable level of fire protection. Unfortunately we do not have all the information to make a reasonable comment on this matter.

I suspect that the Union and the Commissioner will have substantially different views on the number of staff required to adequately service Lismore. Perhaps there is some middle ground between no additional staff and an extra 10 staff.

While it would be very nice to simply agree to support the additional 10 staff members it is likely that the extra \$100,000 pa funding will require some serious cutting of our own service to the community, come budget time. The relative needs of fire protection needs to be weighed up against Council's own programmes. i.e. flood, pool, roads etc.

The suggested approach to solving this problem is to arrange a meeting with the Commissioners, Union and Council to come up with an acceptable level of protection that is acceptable to all concerned. The cost can then be considered as part of the budget process.

Recommendation (MM01)

A firm costing be obtained for the increase in staff and the additional funding be listed for consideration during the budget workshop.

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 this Council rescind its decision at the Council meeting of February 13 in regard to the Development Application Approvals Policy.

COUNCILLOR R M Irwin

COUNCILLOR D R Tomlinson

COUNCILLOR D J Roberts

DATE February 20, 2001

STAFF COMMENT BY: MANAGER, PLANNING SERVICES HELEN MANNING

With the benefit of hindsight, the report on the Policy considered by Council on 13 February could have more clearly explained the intent of the Policy and its basis in legislation.

The Policy is intended as a commitment by the Planning & Development Group to customer service in the assessment of development applications. A more appropriate title for the Policy may have been along the lines of 'Customer Service Commitment by the Planning & Development Group'. The draft Policy comprises a 'plain english' explanation of the requirements of the Environmental Planning & Assessment Act and Regulations as it cannot be expected that all applicants would be familiar with this legislation. It is intended that, if adopted, the Policy would form part of the information and advice provided to applicants to assist in the preparation of DAs.

However, the Policy also seeks to make clear that the Group cannot meet its commitments to assessment times unless applicants also meet their commitments to prepare and lodge valid applications which conform to legislative requirements. Over the past twelve months at least 80% of applicants to the Planning Services Section have met these requirements and have not required 'stop the clock' letters requesting further information.

As most of the draft Policy is a restatement of legislation, there is little scope to alter its contents. Should Council not adopt the Policy the P & D Group will continue to adhere to legislative requirements which may then need to be explained to each applicant individually.

(01-2564: S9)

NOTICE OF RESCISSION MOTION

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

That Council rescind its decision on the Recycling Service Review of February 13, 2001 (Min. No. 14/01)

COUNCILLOR F F Swientek

COUNCILLOR J R Hampton

COUNCILLOR J F Crowther

DATE February 14, 2001

Waste Minimisation Officer Comments

Council at its meeting on February 13, 2001 resolved as follows:

14/01 That the report be received and Council develop two supervised recycling DOC's, following a DOC community survey, and carry out a community notification process, in line with the report's objectives.

Since the meeting of February 13, 2001, there has been a significant change in circumstances, which potentially may have major implications prior to deciding to implement supervised recycling centres.

As a result of the change in circumstances, it is recommended that the decision to implement supervised DOC's be postponed.

Background

Ballina Shire Council is currently reviewing financial arrangements for sorting recyclable material at the Material Recovery Facility (MRF). Until the review process is completed, BSC is unable to confirm it's revised charging structure.

The attached letter from the General Manager of Ballina Shire Council, dated 22 February 2001, advises that BSC will no longer pay for recycling material from LCC, and will charge a fee to receive the material. The letter states that the fee has not yet been determined, and gives no indication when this information would be available.

The letter proposes that, under the circumstances, BSC does not require LCC to respond to their letter of 24 January 2001 by the due date (originally indicated as 28 February 2001), regarding implementation of either supervised centres or kerbside collection of recyclables.

BSC states that it will accept recycling material under current arrangements until further notice, and request that LCC implement measures to rectify the current contamination problem.

LISMORE CITY COUNCIL - Meeting held Mach 13, 2001

Implementation of Supervised Recycling Drop-off Centres

It is recommended that LCC continue to operate the recycling service as currently exists, for the foreseeable future, given the uncertain nature of future financial arrangements with BSC.

When BSC are in a position to confirm revised financial arrangements with LCC, it is proposed that these circumstances are incorporated into the decision-making framework.

As Ballina provides the only viable MRF facility available to Lismore, and in the interests of regional cooperation in resource management, it is in LCC's interest to reach an agreement with BSC.

It is also strongly recommended that LCC secure a contractual arrangement with BSC, for the future supply of recycling material to the MRF. As BSC has requested that LCC invest considerable resources to upgrading the recycling system, to achieve quality control of product, LCC requires a degree of certainty for dealing with BSC for a fixed period of time. Due to the volatile nature of recycling markets, such an arrangement could relate to fluctuations in recycling market indexes.

In the meantime, LCC has embarked upon a full-scale survey of DOC users. The survey aims to capture data from every person who uses each of the six recycling centres, over a seven-day period, from 7am to 7pm.

This survey should provide Council with a clear picture of who is currently using the recycling service, ie: are they urban or rural based? how much/often do they recycle? do they have a garbage bin/organics bin service? how full is their bin/s when they place them out for collection? etc. The results will provide valuable information, to enable Council to better assess future options.

(01-2272: S763)

NOTICE OF MOTION

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

That Lismore City Council write to the Premier and the Minister for Emergency Services seeking funding for the appointment of a paid State Emergency Services Unit Controller for the Lismore State Emergency Service on a part-time basis.

Comment:

The retirement of Deputy Controller, Mr David Riley, has left a void in the local control and the recent flood of February 1-5 has highlighted the need for a local unit controller on a part-time, paid basis.

To expect volunteers to do the work required in a flood emergency or indeed, any emergency and then spend days doing the required reporting and documentation of the situation as well as necessary maintenance and repair of equipment is not realistic at this time. Many volunteers are also in regular employment and have to return to their work place as soon as the emergency has passed.

Council wrote to the Minister for Emergency Services on September 27, 2000 seeking a unit controller for Lismore SES. The reasons set out in that letter were explicit and are even more relevant now, following the recent flood.

A part-time, paid unit controller would have the task of co-ordinating the Service's efforts in any emergency, of completing the required documentation after the event, of ensuring that the number of volunteers were sufficient to meet any emergency, to organise the training of all volunteers and to oversee the maintenance and repair of all SES equipment. This is a very necessary and tremendously important task.

COUNCILLOR M H King

DATE February 27, 2001

STAFF COMMENT BY ACTING GROUP MANAGER-CITY WORKS:

The recent floods have highlighted the importance and urgency of filling the position of Unit Controller. The work load and complexity of the job exceeds what could reasonably be expected from a volunteer.

A copy of the letter to the Minister for Emergency Services is attached for a more detailed explanation of the issue.

Council is still awaiting a response from the Minister.

(01-2886: S152)

NOTICE OF MOTION

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

That Lismore City Council prepare a submission to the RTA to have the proposed Pacific Highway upgrade deviated to go from Woodburn to Lismore then on to Bangalow via the proposed North-east Corridor, with appropriate interchange connections for Ballina off the Northeast Corridor.

Reasons:

- Obviously a huge economic boom for Lismore to have the main transport corridor travelling beside our City.
- There is potential to have some of the road works integrated into flood levee works that with some vision may actually flood-proof the City with channel diversion and levee roadworks to the west of our City.
- Tourism would grow exponentially in this City benefiting our City.
- It would revitalise the interior part of the North Coast benefiting other inland towns such as Casino and Kyogle.
- It will relieve the traffic/growth burden of the Coast and revive inland centres.
- It will save expensive coastal sugarcane farmland where acid sulphate soils may prove a challenging task for roadworks in that area.
- It will provide a necessary growth impetus for this City that will put Lismore on the map to a sustainable economic future.

RTA Benefits:

- The RTA may see environmental benefits and cost benefits diverting the upgraded highway beside Lismore.
- Less disturbance of acid sulphate soils.
- Less impact on the river, the riparian zone and coastal estuaries.
- Less impact on sensitive coastal environments.
- Less construction costs by RTA - will be able to construct on virtual greenfield sites without hindrance of existing highway traffic.

Long-term savings on:

- Upgrading of Lismore/Bangalow Road – a road totally outdated and over-trafficked with current alignment, width and surface.
- May obviate the need for a \$30M Alstonville by-pass if the current problem through-traffic is emanating from growth areas to the North from Ballina and North. That traffic will find it faster to travel on Cumbalum to interchange connection to Lismore. This will relieve pressure of traffic on Bruxner Highway and Lismore Heights squeeze point, which is already at saturation level.
- More population centres in this area will be closer to the upgraded highway making travel safer, faster and more efficient and will result in reduction of greenhouse gas emissions.
- Cost savings could be made by the RTA by linking in with LCC proposed ring roads.
- Enable RTA to integrate the highway and make best use of the highway by servicing the maximum number of people by such a route and considerable traffic volume advantages of such a route by considering current and predicted traffic volumes on existing main corridors in this area.

P.S. I would appreciate it if Bill Moorhouse could provide a map showing this alignment.

COUNCILLOR

F F Swientek

DATE

February 28, 2001

COMMENT BY GROUP MANAGER-CITY WORKS

LISMORE CITY COUNCIL - Meeting Held March 13, 2000

This issue involves the re-classification of the National Highway network which is clearly a Roads and Traffic Authority responsibility. Looking at the current main road network in northern NSW we have two Sydney to Brisbane routes in the New England and Pacific Highways plus the ongoing upgrade of the Summerland Way.

The RTA has been committed to the upgrade of the Pacific Highway for several years and would be well advanced in their forward planning on the existing route.

The realignment of the Pacific Highway would involve extensive consultation at a local and regional level with communities, land holders and businesses. The potential gain for Lismore is the potential loss for someone else and therefore agreement on this issue could be very difficult.

To produce a credible submission to the RTA would require considerable Council resources without any commitment from the RTA to examine the proposal in any detail. This may be compounded by the distances involved, i.e.

	via Lismore	via Ballina
<i>Woodburn to Bangalow</i>	<i>65km</i>	<i>55km</i>

There is already political commitment to the Summerland Way and the current upgrade of the Pacific Highway to this region will make Brisbane approximately 2 hr from Lismore. The weak link in the whole road system is the Lismore Bangalow road system.

Council may be better off pushing for the upgrade of the Lismore - Bangalow Road to an acceptable State Highway standard.

(01-3056: S182)

LISMORE CITY COUNCIL – Report to Council March 13, 2001

Subject	NORTHERN RIVERS HERB FESTIVAL (S704)
Prepared By:	John Bancroft – Recreation Officer
Reason:	Request by Lismore Unlimited plus documented offer from Council to assist
Objective:	To seek Council endorsement and contribution
File Number	S362

Background:

Council has for many years, via its committee structure, stated its desire and objective to facilitate, foster or promote festivals / events and to 'grow' such an industry. Natural magnets such as beaches and snowfields are not prevalent in Lismore, hence, event and industry developments are perceived to be our future. Lismore has an extensive and robust tradition in hosting events and the Tourism Panel and the LDSA have been vocal in their support for such a phenomenon. Such feeling culminated in the adoption of the Lismore City Council Event Strategy in 1998, which acted as a catalyst for many successful happenings, notably the Masters Games in September 1999 and the Olympic Torch Relay Celebration in August 2000. For both events Council acted as a major catalyst / advocate for same with a view to further cementing Lismore's status as the regions recreational and cultural centre.

The Herb Festival proposal as developed by Lismore Unlimited may be another link in the regional events chain that is emerging. Lismore Unlimited are requesting Council's support both financial and in resources.

Event Background and Detail

Through the promotion of Cellulose Valley Technology Park and Southern Cross University's School of Natural & Complementary Medicine, Lismore is rapidly gaining an international identity related to herbs and herbal products.

According to the World Health Organisation, 60% of the world's population rely on herbal medicine as their primary source of healthcare and this rate is growing at a rate of 15% each year.

To capitalise on this, Lismore will be hosting the inaugural Northern Rivers Herb Festival from 11 – 19 August 2001. The Festival is the first tourist attraction developed in association with the strategic direction of the region as expressed in Lismore City Council's Economic Development Unit's 2001 Strategic Plan (Herbal Medicine Research & Manufacture' and 'Environmental and Cultural Tourism').

It is anticipated that thousands of people from interstate, the Northern Rivers Region and South East Queensland will attend the event during this period (statistically the low tourist time), providing a significant impact on the economy via accommodation, shopping and spending. This will primarily be seen via the two international & national conferences held 13 – 18 August; each expecting over 200 delegates, for a minimum 3-night stay.

Developments to Date

Much has happened regarding the proposal. Lismore Unlimited has advised as follows:

LISMORE CITY COUNCIL – Report to Council March 13, 2001

Northern Rivers Herb Festival

- Lismore City Council's Economic Development Unit assisted Lismore Unlimited in applying for funding for Herb Festival concept.
- Funding obtained to employ Event Planner.
- Steering committee formed. Committee include members from Cellulose Valley, SCU, Lismore Unlimited, Lismore City Council and former Lismore City Council's Events Co-ordinator (vacant).
- Festival committee formed; Melissa Hughes – Gardner Herbs Australia, Terry Overton – Hotline (Streets Ahead), Louise Barry – Lismore Unlimited, Wendy Gava – NORPA, Sue Crowley – Teacher (Volunteers) and Rebecca Cohen – Lismore BEC.
- NSW Agriculture agree to host the 2nd National 'Herb, Native Foods & Essential Oils' conference at City Hall, 16 – 18 August 2001. Estimated attendance: 200+ delegates.
- Sponsorship negotiations current with Southern Cross University, Cellulose Valley, MBF, Hazleton Airlines, Thursday Plantation, Volkswagen, Berri, Gardner Herbs Australia, Northern Star and various others.
- Festival obtains \$11,500 worth of television sponsorship with Channel Ten.
- Festival secures \$6,600 worth of design sponsorship with Graphiti Design.
- Festival secures \$10,000 worth of cash sponsorship from Lismore Unlimited.
- Herbscapes trial planting program implemented in CBD.
- Mandy Nolan to headline the Great Herb Debate, debate with the topic 'Herbs are Just Weeds'
- Hotline (Streets Ahead) to co-ordinate all Youth Activities.
- Project team go-ahead within Lismore City Council.
- Program of events include the ability for Lismore restaurants and eateries to take part in the festival and capitalise on potential profits. This applies to local business, entertainers and various other sectors.
- State & Regional Development signals its support "...the whole Cellulose Valley push, including related tourism and events development, offers a strategic growth opportunity for the Northern Rivers, particularly in light of deregulation and rationalisation of traditional farming pursuits and the need to embrace the emergence of the new knowledge-based economy." (Sue Ryan, Business Development Manager, Dept of State and Regional Development).

Proposed List of Events

An impressive list of activities is proposed.

22 November 2000 – 22 January, 2001, Herbscapes commence in CBD.

August 2001

- | | |
|---------|--|
| 11 | NORPA to host the inaugural 'Hot'n'Spicy' ball at City Hall |
| 13 – 14 | Cellulose Valley to host the 'Natural Futures - Building the Global Network of Natural Medicine Regulation' conference |
| 13 – 19 | National Herbal Medicine Week |
| 13 – 19 | Basil Busker competition |
| 13 – 19 | Herb garden tours offered in CBD and surrounding grower properties |
| 16 – 18 | NSW Agriculture national 'Herb, Native Foods & Essential Oils Conference' for Primary Producers |
| 17 | Herb Festival presents 'Herbie Goes to Lismore Parade' in CBD streets with Tropical Fruits float |
| 18 | Hotline present the 'MAAD Thyme' youth concert, City Hall
Inaugural 'Great Herb Debate', Heritage Park
'Twilight Aroma's - Scents by Soul Music in the Park' concert
Southern Cross University Open Day |
| 18 – 19 | Northern Rivers Herb Festival held in Heritage Park |
-

LISMORE CITY COUNCIL – Report to Council March 13, 2001

Northern Rivers Herb Festival

18 – 19	Inaugural HerBBQ held in Heritage Park
18 – 19	Hotline present the 'MAAD Herb Day' in Heritage Park Skate Park
18 – 19	Herb Seminars take place in marquees, Heritage Park
18 – 19	Herb Bazaar held in Heritage Park, showcasing locally made/grown herb-related products
18 – 19	'Vitamin B' hospitality tent opens in Heritage Park
18 – 19	Herb ice-block making activities available for children
September	
1	Lismore Spring Garden Competition includes 'herb garden' category

Marketing

The following details aspects of the organisers, Lismore Unlimited's marketing plan:

- Targeted primarily residents of Lismore, the Northern Rivers and south east Queensland.
- Both conferences are marketed on an inter/national level
- Lismore Tourism to filter information to appropriate channels (includes accommodation providers and all regional tourism offices)
- Television, press & radio advertising (23-day television campaign)
- Regional markets
- Programs, posters, website
- Road banner signage
- Official launch party to be held in the week commencing June 25 (actual date to be advised)
- National PR campaign focusing on national programs such as Burkes Backyard

Level of Local Support

The following levels of local support are either confirmed or proposed:

Lismore Unlimited	\$10,000 cash	
Graphiti Design	\$6,500 in kind	
Didgetal	\$15,000 in kind	(current negotiations)
Channel 10	\$10,000 in kind	
MBF	\$25,000 cash	(current negotiations)
SCU	\$10,000 cash	(current negotiations)
NORPA	\$20,000 in kind	
Hotline	\$10,000 in kind	

Council / Council Committee Involvement

As stated, Council has, via many avenues, signalled its support for events. The Economic Development Unit (EDU) has been a major advocate of the proposed Herb Festival and has played a lead role in seeking funding etc. The Tourism Panel were also a major advocate of the event strategy, which state the following objectives:

- to actively seek new events,
- to encourage the development of partnership with promotions, and
- to assert Lismore's position as the regions primary location for festivals and events.

In addition to above, Council employed an events coordinator. Although the position is currently vacant, one of the events coordinator's briefs was to assist with events such as the Herb Festival.

LISMORE CITY COUNCIL – Report to Council March 13, 2001

Northern Rivers Herb Festival

Section 68 Approvals - Organisers are working with staff regarding Section 68 approval in order to see that the major components of the festival are conducted with appropriate plans with regard to preparation, clean up and noise levels etc.

Council Assistance Requested

Several discussions between relevant staff and Louise Barry at Lismore Unlimited have been noted. A project team is currently working with event organisers to rationalise various logistical matters, but, as usual seemingly minor requests have a surprisingly interesting budget impact.

Lismore Unlimited requests Council fund or defray the following costs:

Heritage Park amenities for 3-days inclusive of cleaning	120.00
On-site power x 3-days @ \$57 per day	171.00
Water usage	100.00
Banner production x 2 @ approx \$210 each	410.00
Displaying of banners in Uralba Street over 2-week period @ \$99p/w	198.00
Tree lopping (estimate only)	100.00
Barricades/street closures	150.00
Bins	100.00
Rubbish Removal @ \$4 per bin	240.00
Weigh-bridge	100.00
Program inclusion in rate notice or Community Link (subject to GM approval)	600.00
Section 68 Certificate	110.00
Total Lismore City Council Service Costs	\$2,399.00

Further to this, Lismore Unlimited is requesting Council to extend the events appeal and provide for the wider, rather than just those professionally or academically involved, community via funding proposed associated costs as below:

Additional amenities (Port-a-loo hire inc toilet paper, pump-out, delivery & pick-up)	3,890.00
Indigenous Performances (Goobah Goobah local theatre company introduction to Bundjalung Heritage, Elders Opening and complete youth cultural performances)	2,750.00
Kiddies Activities (Rainbow Circus all-day activities for children aged 2 – 10yrs 2-days, inclusive of pyrotechnic display, stilt walkers and fire show)	3,300.00
Total Sponsorship Proposed Costs	<u>9,940.00</u>
Grand Total	\$12,339.00

What's in it for Lismore City Council?

Basically, Lismore Unlimited is seeking for similar assistance to that of other events in logistical preparation but, in addition, it is asking Council to 'sponsor' various sections in order to broaden its local and regional appeal. An attached sponsorship proposal details such matters. The following are some of the benefits of sponsorship:

- Council logo presence on over \$20K worth of advertising;
 - Council logo presence on Festival promotional material (program, posters, website);
 - community good will with particular focus on kids, families and Indigenous content; and
 - support of the Lismore business community.
-

LISMORE CITY COUNCIL – Report to Council March 13, 2001

Northern Rivers Herb Festival

Local Impact & Benefits

Event organisers see the following as local impacts and benefits:

- Potential to attract investment (Gardner Herbs considering development of manufacturing plant, Soil Food Web on-site at Cellulose Valley).
- Agricultural benefits, increase NSW growers resulting in increase in the Australian herb industry.
- It will cement Lismore's status as the regional capital with leading regional programs such as:
 - Leading Regional Arts Program - NORPA
 - Leading Regional Sports Program – Masters Games
 - Leading Agricultural Show Program – North Coast National Show
 - Leading Science, Technology, Research & Manufacturing – Herb Festival
 - Leading Regional Cuisine – Herb Festival

Manager - Finance & Administration Comments

From my reading of the report, it would appear that we have been one of the main advocates behind the development of the Northern Rivers Herb Festival so I believe we have an obligation to support this proposal because of this 'commitment'.

On the basis that:

- a) it is likely that there will be insufficient funds available to undertake all Council works next financial year,
- b) the Festival has been driven and commitment given mainly from an Economic Development perspective,
- c) the 'Proposed List of Events' & 'Level of Local Support' suggests it will be a major event for Lismore,
- d) the festival is planned to proceed in 2001/2002, and
- e) festival organisers will require a response from Council now.

Council agrees to supporting the Festival with the funding to come from operational savings to be achieved during 2000/2001.

I believe that if Council wants to be involved in creating and supporting this type of event, we need to provide a budget to allow for this to occur. The rationale being that these events can and do provide a significant economic benefits to the community. As such, consideration should be given to including in the 2001/02 Management Plan a budget for sponsorship and marketing of events which can be used to leverage other sponsorships, grants and the like.

Group Manager, Business and Enterprise

Council should consider 'seed' funding this event. Although substantial 'in kind' support has already been provided, the potential benefits to the Lismore economy could be substantial. On this basis, the request for 'seed' funding is supported.

Conclusion

As previously stated, Council has historically indicated its desire to foster events. The proposed Herb Festival, should it be a successful, could have both events-based and industry-based benefits attached. Many strategies consistent with same have been adopted by Lismore City Council, EDU and Lismore Unlimited, hence Council support is appropriate.

LISMORE CITY COUNCIL – Report to Council March 13, 2001

Northern Rivers Herb Festival

Perhaps the Herb Festival could be used to capture the cost data for such an event with a view to initiating future systems regarding logistical and financial Council event support for external promoters. The matters listed as "service costs" are very similar to those of any event.

Prior to greater financial (ie the sponsorship part) commitment Lismore City Council needs to be confident that the promoter, Lismore Unlimited, has a documented intention to provide for the future management and expansion of the event. The motivation to facilitate or develop an inaugural event has great merit, however advocates and promoters must be motivated to provide "on the ground" support and management on an ongoing basis. I feel this matter is crucial should Council entertain the idea of sponsoring or 'seeding' the event. As Council is considering sponsorship, it needs to ensure that it will gain from it. Other sponsors may achieve a successful association via logo exposure, sales, tax reduction etc, but Council's benefits can only be met by committing to an event which it feels confident has the potential to develop long term financial and social benefits.

Recommendation (COR11)

That Council agree to supporting the Festival with the funding to come from operational savings achieved during 2000/2001.

LISMORE CITY COUNCIL - Meeting held March 13, 2001

Subject/File No: LISMORE FLOOD LEVEE SCHEME
(RS:S106)

Prepared By: Manager – Finance & Administration – Rino Santin

Reason: For Council to consider existing resolutions and financial implications relating to this project.

Objective: For Council to review its commitment to this project given the revised information.

Management Plan Activity: Emergency Services

Background:

A letter has been received from Richmond River County Council advising that the revised cost estimate for this project is now \$13.2 million. This is significantly above the original cost estimate of \$9.4 million and now falls outside the parameters resolved by Council for the project to proceed.

Consequently, it is appropriate that Council reconsider its position in light of this information.

Resolutions

Council has a number of resolutions relating to the total funding and level of subsidy for the Lismore Levee Scheme. They include :

493/96 (26/11/96) Flood Protection for Lismore

1a) (Point 5) Council's share of the total cost of the scheme shall not exceed \$2.0 million

396/98 (27/10/98) Lismore Flood Mitigation Scheme

Further resolved that the total cost of the scheme be defined as "cost of design and construction of the levee"

341/99 (2/11/99) Lismore Flood Levee Funding

2. Council seek confirmation from the State and Federal Governments that the 40:40:20 funding arrangements will be the formula for the funding of the project.

137/00 (6/6/00) Flood Levee Funding

Council confirm it will provide \$2 million dollars for the Flood Levee funding based on its share being one third of the total, but it will pursue a higher contribution from State & Federal governments.

Given the information received, it is clear that Council's contribution to this project will be more than \$2.0 million. This is based on the current level of subsidy from State and Federal Governments being set at 1:1:1 and a revised capital cost of \$13.2 million.

While every effort should be made to have the State and Federal Governments reconsider their position on the funding ratio, as all attempts to date have failed it is reasonable to expect this situation will not change. This aside, the need to fund other major projects and ongoing operations makes it absolutely essential that this is pursued again.

Consequently, Council will need to reassess its commitment to this project, primarily the total contribution and subsidy ratio, and resolve accordingly.

LISMORE CITY COUNCIL - Meeting held March 13, 2001

Lismore Flood Levee Scheme

Cash Flow

Attachment A provides Councillors with a summary of the likely cash flow implications given the following scenario,

Total Cost :	\$13.2 million
Subsidy Basis :	1:1:1
Construction Period :	7 years
Special Rate Variation	\$100,000 for 10 years
Annual Additional Allocation	At least \$100,000 commencing in 2001/02 and then to the full extent when required.

There are many other scenarios possible with fluctuations in interest rates, borrowing periods, level of subsidies received, alternate construction proposals, etc, so this cash flow is provided as a guide. There are some items requiring more comment and they are detailed below. A financial assessment follows.

Issue 1: The cost of the project is contentious. It was estimated that this project would cost about \$9.4 million. In June 2000, this figure was 'updated' and estimated to be \$9.8 million. We have now been advised the cost is \$13.2 million. This is a massive increase in less than twelve months. If Council resolves to proceed with this project, it will be critical that we are consulted on all design and construction matters so that the total costs are minimised, as much as possible. This will ensure that our contribution does not 'balloon' as it has in the last twelve months and all Council and ratepayer concerns are adequately addressed.

Issue 2: Part of the recommended funding was for ratepayers receiving the benefit to contribute \$1.0 million towards the project, being \$100,000 for 10 years. Councillors will remember that we applied for a special rate variation for this purpose in 2000/01. The Minister for Local Government denied our application stating that "*(Council) should pursue its programs within its current financial resources, reviewing expenditure priorities and initiating savings and productivity measures where necessary*". As our situation has not changed dramatically, I'm uncertain as to if the Minister will approve our application for the next financial year. This may be overcome by the Premier's commitment to "cut through the red tape".

Financial Assessment:

Given the above scenario, the likely financial implications are :-

- Council's estimated contribution to the Lismore Levee Scheme will be \$4.4 million.
- Council will need to borrow \$3.4 million over the course of the construction.
- Ratepayers receiving the "special benefit" will need to contribute \$1.0 million via a special rate.
- Loan repayments are estimated to cost \$6.0 million.
- Council will need to provide for an "Annual Additional Allocation" for this project. This will cost \$3.6 million more than what we currently provide in the Management Plan for flood mitigation.
- Council's total cost for this project is estimated to be \$7.1 million.

The key question from my perspective is whether or not this project is affordable ?

Looking at this project in isolation, the cash flow indicates that the range of "annual additional allocations" required is \$100,000 in 2001/02 to \$292,900 in 2011/12. This is the funding required, in addition to the existing flood mitigation budget.

While this does not appear to be an overly large amount when compared to our overall budget, it needs to be remembered that:-

- The funding required will more than likely come from rate revenue. Rate revenue is increased only by the rate pegging allowance and any growth. In recent years, the total generated for this would equate to approximately \$400,000 - \$500,000.

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Lismore Flood Levee Scheme

Given that we use this to fund increases in operational budgets and capital projects each year, it will be necessary for the scope of some works and services to be reviewed.

- ii) The cost of this project will impact on the budget to varying degrees over the next 20 years.
- iii) A number of other major projects will shortly be reaching the stage where Council will be required to commit funds towards their development. The Memorial Baths, Wilson Riverbank Project, CBD Development and the Goonellabah Indoor Sports and Leisure Centre to name but a few. There are many other smaller projects for which a contribution will be required.

Management is in the process of preparing the draft 2001/02 Management Plan. When this is completed, it will be apparent that for Council to undertake all the works and services that it currently provides, and major projects such as the Lismore Flood Levee, it will simply not be possible. To achieve a desirable outcome, Council will need to prioritise its works and services utilising the available funds.

To that end and considering that this will not be a straightforward task, it would be financially prudent if all major capital works excluding the Lismore Levee Scheme, and other discretionary capital works were deferred from immediate consideration during the 2001/02 Management Plan. This would allow an opportunity for due consideration of the priorities and not create expectations within the community that were not achievable.

Public Consultations

Not Required

Other Group Comments

Group Manager – City Works Comments

The levee project is effectively two distinct jobs.

- 1 The South Lismore levee relocation to be completed in the latter half of 2001.
- 2 Construction of a CBD levee currently proposed to be built over a number of stages taking say 5 years.

The best way to save money is to construct the CBD levee as one project over the shortest, most logical time frame, i.e. say 18 months. The unfortunate reality is that a partially completed levee gives little benefit to anyone. Therefore the maximum benefit and least cost option is to construct the levee as soon as possible.

This proposal is receiving a positive response from politicians and Government Departments. While there is general agreement that it is the correct way to proceed, the manner in which the grants are allocated is the stumbling block.

We should continue to push for the levee to be built as soon as possible at the maximum subsidy.

Conclusion

It is clear that the existing resolutions relating to this project can not be satisfied and therefore Council needs to reconsider its commitment to this project and resolve accordingly.

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Lismore Flood Levee Scheme

From a financial perspective, this project is affordable based on the cash flow projections, but it needs to be recognised that this will impact on existing works and services, and future capital works. This impact needs to be assessed carefully and priorities set. It is important to manage the community's expectations and while not a palatable option, it is strongly suggested that we not proceed with other major capital works for at least 2001/2002.

To ensure that this project remains affordable, it will be necessary for the project cost to be maintained at the upper limit of \$13.2 million and for a Special Rate Variation of \$100,000 per annum for 10 years to be approved. Management will undertake the role of implementing these requirements.

To allow for greater financial flexibility in future years, Council should pursue the other tiers of government to adopt a subsidy ratio of 4:4:2. This would effectively contain Council's contribution to the Scheme to \$2.64M and would ease borrowings, thus providing the Council with options to proceed with other capital works.

Recommendation (COR12)

That:

- 1 Council agree to the project estimate of \$13.2 million.
- 2 Council's reluctantly agree to its contribution being \$4.4 million on a 1:1:1 basis, but strong representations again be made to State and Federal Governments requesting that the subsidy ratio of 4:4:2 be reinstated for this project.
- 3 Council apply for a \$100,000 Special Rate Variation for a set period of ten years, during the 2001/2002 Management Plan process to be applied as a Special Rate to ratepayers who will receive a benefit from the Lismore CBD Levee.
- 4 Council provide for the "Annual Additional Allocation" as required in all future Management Plans with at least \$100,000 commencing from 2001/02.
- 5 The required loans funding be either borrowed by Council or Richmond River County Council dependent upon the level of revenue or reserve funding available. The estimated amount be included in the Management Plan for each relevant year for Council's consideration.
- 6 Staff pursue the option to construct the Lismore Levee Scheme on a one project (stage) basis.
- 7 That no other major capital works be considered for construction during the 2001/02 Management Plan unless the State and Federal governments reinstate the 4:4:2 funding ratio.

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Subject/File No: WORKSHOP FOR DRAFT KOALA MANAGEMENT PLAN
(HM:MG:S310)

Prepared By: Manager, Planning Services – Helen Manning

Reason: To obtain direction from Council as to the future of the draft Plan

Objective: Efficient and effective use of Council resources

Management Plan Activity: Strategic Planning

Background:

During the late 1980s/early 1990s Council and community became concerned about the effects of urban development on koala habitat around Lismore, particularly in the development of Goonellabah. As a result of this concern, studies were commissioned from Prof. Peter Baverstock of SCU, resulting in the preparation of development control plans over developing areas, and by the Australian Koala Foundation. The AKF report, *Koala Management Study for Goonellabah and East Lismore, Phillips and Callaghan, 1995*, contained recommendations for additional planning, educational, and promotional work which was to be overseen by a Committee. This Committee has become the Koala Management Plan Steering Committee, currently chaired by Cr. Swientek.

In 1995, SEPP 44 - Koala Habitat Protection was introduced by the State Government. It comes into effect for any Development Application by requiring investigation into the presence of core koala habitat. If core koala habitat is found a Koala Plan of Management must accompany any development application i.e. each applicant must prepare their own plan of management, based on guidelines from the State Government. The SEPP encourages Councils to be proactive in identifying koala habitat by preparing a 'comprehensive' Koala Plan of Management (KPoM) for the whole LGA and by zoning core koala habitat for environmental protection in LEPs. If a *comprehensive* KPoM is adopted by Council then individual landowners are not required to prepare their own if submitting DAs. Comprehensive KPoMs are to be approved by the Director General of DUAP and by the Council before they come into force.

In accordance with Council determinations in the 1995/1996 period, a draft Koala Management Plan has been prepared, covering an area bounded in the west by the Wilson's River, in the north by Bexhill and McLeans Ridges, in the east by Marom Creek through Meerscham Vale and the Tuckean Nature Reserve to Bagotville in the south east, then west to meet the Wilson's River north east of Coraki. A copy of the Synopsis of the draft Plan, and of its recommendations, is included in the Attachment to this Business Paper.

Current Situation

The Steering Committee comprises 16 members, including owners of rural and urban land within the Study area, representatives of NP & WS, Friends of the Koala, SCU, representatives of Lismore Ratepayers Association and of the Farmers Federation, and Councillors. The Committee predates the involvement of current planning staff, but it is understood that it has had difficulties in reaching agreement or consensus on a number of issues.

The draft KPoM was provided to Steering Committee members in December 2000 and a meeting held on 26 February to discuss the draft recommendations. Recommendations are grouped into sections covering land use planning measures, habitat restoration, management of threats posed by traffic, dogs and bushfire, koala health and welfare, incentives, education, research and implementation and monitoring. The Committee failed to reach either a consensus or majority decision on the first of the recommendations and did not discuss the others.

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Proposed Workshop on Koala Management Plan

Future Direction

Three options exist:-

1. Continue Steering Committee meetings to discuss every point of every recommendation, which depending on frequency of meetings, could take 1 to 2 years; or
2. Provide a copy of the draft Plan to each Councillor, hold a Councillors' Workshop to discuss issues and clarify information and recommendations, then report the Plan to Council within 3 months with a clear recommendation as to whether to proceed to public exhibition or to abandon the Plan;
3. Council could abandon the Plan immediately.

There are two options for progressing the draft Koala Management Plan to a point where Council is able to make an informed decision on its future:

Because of the considerable resources that have been expended on this issue over the past decade, and the resulting community expectations for definitive action, it is not recommended that Council abandon the draft Plan at this stage. Nor, in the interests of efficient use of staff resources, is it recommended that the future of the draft Plan be left to the Steering Committee for an indefinite period. Instead, a clear decision on the future of the Plan is sought from Council, with recognition that any decision should be made with first-hand knowledge of the Plan's contents and recommendations.

Preparation and finalisation of Koala Management Plans is recognised as being a time consuming and conflict producing process, to the point where only one comprehensive Koala Management Plan has been adopted in NSW. The process is very demanding of staff resources. Environmental Projects Officer, S Pimm, who has prepared the draft Plan to this stage, is employed in Planning Services part-time only, and an early decision by Council on the future of this Plan would assist in the effective utilisation of her time.

Manager - Finance & Administration Comments

Not sought

Public Consultations

If Council were to endorse the draft KPOM it would be publicly exhibited for at least three months; a consultation strategy would be formulated to ensure that all affected landowners and other interested members of the community had the opportunity to discuss the draft Plan with staff and make their views known. Public exhibition and consultation will require considerable staff time and some financial resources for workshop venue hire, production of summary brochures, services of a professional facilitator/mediator, etc.

Other Group Comments

Not sought

Conclusion

On the basis of the above discussion, it is recommended below that Council hold a Workshop on the draft Koala Management Plan before making a decision as to its future.

Recommendation (Pla 3)

That Council agree to hold a workshop on the draft KPOM, the purpose of which is to consider the contents and recommendations of the draft Plan prior to a report on further action being brought before Council.

Subject/File No:	LISMORE LAKE DRAFT PLAN OF MANAGEMENT (P15861)
Prepared By:	Alex Wilford, Recreation Planner
Reason:	A Draft Plan of Management has been prepared for the Lismore Lake
Objective:	To seek Council's in-principle endorsement of the Draft Plan of Management before it is placed on public exhibition
Management Plan Activity:	Community Services

Introduction:

Following considerable planning, research and consultation, a Draft Plan of Management for the Lismore Lake area has been prepared. It proposes to improve and further develop the area to reach its potential as a multi-use recreation resource. The lake is to be remediated to allow a range of watersports, while the surrounding parklands will be improved for unstructured passive recreation pursuits. The Draft Plan is separately attached.

The purpose of this report is to seek Council's in-principle endorsement of the Draft Plan before it is placed on public exhibition. In accordance with provisions of the Local Government Act 1993 (LGA 1993) the Draft Plan must be exhibited for a minimum 28 days with a further 14 days allowed for submissions.

Background:

Since its construction in 1971, Lismore Lake has been a popular site for many recreational watersports including model boat racing, water skiing, sailing, power boating, canoeing, rowing and jet skiing.

In recent years the lake has been subject to severe blue-green algae blooms and aquatic weed infestation. This poses a potential health and liability risk and has resulted in the lake being closed for public use since early 1997. The quality of surrounding picnic facilities and shelters has also declined to the point where they are now dilapidated and of little or no use. The swimming pool has remained open during this time and continues to be a popular recreational resource.

The 1998 Recreation Needs Study suggests that the lake 'needs to be planned and developed to provide a safe environment for watersports and more passive and active recreation zones'. The study also identified the need to remediate the lake.

Planning Process

Preparation of the Draft Plan of Management commenced in late 1999 and has involved the following key stages as described in section 1.4 of the Draft Plan:

- Analysis of the site's existing features, facilities and management.
- Consultation with stakeholders, user groups, relevant Council officers and the community.
- Identification and assessment of key issues from both user and management perspectives
- Preparation of a concept plan that reflects the results of earlier research and consultation.
- Development of management and development objectives and strategies.
- Preparation of suggested action plans for the short, medium and long term.

Lismore Lake Draft Plan of Management

Key Elements of the Draft Plan

The key elements of the Draft Plan include:

- Remediation of the lake to ensure that satisfactory water quality and levels are maintained and that excess weed is removed and controlled.
- Provision of passive recreation facilities such as picnic and barbecue facilities, bench seating, viewing platforms and a children's playground.
- Construction of a pedestrian/cycle path that extends around the lake (as per 1995 Cycleway plan).
- Improved landscaping and shade tree planting.
- Improved signage system (directional, instructional and interpretative).
- Limited and regulated use of the lake for motorised and non-motorised watersports such as jet skiing, power boating, water skiing, canoeing, rowing, sailboarding, etc.
- Improved vehicle parking and access.
- Retention of the swimming pool at least until the Memorial Baths (or any other new aquatic facility) are redeveloped. Cost-benefit assessment (economic and social) to be undertaken once the Memorial Baths are redeveloped to determine the best option for the future of the Lismore Lake pool.

Major Issues

A number of management and development issues were identified during the preparation of the Draft Plan. These are separately discussed in section 4 of the Draft Plan. Respective objectives, performance targets, actions and performance measures are also presented in section 4.

The major issues that require particular attention are discussed separately below:

Lake Remediation

Community consultation revealed a strong desire for the lake to be remediated and reopened for a range of watersports. This is supported by discussions with stakeholders, questionnaire results and a petition (containing 171 names) requesting the lake to be upgraded and reopened.

Southern Cross University's Centre for Coastal Management were commissioned to investigate options for remediation of the lake in 1997. A copy of the final report is included as Appendix 3 of the Draft Plan. Key findings and recommendations of the study are summarised below:

- The lake is essentially a sump that loses water by evaporation but retains and concentrates nutrients. Over time, this has now resulted in almost continuous aquatic weed infestation and blue-green algae blooms.
- Aeration of lake water or use of chemical additives will not reduce the availability of nutrients or future blooms, and the only feasible and cost effective way of removing the excess nutrients is to drain the lake and physically remove the weed and top 10cm of sediment.

Consulting Engineers, Ardill Payne and Partners were commissioned to further assess options for rehabilitation of the lake in December 2000. Their report is included as Appendix 9 of the Draft Plan. Two construction options were investigated as follows:

1. *Draining the lake and excavating the sediment* (as previously recommended by SCU) – Depending on conditions encountered during the works, costs for this option range from \$112,300 to \$266,700.

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Lismore Lake Draft Plan of Management

2. *Dredging the lake to remove sediments.*

Costs for this option range from \$185,000 to \$204,000 and are relatively certain.

On costs for professional services, compensation and government charges are unknown but an allowance of \$50,000 is recommended.

Ardill Payne's report (see Appendix 9 of the Draft Plan) recommends dredging the lake as a more feasible method of removing excess nutrients in the sediment. The advantages of this method include: less unknowns in the excavation and removal of sediments, rain will not disrupt progress, lake fauna is not affected, only one disposal point for sediments is required, and there is high degree of certainty in relation to costs and timing. Securing the use of a suitable disposal site for sediment/water is a factor for both methods. However, the dredging method requires only one site, whereas the drain and excavate method may require two. Further investigation into a suitable disposal site/s is required. Ardill Payne's report discusses 9 sites that may be suitable.

As further investigation and assessment is required, the Draft Plan does not prescribe any particular method of remediation, it simply recommends that the lake be remediated when sufficient funding is secured. This will allow a separate decision on the method of remediation to be made that is free from the strict plan of management process.

An application for funding assistance to remediate the lake was lodged in August 2000 through the Waterways Asset Development and Management Program (WADAMP) administered by the NSW Waterways Authority. Waterways have advised that the application has been unsuccessful at this stage. They have recommended that assistance also be sought through environmental funding agencies, as a 50% contribution from Waterways alone, is not considered appropriate. The project has been listed as a priority 2 project and will be reconsidered during the next funding round.

Preliminary discussions have been held with the Department of Land and Water Conservation (DLWC) regarding the possibility of environmental funding and they have suggested that there may be opportunities through the Natural Heritage Trust and/or Estuaries Management Program.

Lake Use

Use of the lake by power boats was previously limited (number of vessels, time and location) for safety reasons and to balance use and reduce noise impacts. Discussions with stakeholders suggest that the previous system operated quite smoothly and to their satisfaction. The plan recommends that the same system be applied once the lake is remediated and re-opened. Refer to section 4.4.1 for further details.

Retention/Closure of the Swimming Pool

Consultation has revealed that the swimming pool is a highly valued and popular recreation resource. The free entry also means the pool is readily accessible to low income families. The swimming pool complements other recreation opportunities helping to make the area a significant recreation resource with potential to become a tourism drawcard for Lismore.

The swimming pool currently costs Council approximately \$70,000 per year to operate and maintain with no revenue return. As a result there has been some suggestion that the pool be closed, particularly if the Memorial Baths are redeveloped. There is also some concern regarding the lack of supervision at the pool and problems with inappropriate behaviour and safety.

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Lismore Lake Draft Plan of Management

The Draft Plan recommends that the swimming pool be retained (unsupervised and with free entrance) at least until the Memorial Baths are redeveloped as it meets an important community recreation need.

Current practices and procedures in regards to its operation and management should continue and necessary items identified through risk management planning should be implemented.

When/if the Memorial Baths are redeveloped and have operated for one swimming season a detailed evaluation and cost benefit analysis (social and economic) should be undertaken to determine the best option for the future of the Lismore Lake Swimming Pool. The results of such evaluation and analysis should provide the basis for a decision by Council on the future of the pool.

If redevelopment of the Memorial Baths does not proceed, and no other public pool is developed within the Lismore Basin area, the Lismore Lake pool should be retained and long-term options for management/supervision of the pool should be explored.

Regardless of the pool's somewhat uncertain future the provision of shade structures to cover part of the pool and its surrounds is recommended. Such shade structures could be dismantled and re-established in other parts of the area or at other suitable sites if the need arises.

Implementation and Budgetary Requirements

The Lake area is to be improved and further developed on a gradual basis over several years as funding and/or other necessary resources become available. Works/Actions suggested for completion in the short, medium and long term are listed in Suggested Action Plans which are contained in section 5 of the Draft Plan. The assigned priorities are as follows:

- Short Term Actions - action to be completed within 2 years
- Medium Term Actions - action to be completed within 4 years
- Long Term Actions - action to be commenced and/or completed after 4 years
- Ongoing Actions - action to be carried out on an ongoing/regular basis

A preliminary estimate of total capital expenditure is in the order of \$660,000 as indicated in the table below:

Capital Items	Short Term	Medium Term	Long Term	Total
Lake Remediation Works (with on costs)	250,000			250,000
Barriers, Bollards, etc.	10,000	10,000		20,000
Shade Structures	15,000	10,000		25,000
Landscaping/Shade Tree Planting	20,000	20,000	10,000	50,000
Car Parking/ Road Upgrade	10,000	20,000	20,000	50,000
Playground		30,000		30,000
Picnic and BBQ Facilities	25,000	60,000		85,000
Upgrade Toilets & Changerooms		20,000		20,000
Signage		15,000		15,000
Public Art		5,000	5,000	10,000
Lighting		5,000		5,000
Pedestrian/Cycle Path			100,000	100,000
Total	\$330,000	\$195,000	\$135,000	\$660,000

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Additional funding and in-kind assistance will be actively sought from a range of sources. As previously mentioned, an application for assistance to remediate the lake has been lodged with NSW Waterways. Assistance will also be sought through environmental, sport and recreation and labour market programs such as Work for the Dole and Greencorp (construction and landscaping).

It is also important to recognise that park maintenance requirements and costs will also increase as facilities are improved and usage levels rise. The current annual budget for maintenance of the lake area is \$17,000. Should Council give in-principle support for the Draft Plan, it must recognise that such costs require an increase in expenditure on park maintenance.

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. This will be undertaken over a minimum six-week period.
- Advertise the exhibition of the Draft Plan in the Northern Star and Northern Rivers Echo.
- 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.

It should be noted that if Council wishes to make any amendments to the Draft Plan they should be made prior to public exhibition. Any amendments made after the Draft Plan has been exhibited will require the exhibition process to be repeated before the plan can be formally adopted.

Manager - Finance & Administration Comments

From a financial perspective, if Council resolves to advertise the Plan of Management, we have the following financial commitments :-

Short Term (2 years)	\$330,000
Medium Terms (4 years)	\$195,000
Long Term (After 4 years)	\$135,000
Ongoing (Maintenance)	\$17,000

Given the increasing demand on our financial resources with several major key projects requiring funding in the near future, it is likely that we will not be in a position to meet our financial commitment to the works listed in the time frame nominated. If this is the case, then perhaps the scope of the works and the timeframe should be amended to reflect an achievable outcome.

Consequently, I believe we are raising the expectation of the community that we will be doing something which, in reality, may not be achievable at this time.

I base my concerns on the funding required for the key works item being the Lake Remediation Works, estimated to cost \$250,000. We have provided \$50,000 this year. This means that \$200,000 still needs to be generated from either Council or other sources for this project to proceed. I appreciate that there are opportunities for grant funds, but it is likely that we will need to contribute more. If we achieve a 50% grant, we will need to find another \$75,000.

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Lismore Lake Draft Plan of Management

While in isolation, this does not appear to be significant, but given all of Council's other priorities, the funding may simply not be available for this item. The other factor to consider if this item is undertaken is that there will be an increased community expectation that the balance of the works will follow based on the nominated time frame. This again may not be achievable.

Public Consultations

Extensive consultation has occurred in relation to this project since 1999. Full details of the consultation process and results are contained in section 3.2 of the Draft Plan. The consultation process included the following elements:

- Interviews with representatives of stakeholder and user groups,
- Media Releases,
- Newspaper advertisements,
- Radio Interviews,
- Posters,
- Questionnaire, and
- 24 Hour telephone Hotline.

Consultation with MGM, relevant Council officers, the Public Lands Strategic Management Team, and the Lismore District Sports Association has also been conducted.

The results of consultation indicate a strong desire among stakeholders, user groups and the general community for the lake to be remediated and for the entire area to be improved to reach its potential as a multi-use recreational resource. A petition in support of upgrading and reopening the lake was also received. The petition, initiated by North Coast Jet Ski Association contained 171 names.

Other Group Comments

Manager - Parks and Recreation

Obviously the lake and its surrounds offer a tremendous potential for recreational development for the local community and visitors to the area. Given the history of the lake and the research and consultation undertaken it appears most appropriate to develop the facility along the lines outlined in the Draft Plan of Management.

Council's Recreation Planner has already drawn to Councillors' attention the need to increase the maintenance budget once works commence at the lake (and community use increases). I cannot stress enough the importance of this issue.

Budget allocations directly affect the level of service provided to carry out such tasks as grass cutting, waste removal, litter control, cleaning of BBQ's and maintenance of assets such as shade structures, seating, shelters and the like. No doubt the lake and its surrounds will become a valued and heavily used recreational facility and maintenance funding activities should be commensurate.

An inability to provide adequate funding will result in the facility falling into a rundown state within 5-7 years.

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Lismore Lake Draft Plan of Management

Conclusion

Reflecting the results of community consultation, the Lismore Lake Draft Plan of Management recommends the gradual upgrade, improvement and further development of the area to reach its potential as a multi-use recreational resource. This will involve considerable expense with full remediation of the lake alone estimated to cost in the vicinity of \$250,000 including on costs.

As further investigation and assessment is required, the Draft Plan does not prescribe any particular method of remediation, it simply recommends that the lake be remediated when sufficient funding is secured. This will allow a separate decision on the method of remediation to be made that is free from the strict plan of management process.

Retention of the swimming pool is recommended at least until a new pool is developed elsewhere, and then a detailed evaluation and cost benefit analysis (social and economic) should be undertaken to determine its future.

As raised by the Finance and Administration Manager, the ability of Council to meet the financial commitments of this project and the impact this may have upon other projects needs to be carefully considered. While the proposed scope and timing of works is considered appropriate from a community service and project planning viewpoint, it may be in Council's best financial interest to spread the scope of works over a longer timeframe.

Again, it should be noted that if Council wishes to make any amendments to the Draft Plan they should be made prior to public exhibition, as amendments made after this will require the exhibition process to be repeated.

Whilst there has been considerable community input to the Draft Plan, the exhibition and submission period will provide the opportunity for further community input and feedback before the Plan is finalised.

Recommendation (COR08)

That -

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

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Subject/File No: OLD LISMORE HIGH SCHOOL SITE
(AL:LC:P26243,P26242)

Prepared By: Manager Client Services – Andrew Lovett

Reason: To respond to Council's Resolution 365/00 following the Workshop held with the Ministry of the Arts.

Objective: Council Adoption of a Broad Strategy Towards the Site.

Management Plan Activity: Art Gallery, Library, Properties.

Background:

Council, at the ordinary meeting held December 12, 2000, resolved as follows:

- 1 Council accept the DET's offer and proceed to purchase Lot 14 of DP 867281 for the amount of up to \$140,000, which is current market value as determined by the State Valuation Office.
- 2 Council give public notice that it intends to acquire Lot 14 of DP 867281 as operational land.
- 3 The General Manager be authorised to conclude the matter, then execute the contract of sale and memorandum of transfer under the Common Seal of the Council.
- 4 Funding for the purchase be made from the \$200,000 reserve allocated for the replacement of the Library Building.
- 5 Council, in addition to the above resolutions, accept Items 1-9 outlined in the report, as well as other viable options, for investigation purposes in determining its strategy for the site.
- 6 That a workshop on the matter be held in February, and a representative of the Ministry for Arts be invited to the workshop. (365/00)

The purpose of this report is to respond to items 2, 5 and 6 above. The report has been kept brief as considerable information has been provided in past reports.

Operational Land

Sections 31 and 34 of the Local Government Act 1993, prescribe the steps that Council must take prior to the acquisition of any land to ensure that it becomes classified as operational land. These two sections require that Council give public notice of its intentions to classify the land as operational, call for submissions and then resolve that the land be operational.

A Public Notice was advertised in accordance with the requirements of Section 34. The outcome was that no submissions were received.

Council should now proceed to resolve that the land be classified as operational land as recommended below.

Workshop with the Ministry of the Arts

I am sure Councillor's would agree that there were a number of valuable insights provided by the representatives of the Ministry that attended the workshop.

Adoption of a Broad Strategy towards the Development of the Cultural Centre

The recommendations of this report contain a 10-point plan for Council to adopt as its overall strategy towards the site. This strategy has deliberately been kept broad. Now that funding has been fully approved for the Business Planning process we are able to ensure that a more comprehensive and detailed plan is generated.

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Old Lismore High School Site

It is necessary for Council to adopt a broad strategy at this stage so that guidance is provided for the Business Planning process and also to provide certainty as to the relocation of the Lismore Neighbourhood Centre.

Council should ensure that the Business Planning process is complete before entering into the commercial Expression of Interest process, so that it has a very clear picture of "what it wants" at the site.

Manager - Finance & Administration Comments

The recommendations are fully supported on the basis that:-

- a) they are in accordance with that discussed with Councillors at the February 20, 2001 workshop,
- b) they provide clear guidelines on essential issues for those responsible for preparing the site business plan,
- c) the development of the site is predicated on Council not having to provide loan funds to be repaid by ratepayers, and
- d) they do not raise community expectation above a level that is not achievable from Council's perspective.

The only contentious item relates to the proposal to 'investigate the possibility of applying the proceeds from the sale of surplus Council properties to the development of this site'. I suggest that there are other major projects such as the Lismore Levee Scheme or the Memorial Baths that would also benefit from this opportunity. Consequently, I believe we should pursue this option with the use of funds not being restricted only to this site.

Public Consultations

Public Notice has been made, as outlined above.

Other Group Comments

No other comments made.

Conclusion

The adoption of this strategy merely formalises Council's existing position as to the development of the site. It is necessary to provide some guidance for the Business Planning process and to provide certainty as to the end location of the Lismore Neighbourhood Centre.

The strategy is financially prudent.

Recommendation GM 6

That pursuant to Sections 31 and 34 of the Local Government Act 1993, Lot 14 of DP 867281 be classified as operational land and that Council adopt the following as its strategy towards the development of the Cultural Centre at the Old Lismore High School Site:

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Old Lismore High School Site

1. Relocate the Central Library to B Block when funds for the renovation of the building become available;
2. Relocate the Lismore Neighbourhood Centre to C Block when funds from the developer of Lismore Square are made available;
3. Set aside an adequate area on the site for the future development of a new Art Gallery/Museum complex;
4. Further investigate the possibility of creating an Aboriginal Cultural Centre at the site;
5. Complete the Business Planning process within the available funding of \$50,000 by June 30, 2001;
6. After Council's adoption of the Business Plan, call for Expressions of Interest for the commercial development of the air space over the Harold Fredericks Car Park and for sympathetic commercial activity in the Cultural Centre;
7. Call for Expressions of Interest from community, arts and cultural bodies for leasing of space at the Cultural Centre;
8. Raise funds for the development of the site through the following means:
 - ✓ Application for State and Federal Grant Programs;
 - ✓ Community based fund raising through service clubs and community organisations;
 - ✓ Sell or lease the current library and art gallery buildings;
 - ✓ Continue to make contribution to reserve for the replacement of the library/art gallery, currently \$100,000 per annum;
 - ✓ Sympathetic commercial leasing and development of the site;
 - ✓ Investigate the possibility of applying the proceeds from the sale of surplus Council properties to the development of the site;
9. Council's debt position not be increased as a result of the development of the Cultural Centre; and
10. Each of the buildings remain "boarded-up" until funds are raised sufficient for the refurbishment of each specific building.

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Subject/File No: LISMORE SALEYARDS, PIG AND CALF PEN ENCLOSURE
(T21003,P5986)

Prepared By: Contracts Officer – Client Services: Chris Allison

Reason: Respond to Council Resolution 174/00, with regard to the calling of registrations of interest for sale, leasing or demolition of pen

Objective: Inform Councillors of the outcome of the registrations of interest

Management Plan Activity: Client Services

Background:

A report was put to the Council meeting July 18, 2000 and Council resolved a number of recommendations. Recommendation 5 resolved to call registrations of interest for the sale, lease or demolition and removal of the pig and calf pens.

The registration of interest was advertised in the Northern Star August 5, 2000 with a closing date of August 29, 2000. In addition to advertising, copies of the document were mailed to 36 companies in the area, which may have been interested in salvaging the timber and roofing iron from the pens.

Three registrations of interest were received, all from companies interested in the demolition and removal of the roofing and timber, no submissions were received for the sale or lease of the area. All companies identified that a portion of the roofing material was asbestos cement sheeting, which must be removed by a licenced operator and neither of the three submissions included the cost for removal of the concrete slab.

Submission Received

Summerland Demolition	\$24,200.00 Inc. GST
Iron Bark Recyclers	\$16,500.00 Inc. GST
Holder's Haven	No Cost Provided

The submissions provided by Summerland Demolition and Iron Bark Recyclers included the cost of removal and disposal of the asbestos cement sheeting by licenced operators. The proposal from Iron Bark Recyclers included the provision of removal and recycling on all timbers and roofing iron.

If Council were to proceed with the removal of the pig and calf pens, due to the uneven surface, works would need to be undertaken to deal with the concrete slab, which would remain after the demolition of the building. The cost to remove the slab and reinstatement of the area would add an additional \$32,000 (including disposal costs at the Wyrallah Road Waste Facility). As an alternative, the area could be covered in topsoil and seeded at an estimated cost of \$4,000.00. With either alternative, there would be an ongoing maintenance cost for mowing/slashing of the area.

In addition to the above costs, there would be a need to allocate additional monies for the removal/relocation of electricity and water and to have a photographic record of the heritage features.

It is estimated that the lowest cost option would be to accept the submission from Iron Bark Recyclers and cover the slab in top soil and seed the area, the estimated cost to complete the works would be \$25,000.00.

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Lismore Saleyards Pig and Calf Pen Enclosure

Principal Accountant's Comments

This is the second stage in the remediation of the saleyards site. An amount of \$25,000 was allocated by Council in 1999/00 to complete Stage 1.

Rather than resolving to include this in the 2001/02 budget, it is suggested that the project be considered alongside all other budget priorities for the forthcoming financial year. Council will then be able to make a more informed decision on allocating scarce resources to the most appropriate causes.

Public Consultations

Not required

Other Group Comments

Not required

Conclusion

As the only registrations of interest received were for the sale and removal of the pig and calf pens, Council has the following two (2) options with regard to the future of the pig and calf pens.

1. Maintain the fencing around the area and undertake minor works to make the area safe. This would be the least cost option, however the buildings will continue to deteriorate and Council would still need to address this issue at some stage in the future.
2. Proceed with the demolition and removal of the pens. Funding to undertake the demolition and removal of the pens has not been provided for in the current budget period and it is proposed to make provision for the demolition and removal of the pig and calf pens in the 2001/2002 budget period.

Recommendation GM5

- 1 That an amount of \$25,000.00 be provided in the 2001/2002 draft budget to demolish, remove and reinstate the pig and calf pen area at the Lismore Saleyards.
- 2 High priority be given to this project in budget considerations.

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Subject/File No: NSW OMBUDSMAN – COMPLAINT ABOUT COUNCIL RE NIMBIN COMMUNITY DEVELOPMENT ASSOCIATION (NCDA) – (P16044, 01-2070)

Prepared By: Group Manager – Corporate & Community Services – Col Cooper

Reason: Request by Ombudsman to reconsider previous decisions to deny NCDA access to Section 356 funds under Policy 1.4.11.

Objective: Review of Policy 1.4.11

Management Plan Activity: Community Services

Background:

Attached for information is a letter from the NSW Ombudsman requesting that Council reconsider its decisions to refuse to amend policy 1.4.11 to include the NCDA. The letter is self-explanatory and provides a brief history of events resulting in Council's consideration of the matter on three separate occasions. A copy of all previous reports, comments and decisions are also attached as background material and remain relevant to any review.

The decision by the former Council to adopt a policy of providing support to **rural halls** was recognition of the importance played by the halls in the social fabric of life in the rural areas of our local government area. At a later date, Council resolved to include COSA (Clunes Old School Association) in the policy, notwithstanding the fact that they did not fall within the "strict" definition of the policy. This has meant that the village of Clunes now benefits from a donation to two separate institutions – the Clunes Hall and COSA.

It was the issue of treating "like" organisations equitably and the need to be consistent and fair with all of its constituents that initially led to the first report, recommending that the policy be extended to include NCDA. In my comments to the Notice of Motion on 27/6/2001, I stated that if Council believed that the policy should not be extended to Nimbin, then COSA should be removed from the policy.

Options

1. Extend the policy to include NCDA – financial implications are \$2,550 in 00/01, being \$1,550 for General rates and \$1,000 donation towards insurance and maintenance as per policy.
2. Delete COSA from the policy, which would mean that the Policy would revert back to the original intended objective of providing assistance to rural halls only. This is the preferred option.
3. Not alter the policy and maintain the Council's current position. As mentioned by the Ombudsman and previous staff reports/comments, this outcome results in an inconsistent application of the Council's own policy. If this option is adopted, the Ombudsman has requested the reasons be provided for this decision.

Manager - Finance & Administration Comments

Not required.

Public Consultations

Not required.

Other Group Comments

Not required.

Conclusion

As mentioned in previous reports and now highlighted by the Ombudsman, Council is being inconsistent in the application of its own policy. Decisions should be transparent and ad-hoc decisions contrary to policy may be perceived as treating different sectors of the community in an inconsistent manner. They also create problems for staff, as they are the ones that have to communicate such decisions.

The decision to include COSA in the Rural Halls Donations policy was contrary to the intended objective and has provided a financial advantage to the village of Clunes. In the interests of fairness and equity, COSA should be removed from the policy.

Recommendation (COR10)

That Council:

1. Amend Policy 1.4.11, by deleting COSA from the list of organisations eligible for a donation.
2. Advise the NSW Ombudsman of Council's decision.

Subject/File No: "ROADS TO RECOVERY" FUNDING – PROPOSED SCHEDULE OF WORKS – 2000/01
(GJH:VLC:S182,S374)

Prepared By: Manager – Roads & Infrastructure

Reason: To inform Council of proposed Schedule of Works recommended by the 'Fix the Roads' Working Party.

Objective: Obtain Council approval to the "Roads to Recovery" – Proposed Works Schedule for 2000/01.

Management Plan Activity: Roads: Urban/Rural

Background:

Late last year the Federal Government announced a \$1.2 Billion "Roads to Recovery" Programme. Council has now received details of the programme.

Lismore City Council will receive \$3.21 Million over a four-year period commencing February 2001. The conditions associated with the funding appear simple and flexible. A brief outline of the conditions are given below –

- ✓ Funds must be expended on roads expenditure which includes items such as traffic signs, street lighting, bridges, underpasses and cycleways.
- ✓ Council must maintain the current level of road expenditure it provides.
- ✓ Each project must be signposted.
- ✓ Council must provide quarterly and annual reports.
- ✓ Council must provide a Schedule of Works.
- ✓ Under-expenditure can be carried forward to the next financial year.
- ✓ The NSW Department of Transport must be advised of any opening or commemorative ceremonies.
- ✓ A balance of funding between rural and urban road projects.
- ✓ **Regional Approach:** Councils are urged and encouraged to co-operate to enable larger projects to be implemented on key inter-regional road links. Councils are also encouraged to work with the States and Territories to ensure a co-ordinated approach to the development of Regional roads and the scope for leveraging each other's projects.

Funds Available

Approximately six months' funding is available this financial year which equates through the "Roads to Recovery" programme to \$400,000.

Council has not allocated approximately \$136,000 from this year's Council Budget. This amount was left so that when the Mayor met with the Minister for Roads, the Hon Carl Scully, MP, he could try to obtain matching funding for Regional Roads. The meeting took place late last year and no response has been received so it is assumed the matching funding will not be forthcoming. Total funds of \$536,000 are therefore available for allocation by Council.

Selection Process

The Working Party discussed at length the proposal to use the "Roads to Recovery" programme to fund Regional Roads. The following motion was moved, "That this Committee endorse using 'Roads to Recovery' funding to carry out work on Blue Knob Road as this road is unlikely to receive funding in the short to medium term from the State Government or Council's general funds". This motion was defeated 6:3.

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“Roads to Recovery” Funding – Proposed schedule of Works 2000/01

The question of funding Regional Roads is probably the biggest issue confronting Council in the roads area.

The Working Party decided it would be appropriate to use the same priority listing and selection criteria that was used to determine the current works programme.

The following steps were used to arrive at the recommended road rehabilitation list –

1. Survey, which measured the roughness of all roads, was examined to determine the worst (or roughest) sections of road.
2. The above information was compared to road inspection reports using the criteria recommended by the Roads Consultant, Mr Neil Arbuthnot.
3. Using the information from (1) and (2) above, the worst sections of road were identifiable and confirmed through visual inspections.
4. The points systems developed by the “Fix the Roads” Working Party were used to rate the worst sections of road. The points systems allocated points based on the following criteria: traffic volumes; condition of the road; bus usage; tourist usage; maintenance costs; construction costs; safety and road hierarchy (or importance). The ranking of the various projects is attached for information.
5. The following conditions were then applied to the above ranking:
 - i) Only one project on each road per year was considered appropriate otherwise busy roads like Wyrallah Road would take all the money.
 - ii) The size of individual projects should be limited to a maximum of \$250,000. This allows the money to be spread throughout the Council area. Staged construction over several years will allow the bigger projects to be completed.
 - iii) If projects have equal points, traffic volumes and visual inspection should be used to determine priority.

The Working Party also recommended the following motion, “That funds equivalent to the two (2) special rate increases collected in previous years for roads be allocated to roads in the 2001/02 Budget”.

Generally a one-third urban and two-third rural funding split was adopted.

Proposed Schedule of Works

Road Name	Location	Cost	Funding Source
Rural:			
Cawongla Road	9.1Km-9.7Km North of Rock Valley Road	\$ 96,000	Roads to Recovery
Bridge/Agnes/ Breckenridge Streets	Various Sections – Wyrallah Village	40,000	Roads to Recovery
Jiggi Road	9.9Km-10.3Km North of Nimbin Road	64,000	Council
Johnston Road	Various Sections	80,000	Roads to Recovery
Booerie Creek Road	Various Sections	100,000	Roads to Recovery
Urban:			
Invercauld Road	Fig Tree Drive to SCU Conference Centre	65,000	Council
Nesbitt Lane	CBD Lane off Magellan Street	91,000	Roads to Recovery

\$536,000

Manager - Finance & Administration Comments

The additional funding provided by the Commonwealth Government for roads is more than welcomed and can be readily applied to works.

In relation to the conditions of the grant, there are no concerns with the majority of the requirements except for the provision to *"maintain expenditure on roads from its (Council's) own sources,....., at or above the average of the amounts expended on roads from these sources over the years 1998/99 to 2000/01"*.

Given that 2000/01 was an 'exceptional year' as far as additional funding for roads, I'm concerned as to whether or not this can be sustained as well as undertake other major capital works. Depending on the outcome of the Management Plan process, we may be in 'breach' of this requirement, but I'm certain we will be able to successfully argue our position if required.

Public Consultations Not required

Other Group Comments N/A

Recommendation (WOR1)

1. That Council approve the “Proposed Schedule of Works” outlined in the body of the report.
2. That funds equivalent to the two (2) special rate increases collected in previous years for roads be allocated to roads in the 2001/02 Budget.

Subject/File No: RURAL QUARRIES REHABILITATION
(CWK:CD:S324)

Prepared By: Greg Alderson and Associates – CONSULTING ENGINEERS
Craig Kelly – GROUP MANAGER BUSINESS & ENTERPRISE

Reason: To seek resolution of Council

Objective: Finalise the rehabilitation, retention or operation of unused quarries

Management Plan Activity: Rural Quarries

Background:

Council has approximately 90 quarries, which were registered under SEPP 37 in 1993. Of these 90 quarries, 12 quarries of Council's direct interest, progressed to the issue of development consent. A workshop was held with Councillors in December 1998 and a resolution passed in March 1999 that eight quarries be retained and operated to serve the needs of the rural roads in the Council area.

A further part of the March 1999 resolution was *"that an assessment of the rehabilitation costs for all Council owned quarry sites be undertaken and a further report to Council be prepared"*, (see resolution 114/99 item 6). Coupled with this resolution was the requirement for Council to rehabilitate quarries on private lands where it had not paid a royalty to the landowners as material was removed. As an adjunct to the rehabilitation of Council's quarries a further resolution was passed in March 1999 *"that potential rehabilitation costs for any sites where Council has withdrawn material without payment of royalty be assessed and a further report to Council be prepared."*

Further Developments:

Since the time of the resolution by Council a search has been undertaken of the old files and a list of the quarries, which are either owned by Council or Council has withdrawn material without paying a royalty, has been compiled. The rural quarries that potentially fall into this category are as follows:

- Quilty
- Plim
- Goulding
- Oakey Creek
- Heywood
- North Lismore
- Newby's Hill
- Bishops Creek
- Patch
- Borton
- Bruggy
- Gwynne
- Parmenter
- Matthews
- Greengates
- Crawford No. 1 and 2
- Rapmund

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Council has not operated the majority of these quarries for several years. The degree of activity has meant that some of the quarries have become overgrown with natural vegetation. In these cases it may be said that these quarries are effectively rehabilitated or partly rehabilitated. It is therefore suggested that the quarry sites be left alone and allow the natural process to continue unless there is a history of complaints, generating a need to carry out some further works to accelerate the rehabilitation.

Site Specific Assessment:

An examination of each site individually and providing cost of rehabilitation and suggested action plans for the decommissioning and finalisation of the Council's involvement on these sites is as follows:

- **Quilty Quarry:**
Location: 368 Quilty Road, Rock Valley
Legal Description: Lot A DP 416376, Pt Lot 1 DP 593196, Pt Lot 1 DP 701675
Owner: Lismore City Council, JE Jolly and WF & NF Harding, and Crown land
Zone: 1(a)
Development Ap proval: yes issued on 3/4/96
Removal rate: 7000m³/year
Extent of Resource: 25,000m³
Current Status: Quarry is still in operation by Jolly and Harding, a lease document was commenced but does not seem to have been completed.
Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application, and approved.
Action Required: As the quarry is still being operated by the neighbours, it would seem reasonable for Council to seek to sell its part of the quarry to the neighbours, including the approved quarry development consent.
Cost: The only costs involved would be those associated with the negotiations with the neighbours for the sale of the quarry operating consent and the land.
- **Plim's Quarry:**
Location: 745 Cawongla Road, Larnook
Legal Description: Lot 3 DP 621298
Owner: N Morton
Zone: 1(a)
Development Approval: yes issued on 14/11/95
Removal rate: 2000m³/year
Extent of Resource: 60,000m³
Current Status: The quarry is operated by landowner, Council has not removed material from this quarry for some time. Effectively this is not a Council quarry although material may have been purchased and removed by Council. There does not appear to be a signed lease for the Council operation of this quarry so the details of any purchases are unknown.
Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application, and approved.
Action Required: No action is required by Council, allow the quarry to continue to be operated by the landowner in accordance with the development consent. Council paid for the development application preparation and should proceed to sell its approval for the operation of the quarry (development consent) to the landowners.
Cost: The only costs involved would be those associated with the negotiations with the landowner for the sale of the development consent.

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- **Goulding Quarry:**
Location: Whitney Road, Stony Chute
Legal Description: Portion 126
Owner: W & A Hunter
Zone: 1(a)
Development Approval: yes issued on 27/5/96
Removal rate: unknown
Extent of Resource: unknown
Current Status: From Council's files it would appear that the quarry is in operation by the owner, Council has not removed material from this quarry for some time. Effectively this is not a Council quarry although material may have been purchased and removed by Council. There does not appear to be a signed lease for the Council operation of this quarry. No record of payments by Council was discovered on the files held by Council.
Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application, and approved.
Action Required: No action is required by Council other than to allow the quarry to continue to be operated by the landowner in accordance with the development consent.
Cost: No costs.
- **Oakey Creek Quarry:**
Location: Oakey Creek Road, Georgica
Legal Description: Lot 2 DP 618595 and Lot 1 DP379763
Owners: A S Becker and Council respectively
Zone: 1(a)
Development Approval: no
Removal rate: unknown
Extent of Resource: unknown
Current Status: From Council's files it would appear that the quarry was operated by Council following payment of a royalty. Council has not removed material from this quarry for some time. From the file information, Council and the other owner were unable to reach agreement on the operation of the quarry and the DA was withdrawn before approval. The quarry is now only entitled to operate under continuing use rights.
Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application.
Action Required: No action is required by Council other than to allow the quarry to continue to be operated by the landowner in accordance with continuing use rights. Land owned by Council may be sold if assessed to be surplus to requirements.
Cost: Only costs associated with the possible sale of any surplus land.
- **Heywood Quarry:**
Location: Fox Road, Rosebank
Legal Description: Lot 1 DP 516041
Owner: Stan Heywood
Zone: 1(a)
Development Approval: Registered under SEPP 37, but no development application was lodged during the moratorium period (prior to July 1995). Quarry operates under "Use Rights".
Removal rate: 250m³/year
Extent of Resource: unknown
Current Status: Quarry has been operated by the landowner as a local farm quarry since 1969. Council has removed material from this quarry for local roads. In discussions with the owner Council took 600m³ of material in about 1991. There was no lease for the Council usage of this quarry. The site has started to rehabilitate naturally.

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Rehabilitation Plan: Rehabilitation will be undertaken progressively by the landowner, using local plant species.

Action Required: No action required.

Cost: No costs.

- **North Lismore:**

Location: 48 Old Quarry Road, North Lismore

Legal Description: Lot 1 DP 772627 & Lot 12 DP 844585

Owner: Lismore City Council

Zone: 1(d)

Development Approval: No. A development application was prepared but withdrawn prior to determination.

Removal rate: 0m³/year

Extent of Resource: 100,000m³

Current Status: The North Lismore Quarry has not been operated for some time by Council, the owner. Some large riprap stones and stockpiles of material have been left lying around the site when the operation was halted with the establishment of nearby Blakebrook quarry. We understand Council has not removed material from this quarry for some time. There are some old buildings and work structures on the site, which need to be removed and the area rehabilitated.

Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application. The rehabilitation is difficult for this site as the work face is about 30m high and vertical. The buildings and structures can be removed and the area planted however material has to be moved to reduce the work face. Blasting would be required and the upper levels of the face dropped to the quarry floor below. This would reduce the vertical, cliff like work face.

Action Required: The site is used by various groups to experience the vertical work face, such as the Casino Helicopter Rescue Service, and the Southern Cross University Rock climbing group. The final use of the site is not determined, there was a rezoning assessment carried out on the land about 6 years ago and the land is zoned 1(d) investigation. The Council should develop a final end use for the site as some alternative uses may preferably retain the vertical work face. For example the use of the site for a tourist orientated activity may prefer the vertical wall retained. In this situation the most appropriate action would be to do the basic works such as general site clean up and removal of old buildings and structures and the fencing of the area to further restrict access.

Cost: The costs could be divided into two parts:

- 1) Those associated with the preparation of a rezoning plan, for future sale and development,
- 2) Those associated with a general site clean up and removal of the structures and old buildings and fencing. Estimated at \$40,000. The work face would still remain until the final use of the land is resolved, by the new owners or by Council if it chooses to retain ownership.

- **Newby's Hill Quarry:**

Location: 790 Oakland Road, Newbys Hill

Legal Description: Lot 237 DP 755699

Owner: Lismore City Council

Zone: 1(r)

Development Approval: No. A development application was prepared, but withdrawn before determination.

Removal rate: 0m³/year

Extent of Resource: 50,000m³ (sandstone)

Current Status: Quarry is essentially unused. One of the neighbours has written to Council seeking grazing rights to the land from Council.

Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application. The quarry site has begun to rehabilitate naturally and does not require much in

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the way of rehabilitation work. There are some stockpiles of overburden material that could be spread over the site to improve the rehabilitation process and some further planting's could be undertaken.

Action Required: No action is required. Either allow the quarry to continue to rehabilitate naturally or increase rate by additional planting if necessary. Council paid for the development application preparation and should proceed to sell the land and recoup its costs to date on the site. The allotment exists as a separate lot and the possibility of a building entitlement should be assessed prior to sale.

Cost: The only costs involved would be those associated with the negotiations for the sale of the land.

- **Bishops Creek:**

Location: 22 Bishops Creek Road, Coffee Camp

Legal Description: Lot 1 DP 432410

Owner: Lismore City Council

Zone: 1(a)

Development Approval: No. A development application was prepared but withdrawn before determination.

Removal rate: 0m³/year.

Extent of Resource: 50,000m³

Current Status: Quarry is essentially unused. One of the neighbours has written to Council seeking grazing rights to the land from Council.

Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application. The quarry site has began to rehabilitate naturally with grasses, although there is a cliff face about 14m high, without benching. To improve the rehabilitation of the quarry the work face needs to be benched and further planting undertaken. To carry out the benching basalt material could be extracted from the top of the work face and dropped to the base, in this way form a bench or gentle slope. Topsoil would need to be brought to the site to cover the slope or bench and encourage grass growth. Following rehabilitation, the land could be sold, with a building entitlement if possible.

Action Required: Rehabilitation of the disused quarry face in accordance with the development application report and rehabilitation plan. Following rehabilitation the Council should proceed to sell the allotment as a separate lot, which may be able to be sold with a building right.

Cost: The costs involved would be those associated with the rehabilitation of the site \$10,000. The only additional costs would be those associated with the negotiations for the sale of the land.

- **Patch's Quarry:**

Location: 113 Auckram Road, McKees Hill

Legal Description: Lot 32 DP 719815

Owner: A&R Mullan, (Maybe new owners named Singh)

Zone: 1(r)

Development Approval: Yes, development application approved and consent issued on the December 12, 1995.

Removal rate: 2,000m³/year

Extent of Resource: 9,000m³

Current Status: Quarry is essentially used for local roads. Council has now indicated that it does not intend to continue to extract from this quarry. Council appears to have paid a royalty for the resource removed.

Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application and has been approved as part of the consent. The quarry site has began to rehabilitate naturally with grasses. The site also contains some stockpiled overburden material, which could be used for rehabilitation. The surrounding land use is grazing and the quarry site

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is part of a larger parcel of land. The final land use would be to return the site to grazing. Spreading of the overburden material and the seeding of this work with grasses used for grazing in this area would be appropriate.

Action Required: Council legal advice is that where a royalty was paid then the rehabilitation is to be carried out by the landowner.

Cost: Not applicable. Council could sell the quarry consent to the landowners, if they wish to continue with the quarrying activity.

- **Borton Quarry:**

Location: Borton Road, Tullera

Legal Description: Road Reserve

Owner: Lismore City Council

Zone: 1(a)

Development Approval: No. A development application prepared but withdrawn before determination. "Use Rights" operation continues.

Removal rate: 0m³/year

Extent of Resource: 60,000m³ The resource exists in the private land being part of Lot 3 DP 600537 and the intention with the Development Application was to open or extend the quarry onto the private land north of the road reserve. There is essentially no more resource on the road reserve.

Current Status: Quarry is essentially unused. The local community group has carried out planting in the quarry area and a bus shelter has been built.

Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application but over a larger site, including part of Lot 3. The quarry site has a cliff face of about 8m in height but this is already being rehabilitated by the community and with natural regeneration. Essentially it may be beneficial to leave the site as it is as there is also a fence on the boundary at the top of the cliff or work face.

Action Required: leave the quarry with the local community and provide some further encouragement by way of additional plants, topsoil and mulch etc. The land is essentially a road widening of Borton Road.

Cost: The costs involved would be those associated with assisting the local community in the rehabilitation of the site estimate \$2,000.

- **Bruggy Quarry:**

Location: Coraki Road, Gundurimba

Legal Description: Road Reserve

Owner: Lismore City Council

Zone: Road Reserve (with 1(a) on land adjacent)

Development Approval: No, not sought. Road side quarry, or road widening. "Use Rights" operation continues.

Removal rate: 0m³/year

Extent of Resource: The resource exists in the private land to the south, there is essentially no more resource on the road reserve.

Current Status: Quarry is essentially unused as a quarry but has been used as a stockpile area for road works activities in this general locality. The site has a steep face on the road reserve boundary.

Rehabilitation Plan: It would appear as though no rehabilitation plan has been prepared for this site. The quarry site has a cliff face of about 10m in height and is already being rehabilitated by the establishment of natural vegetation. Benching could not be undertaken without the importation of material to the site, to fill against the work face. Benching by removal of material would encroach on private land. The site has been used by Council for some years as a road side stockpile area. It may be beneficial for Council to leave the site as it is, as there is also a fence on the boundary at the top of the cliff or work face, providing some security to the cliff face. There may be plans in the long term to carry out major road works in the area and

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Report – Rural Quarries Rehabilitation

the site would be useful. The site is also on the crest of a hill and if the crest is lowered the removal of product material would be required. The suggested rehabilitation is to retain the site for future road works.

Action Required: Leave the quarry with the City Works section of Council for local road works, including use for local lowering of the crest of the road pavement.

Cost: There would be no costs involved as further works are anticipated to be part of local road works activities.

- **Gwynne Quarry:**

Location: Gwynne Road, Jiggi

Legal Description: Lot 1 DP 845338 and Lot 2 DP 843627, and an unformed road reserve

Owner: Lismore City Council

Zone: 1(a)

Development Approval: Yes issued on 4/4/96.

Removal rate: 3,900m³/year

Extent of Resource: 130,000m³

Current Status: The quarry has been operated by Council up until recently it would appear, and there is still some product material on the base of the floor of the quarry. Council has resolved to cease quarrying activities and surrender the development consent.

Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application and approved as part of the consent. The plan required the benching of the work face although the floor level was to be altered as material was removed. The quarry site could be rehabilitated by the benching of the existing work face to the existing floor and the benches re-soiled and planted with local species of trees and shrubs.

Action Required: Carry out the works involved in the rehabilitation and upon the completion of the rehabilitation the site could be sold.

Cost: The costs involved would be those associated with the rehabilitation. Some of these costs could be recovered with the sale of the rehabilitated site. The estimated cost of the rehabilitation would be in the order of \$15,000.

- **Parmenter Quarry:**

Location: 75 Parmenters Road, Coffee Camp

Legal Description: Lot 10 DP 736011 and an unformed part of the Parmenters Road reserve

Owner: Ian and Dorothy Cullen and Lismore City Council for the road reserve

Zone: 1(a)

Development Approval: No. A development application was prepared but withdrawn by Council. "Use Rights" operation continues.

Removal rate: No approval remains for the quarrying activity.

Extent of Resource: 50,000m³

Report – Rural Quarries Rehabilitation

Current Status: The quarry had been operated by Council, and during the operation Council strayed onto private land owned by Ian and Dot Cullen and removed material. No agreement has been found in Council files and Ian and Dot Cullen have made no such agreement, nor apparently was any agreement found at the time of purchase of the property by the Cullens. There have been some discussions with Council and solicitors for both Council and the Cullens', but at this time the matter of Council removal of quarry product from the Cullens' land is not finalised. Recent discussions with the Cullens has achieved agreement to a rehabilitation plan and an indication that the Cullens would consider exchange of part of the road reserve which is not used for the road pavement, as a part payment toward the cost of material removed by Council. The Cullens estimate was that there was \$7,000 worth of material removed from their land without approval. Council estimate is half this figure due mainly to the value per m³ being half of the figure used by the Cullens, (Cullens \$1.00/m³ Council \$0.50/m³). The area of land involved in the road closure would be about 0.6ha.

Rehabilitation Plan: A rehabilitation plan for the quarry including the road and Cullen's lands was prepared by Council as part of the negotiations with the Cullens and this plan has been agreed to by the Cullens and Council's previous quarry manager Mr Hawkins.

Essentially the agreed rehabilitation plan cut and filled the quarry site to achieve a more gentle grade which would then be topsoiled to re-establish grass growth and allow the area to be planted and grazed. Following the earthworks the site would be fenced and selected tree planting undertaken.

Action Required: Council would need to complete the negotiations with Ian and Dot Cullen. Upon the completion of the rehabilitation the unused road side part of the quarry site could be sold to Ian and Dot Cullen as part of the finalisation of the removal of material without their approval. Alternatively, the full payment for material taken would resolve the issue (\$7,000).

Cost: The costs involved would be those associated with the rehabilitation, including earthworks, fencing, topsoiling and planting. The estimated cost of the rehabilitation would be in the order of \$20,000.

- **Matthews Quarry:**

Location: 10 Pinchin Road, Goolmangar

Legal Description: Lot 8 DP 806489

Owner: RE & JJ Matthews

Zone: 1(a)

Development Approval: yes issued on 16/11/95

Removal rate: 2,000m³/year.

Extent of Resource: 70,000m³

Current Status: Quarry product has been removed by Council at some time, although it would appear from the file that no lease agreement was ever finalised. The development application preparation was funded by Council although the land owner now seems to be controlling the operation of the quarry.

Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application, and approved as part of the consent. The plan required the benching of the work face as material was removed with the extension of the quarrying activities. The quarry site could be rehabilitated by re-soiling and planting with local species of trees and shrubs. The final rehabilitation would be the responsibility of the landowner.

Action Required: No action is required. Allow the quarry to continue to be operated by the landowner in accordance with the development consent. Council paid for the development application preparation and should proceed to sell its approval for the operation of the quarry (development consent) to the owners.

Cost: The only costs involved would be those associated with the negotiations with the landowner for the sale of the development.

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Report – Rural Quarries Rehabilitation

- **Greengates Quarry:**
Location: 48 Greengate Road, Bexhill
Legal Description: Lot 1 DP 382967
Owner: Lismore City Council
Zone: 1(d)
Development Approval: No. A development application lodged but withdrawn. "Use Rights" operation continues.
Removal rate: 0m³/year
Extent of Resource: 50,000m³
Current Status: Quarry product has been removed by Council in the past. However, the quarry does not appear to have been operated for some years. The site has grassed over and more disturbance may not necessarily improve the rehabilitation process. Dwellings have been constructed within the buffer of the quarry site and any extensive rehabilitation may encroach on the amenity of the neighbours.
Rehabilitation Plan: A preliminary rehabilitation plan was provided with the development application, and involved benching as material was removed. The quarry site could be rehabilitated by re-soiling and planting with local species of trees and shrubs. The final rehabilitation could be incorporated in the final use of the site, as a dwelling may be constructed on the site.
Action Required: No action is required allow the quarry to continue to be rehabilitated naturally. Offer the parcel of land for sale as is and allow the final rehabilitation to be incorporated into any building plans.
Cost: The only costs involved would be those associated with the negotiations for the sale of the site.
- **Crawford No. 1 & 2:**
Location: Skyline Road, East Lismore
Legal Description: Lot 1 DP 772605
Owner: Southern Cross University
Zone: 2(a)
Development Approval: No Development Application lodged.
Removal rate: Not known
Extent of Resource: Not Known
Current Status: The quarry site seems to be currently unused. There is no record of quarry product having been removed by Council from these two quarries. It would appear from the file that no lease agreement was ever undertaken. The landowner seems to be controlling the use of the quarry.
Rehabilitation Plan: A rehabilitation plan will need to be provided by the landowner as part of any further development of the site. The quarry site could be rehabilitated by re-soiling and planting with local species of trees and shrubs. The final rehabilitation would be the responsibility of the landowner.
Action Required: No action is required by Council.
Cost: No costs.
- **Rapmund Quarry:**
Location: Whian Whian
Legal Description: Lot 57 DP 755752 or Lot 2 DP 599556
Owner: Rapmund
Zone: 1(a)

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Report – Rural Quarries Rehabilitation

Development Approval: Registered under SEPP 37 but no development application was lodged during the moratorium period (prior to July 1995). Quarry operates under "Use Rights".

Removal rate: unknown.

Extent of Resource: unknown.

Current Status: Quarry has been operated by the landowner as a local farm quarry.

Rehabilitation Plan: Rehabilitation by the landowner.

Action Required: No action required.

Cost: No costs.

Manager - Finance & Administration Comments

It has been estimated that we will require approximately \$95,000 for rehabilitation and other works associated with the following Rural Quarries :-

North Lismore	\$40,000
Bishops Creek	\$10,000
Bortons	\$2,000
Gwynnes	\$15,000
Parmenters	\$20,000

Also, there is \$7,000 due to the owners of Parmenters Quarry for removal of gravel from their land, consultants costs, possible rezoning or subdivision costs, sale costs, etc. to be incurred.

It is suggested that these costs be funded from the Blakebrook Quarry Rehabilitation Reserve. While this reserve was not created for this purpose, it is the only available source of funding unless Council resolves to include funding in the 2001/02 Management Plan.

At the same time, the proceeds from sale of approved development consents and rehabilitated site not required, while not expected to be significant, should be reimbursed to the Blakebrook Quarry Rehabilitation Reserve.

Public Consultations

Contact has been made with some quarry owners, as a matter of carrying out inspections of the quarries. In particular Ian and Dot Cullen (Parmenters quarry) and Stan Heywood (Heywood's quarry). General public consultation has not been required.

Other Groups Comments

Special Projects Planner:

The rehabilitation of quarries that were registered under SEPP 37 should not require a separate development application. SEPP 37 quarries can continue to operate provided there is no lateral expansion or increase in annual extraction rates to that which occurred prior to February 3, 1986. The rehabilitation work represents completion of the quarrying activities on the site. The work involved is essentially the making safe, and returning of the work site to a natural self maintaining situation.

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Report – Rural Quarries Rehabilitation

Termination of the quarries was not a condition of the continued activity of the quarry and there was no condition of a development application to carry out rehabilitation. The need for a Development Application if Council wishes to do more activities at the same time, would require an Environmental Impact Assessment.

Conclusion

The purpose of this report is to seek Council's authorisation to commence and complete the rehabilitation of the rural quarries, which Council previously resolved to close. This rehabilitation involves the carrying out of earthworks, planting of trees and shrubs and, in some cases, the sale of the land and/or development consent.

Recommendations (ENT04)

That:

- 1 Council adopt the rehabilitation strategies nominated in this strategy report.
- 2 An amount of \$95,000 be allocated from the Quarry Rehabilitation Reserve to carry out the rehabilitation.
- 3 Any proceeds on the sale of surplus land be reimbursed to the Quarry Rehabilitation Reserve.
- 4 The General Manager be authorised to negotiate and finalise the sale of development consents and quarry lands now surplus to Councils requirements, as nominated in this report.
- 5 The General Manager be authorised to sign Contract of Sale and Memorandum of Transfer documents regarding the sale of existing quarry development consents.
- 6 In the case of Parmenters Quarry, the General Manager be authorised to negotiate finalisation to this matter, in line with the principal that Council pay for the material removed and Council rehabilitate the whole quarry site and fence the rehabilitated area on completion. Also the General Manager be authorised to sell the surplus roadside land at independent valuation, being the disused quarry, to Ian and Dorothy Cullen.

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Subject/File No: LISMORE AIRPORT TERMINAL PROJECT: FINANCIAL OUTCOMES
(AL:LC:T99011)

Prepared By: Manager Client Services – Andrew Lovett

Reason: Reasonable Estimates of the Financial Outcome of this Project Can Now be Provided

Objective: To inform Councillors

Management Plan Activity: Airport

Background:

At the special meeting of 14 September 2000, Council was advised of the following estimates of the potential cost overruns of the project, in the event of default by McMaster:

Civil Works	\$250,000 - \$300,000
Building	\$100,000 - \$130,000
Landscaping	\$ 20,000 - \$ 40,000

This totals to \$370,000 to \$470,000.

McMaster subsequently proceeded into provisional liquidation and then subsequently the full liquidation process.

Bank Guarantee

As part of the contractual process, Westpac Banking Corporation provided a Banker's Undertaking for the amount of \$103,365 as security against McMaster's contractual obligations. That Undertaking has now been called up.

Status of McMaster's Liquidation

Late in December 2000, Hall Chadwick (McMaster's Liquidators) wrote to McMaster's creditors, including Council. The letter set out their current estimates of the financial position of the firm and the likely returns to unsecured creditors. The estimated deficiency in funds is \$1,574,410 and their view of the best and worst case scenarios are:

Best Case Scenario

Employees claims of \$146,821 are paid in full and a small dividend (based on the above figures, less than 10 cents in the dollar) is paid to unsecured creditors.

Worst Case Scenario

No employee entitlements are paid and no dividend is paid to unsecured creditors.

In the letter, Hall Chadwick indicated that a firm indication of the final outcome would not be available until mid 2001.

As a result of this letter, Council has made a formal claim of debt against McMaster Pty Ltd (In Liquidation) of \$499,149. This represents Council's loss as a result of McMaster's default and is comprised of the project overrun, liquidated damages, non-payment of accounts for quarry products and works, less the redemption of the bank guarantee.

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Lismore Airport Terminal Project – Financial Outcomes

Cash Flow Outcomes

The table below illustrates the cash flow outcomes of the project, the shortfall in funding and the proposed sources of those funds. It should not be interpreted as Council's loss as a result of McMaster's default. That information is outlined above. The table below is provided more as a management accounting aid to illustrate the additional funding that Council will need to set aside:

Project Costs

1	Services, Design, Preliminaries, Consultants, Council Supervision and Other Costs		474,620
2	Earth and Road Works Under McMaster	544,467	
3	Earth and Road Works Under Council	507,019	1,051,486
4	Building Works Under McMaster	504,340	
5	Building Works Under Council/Bennetts	672,743	1,376,469
6	Further Costs (Retentions/Asphaltic Concrete etc)		80,000
Total Cost of the Project			\$2,783,189

Funding

Budgeted Funding (this financial year)	2,357,705	
Comprised of Original Approved Budget (June 99)	\$2,256,105	
And Approved Variation (July 2000)	\$ 86,900	
And Section 94 Contribution Roadworks (Oct 2000)	\$ 14,700	
Note: Budget Overrun	\$425,500	
Security Deposit	103,365	2,461,070
Project Funding Shortfall		\$322,119

Proposed Sources of Additional Funds

Interest on Borrowings in 00/01	25,000	
Aerodrome Reserves 2nd Cut	128,100	
Quarry Reserve Loan *	169,019	322,119

Councillor's would recall that Council did not pay McMaster's August progress claim which was certified at an amount of \$164,000. This was because the Liquidators did not provide evidence of the payment of sub-contractors, as required by the contract. If the Liquidators were to seek to recover these monies, Council would take strong steps to prevent this from happening.

Manager - Finance & Administration Comments

***Quarry Reserve**

The funds from the Quarry Reserve are intended as an internal loan. That is, loan repayments will be required from the airport to the quarry annually over the next fifteen years. Based on an interest rate of around 7%, this will equate to an additional \$18,500 per annum in loan repayments. It is expected that this will be funded by an increase in the 'per passenger levy' from the proposed figure of \$8.96 to \$9.30 for 2001/02. The current rate is \$8.70.

While this proposal is yet to be 'market tested', if required, a fall back position could be to use part of any working fund surplus generated during the year to reduce the amount of the loan from the Quarry. This is desirable if we are capable of doing so.

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Lismore Airport Terminal Project – Financial Outcomes

Other Issues

At this particular point in time, we are pursuing the Security Deposit, held in the form of a Bank Guarantee, which relates directly to the works to be undertaken by McMasters. It is anticipated that the request for payment of \$103,365 will be honored by the Bank. Also, we will be shortly lodging a damages claim against the contract for a calculated loss of approximately \$499,000 on these works. Given the financial position of the company, uncertainty exists as to the amount of any payment likely to be received. Any amount received will be used to offset the quarry loan.

Public Consultations

Not Applicable

Other Group Comments

Acting Group Manager – City Works

The City Works Group was quite pleased with the outcome of this project. Roads Staff took over the project at short notice. Various sections of the job were at different stages which made estimating and organising the job very difficult. Through good planning, organising and controlling at all levels of the organisation, the project was delivered on time and well under budget.

Group Manager Business & Enterprise

Prior to the demise of McMaster Council's quarry staff made a significant effort to meet both the requirements of McMaster and their sub-contractors. Product supplied from the quarry was included in both the airport and the highway intersection works. Precoated stone was also used from the quarry in the prime seal of the carpark undertaken by City Works. My thanks go to those staff for their efforts in meeting the product delivery requirements on this project given very short lead times.

The demise of McMaster has cost the subcontractors and the airport. Future capital works that were programmed will now be deferred to attempt to maintain the self funding nature of the airport. The airport has demonstrated since the opening that it is part of a robust and dynamic industry. The passenger numbers in this time have provided a glimpse of the potential of this facility. As is always the case, careful and professional management will be required if this potential is to be achieved. This adds to the challenge that is set for Ambidji Frontec and will be the subject of future planning.

Conclusion

The project's funding shortfall (\$322,119) has been contained at a level lower than that expected at the time of McMasters' demise (\$370,000 - \$470,000). The project was completed on 1 December 2000, which was on-time for the official opening of the Airport Terminal, by Mr James Strong. This is a credible recovery and thanks must go to Council's City Works Group and Bennett Constructions for their management of this phase of the project.

All resolutions necessary for the application of reserve funds are in place.

Recommendation GM8

That the report be received and noted.

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Subject/File No: TELEVISION BLACK SPOT FUNDING (S571)

Prepared By: Group Manager – Corporate & Community Services – Col Cooper

Reason: Update of funding arrangements.

Objective: Reconsideration of Council decision not to proceed with funding application.

Management Plan Activity: Community Services

Background:

Council at its meeting on December 12, 2000 considered a report (copy attached) on grant applications for TV Black Spot Funding within the local government area. Council was advised that two applications had been submitted under round one funding (East Lismore and Rosebank/Goonengerry in conjunction with Byron Shire) and of the announcement of a second round of funding. Council resolved as follows:

“Council decline the offer of grant funding on the basis that the ongoing costs will be a substantial liability for this community and that they are rightly the responsibility of the Federal Government”

Since that decision, the Department of Communications Information Technology and the Arts (DCITA) and Mr Causley Member for Page, have advised Council that the cost estimates provided by the consultant and subsequently used in the Council report were incorrect and requesting reconsideration and possible reinstatement of the EOI's. As it will be more than 3 months since the previous decision, no rescission motion is required for Council to reconsider this matter.

The updated ongoing costs associated with a retransmission site are estimated as follows:

- Licence fee to the Australian Communications Authority - \$25.16 per TV service x 5 = \$125.80 per annum/per site. In the first five year period, licences will be deducted from the grant and thus will only be payable from year six. *Previous advice indicated \$1,698.00 per annum/per site.*
- Other costs such as electricity and maintenance as detailed in the previous report appear reasonable - \$1,564 to \$1,864 per annum/per site.

Other Matters

1. Following the Council resolution in December, I wrote to Bryon Shire about the possibility of them taking over the Rosebank/Goonengerry proposal as approximately 80% of the residents that would benefit from the proposed technical solution, reside in their Shire. Mr Hickey has advised me that Byron Shire has formally agreed to take over this EOI, subject to a further report to their Council, if the grant application is approved. Lismore Council should agree to be responsible for 22% of the ongoing operational costs, should this application be approved.
2. In the December report, I reported that I had written to the commercial television stations requesting that they take over the sites or pay a contribution to the ongoing costs. No formal replies have been received to date, however Channel Ten rang me and advised that they would be willing to manage the site “at cost”. In a formal response from Senator, The Hon Ian Campbell, Parliamentary Secretary to the Minister for Communications, Information Technology and the Arts, he states that under the Program that one of the options was to seek assistance from local broadcaster/s to meet the costs of ongoing operation and maintenance. He encourages Council to pursue this option further, particularly given the large number of households that may be potentially served by the new transmission services and the potential advertising benefits that could accrue. This should be followed up as suggested.

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Television Black Spot Funding

3. As mentioned in the previous report there were potentially an additional six sites that may have been eligible to submit an EOI for funding. As round two applications close on March 30, 2001 no further applications will be submitted, as there is insufficient time to process a grant application.

Manager - Finance & Administration Comments

Refer to previous report 12/12/00 (Copy attached)

Public Consultations

Not required.

Other Group Comments

Not required.

Conclusion

The Council decision to decline any offer of funding under this program was not, I believe, based purely on the cost to Council. A major factor was the Federal Government pushing responsibility for a non-core activity to local government after providing "seed" funding. Notwithstanding the above, and taking account of the fact that there is now only one site (East Lismore) subject to a grant application by this Council and with costs now being more reasonable, I believe that Council should accept the grant application, if offered. It will potentially, have a positive impact upon the lives of some 3,050 households within the black spot area.

Recommendation (COR09)

That Council:

1. Accept the television black spot grant (if successful), for the East Lismore, Base Hospital, Lismore Heights, and North & South Lismore area.
2. Agree to pay to Byron Shire (if successful) a pro-rata contribution for ongoing costs associated with the re-transmission site for Rosebank, Upper Coopers Creek and Goonengerry area. (approximately 22%).
3. Hold further discussions with the commercial television broadcasters in an attempt to obtain a contribution towards the ongoing re-transmission costs.
4. Provide an allocation within the annual budget process to cover the ongoing re-transmission costs.

Subject/File No: MANAGEMENT PLAN REVIEW - QUARTER ENDED DECEMBER 2000
(S4)

Prepared By: Corporate Development Officer

Reason: Requirement of 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.

The following information relates to the performance of programmes and activities highlighted in the Plan for completion during the quarter ended December 2000.

Recommendation:

- 1 That the report be received and noted.
- 2 Staff be commended on their performance during the period ended December 2000.

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Programme Name: **General Manager's Office**

Strategic Plan Link: 1.5 Programme Owner: **Ken Gainger**

Group: **General Manager's Office**

Purpose: To manage the organisation effectively and efficiently

Goals/Objectives to be achieved	Actions planned	Quarterly Targets	Progress this Quarter
Employ Quality Management principles of continuous improvement	<ul style="list-style-type: none"> Initiate a progressive efficiency audit of Council's operations 	<ul style="list-style-type: none"> Regular reports to Management Group 	<ul style="list-style-type: none"> Monthly meeting are held with each Group Manager to consider current performances and planning future direction
International Relations	<ul style="list-style-type: none"> Prepare a strategic plan for the further development of Sister City/International Friendship agreements including: <ul style="list-style-type: none"> Reciprocal visits Student/staff exchanges Business/trade links 	<ul style="list-style-type: none"> Strategic Plan reported to Management and Council by 30/6/01 and progressive development reported to Council quarterly 	<ul style="list-style-type: none"> Unfortunately, Council's student exchange for this year was cancelled as problems were encountered with the return ticketing. In a video link-up Council and Lismore Ireland Council signed a Sister City Agreement.
Customer Service	<ul style="list-style-type: none"> Review, in collaboration with the Communication and Marketing Officer, all customer service information sheets/brochures to ensure consistency of presentation, plain English format, and are user-friendly. 	<ul style="list-style-type: none"> Review and update of publications completed within established timelines and progress reported to Council quarterly. 	<ul style="list-style-type: none"> This is an on-going activity. All brochures are reviewed to up-date information and to ensure presentation and language is user-friendly.

Programme Name: **General Manager's Office / Communications and Marketing**

Purpose: To ensure Council 's services are responsive to community needs and expectations

Goals/Objectives to be achieved	Actions planned	Quarterly Targets	Progress this Quarter
Community reporting	<ul style="list-style-type: none"> Prepare media releases and monitor media reports 	<ul style="list-style-type: none"> Monitor daily and report quarterly 	<ul style="list-style-type: none"> 98% of media releases for the period were either published and or aired. September/October edition of Community Link was published and distributed. December/January edition delivered

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before Christmas 2000.

Programme Name: **GM's Office / Client Services** Strategic Plan Link: 1.5 Programme Owner: **Andrew Lovett** Group: **General Manager's Office**

Purpose: To develop and manage Council's competitive tendering service and manage the Memorial Baths, Lismore Lake Pool, community facilities and properties

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Develop competitive service provision	<ul style="list-style-type: none"> Progressively review Council services in accordance with agreed milestones, benchmark against competition principles and industry best practice, and prioritise for market testing 	<ul style="list-style-type: none"> Services reviewed to agreed milestones and progress reported to Council quarterly. 	<ul style="list-style-type: none"> Ongoing review of various services
Maintain and repair Council buildings	<ul style="list-style-type: none"> Prepare M&R Register for Council Buildings Provide professional project management service for Airport terminal and Memorial Baths 	<ul style="list-style-type: none"> Develop register by December Open Airport 	<ul style="list-style-type: none"> Following recent RSL decision the Memorial Baths Project is now progressing in accordance with Council resolutions. Airport Terminal Project completed and operational.

Programme Name: **Human Resources Management** Strategic Plan Link: 1.2 Programme Owner: Vacant

Group: **General Manager's Office**

Purpose: To provide a range of human resource systems and services

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Ensure LCC Workforce has the capacity to remain competitive	<ul style="list-style-type: none"> Introduce Workplace Agreements with flexible work provisions Monitor and review trial of team based structures 	<ul style="list-style-type: none"> Ongoing as identified Dependent on resources 	<ul style="list-style-type: none"> Explored options to assist staff to manage responsibilities and achieve Council's objectives within a more flexible working arrangement. Responded on a needs basis where team structure appropriate to work

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Programme Name: **Financial Services** Strategic Plan Link: 1.5 Programme Owner: **Rino Santin** Group: **Corporate and Community Services**

Purpose: To provide sound financial management

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Manage the effective and efficient utilisation of financial resources	<ul style="list-style-type: none"> Complete statutory reports within legislative guidelines. 	<ul style="list-style-type: none"> Quarterly Budgets– August November, February and May Complete Annual Statements by November 	<ul style="list-style-type: none"> September Council 31/10/00 December – Council 13/2/01 Council 31/10/00

Programme Name: **Information Services** Strategic Plan Link: 1.4 Programme Owner: **Keith Fowler** Group: **Corporate and Community Services**

Purpose: To provide corporate computing services direction and operational support covering data management and retrieval, consultation and training and geographic information services (GIS)

Goals/Objectives to be achieved	Actions Planned	Targets	Progress this Quarter
Implement and consolidate improvements to IT service provision and IT governance	<ul style="list-style-type: none"> Reorganise and consolidate IT service provision Establish an IT governance process 	<ul style="list-style-type: none"> Review by September Complete by September 	<ul style="list-style-type: none"> Complete Complete
Improve administrative efficiency	<ul style="list-style-type: none"> Maintain and enhance Councils core business application – CIVIL Identify and implement business process improvements Cater for new business requirements Maintain and upgrade PC network Maintain and upgrade communications capability Cater for new business requirements Maintain up-to-date user documentation Provide training Maintain e-mail applications Maintain and enhance Councils Web 	<ul style="list-style-type: none"> Monitor quarterly Complete June 2001 Monitor and enhance services and applications 	<ul style="list-style-type: none"> 149 Certificates Works Costing Customer Service Review GST Enhancements Business-as-usual maintenance In progress and on target In progress and on target

site and Web site information

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Programme Name: **Community Services** Strategic Plan Link: 5, 8 Programme Owner: **Anne Meagher** Group: **Corporate and Community Services**

Purpose: To facilitate the provision of community services that support the social and recreational needs of the community

Goals/Objectives to be achieved	Actions Planned	Targets	Progress this Quarter
Ensure services are accessible and culturally appropriate to the diverse needs of the community	<ul style="list-style-type: none"> Update & compilation of demographic data as part of the Community Profile Update Community Services Directory annually 	<ul style="list-style-type: none"> Complete by December - ABS census statistics Update by December 	<ul style="list-style-type: none"> Completed Directory updated and distributed
Develop and implement a plan for the existing and future sporting and recreational needs of Lismore	<ul style="list-style-type: none"> Provide input and follow up into recreation studies, Plans of Management and Section 94 Plans Co-ordinate development of Nesbitt Park and Crozier Oval Implement recommendations of Recreation Study Planning and co-ordination of Lismore Master Games and Sydney 2000 efforts and Olympic Torch Relay (August) Undertake co-ordinate consultation, overseer design, DA and tender processes 	<ul style="list-style-type: none"> Quarterly Works commenced 2001 Progress report as req'd Report to Council in April M/Games Oct Progress reports as required 	<ul style="list-style-type: none"> Works commenced 2001 via Work for the dole scheme at Crozier Oval. Development Plans re Nesbitt Pk are being formulated by FNC Cricket Council in conjunction with the LDCA & LDSA Masters Games Entry forms completed and forwarded to 3,000 potential competitors. Major promotion work commenced Report to Council in April re Masters
Promote Lismore as the sporting centre of excellence within the region	<ul style="list-style-type: none"> Co-ordinate planning and consultation, overseer design, DA and tender processes Service internal project team 	<ul style="list-style-type: none"> Progress reports as required. Progress reports as required 	<ul style="list-style-type: none"> Flood line modelling completed by Sinclair Knight Merz and drainage channel defined in consultation with DLWC. Project team meetings deferred until future of Memorial Baths project known.
Development of the Goonellabah Indoor Recreation Centre	<ul style="list-style-type: none"> Complete Plans of Management in accordance with the Act Involve all stakeholders in planning Service Public Lands Strategy 	<ul style="list-style-type: none"> Minimum 2 Plans per year by December and June Monthly meetings 	<ul style="list-style-type: none"> Plans of Management for Kadina Park and Adam Gilchrist Park adopted by Council. All stakeholders represented on Kadina Park Management Advisory Committee. Monthly meetings held with minutes

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Programme Name: **Art Gallery** Strategic Plan Link: 8 Programme Owner: **Irena Hatfield** Group: **Corporate and Community Services**

Purpose: Organise regular exhibitions of art and craft from the permanent collection, local artists and travelling exhibitions

Goals/Objectives to be achieved	Actions Planned	Targets	Progress this Quarter
Finalise 2001 Exhibition Program	<ul style="list-style-type: none"> Negotiate artist and Gallery agreements 	<ul style="list-style-type: none"> Finalise by December 	<ul style="list-style-type: none"> Completed within the designated time

Programme Name: **Building and Regulation** Strategic Plan Link: 4.1 Programme Owner: **Peter Craig** Group: **Planning and Development**

Purpose: To provide building development, fire safety and other approvals that comply with relevant legislation and to provide a degree of enforcement in relation to regulatory matters commensurate with community expectations

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Facilitate the upgrading of fire safety standards for designated buildings within the residential, commercial and industrial sector	<ul style="list-style-type: none"> Implement a fire safety program for each nominated building 	<ul style="list-style-type: none"> 1 fire safety program / per month / available resource 	<ul style="list-style-type: none"> # 3 new buildings had fire safety upgrading initiated.
Swimming Pool Act 1992 - survey of fencing requirement	<ul style="list-style-type: none"> Visit all existing swimming pools within Council area 	<ul style="list-style-type: none"> Quarterly - 48 pools per quarter 	<ul style="list-style-type: none"> 26 existing pools were inspected. Staff resourcing results in fluctuations in work priorities.

Programme Name: **Environmental Health** Strategic Plan Link: 6 Programme Owner: **Matthew Kelly** Group: **Planning and Development**

Purpose: To provide environmental health and intervention services that benefit the natural and built environments

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Provide environmental health management through the development, implementation and evaluation of strategies and programmes	<ul style="list-style-type: none"> Continue with implementation of phosphorous reduction campaign Remediation of the Lismore Gasworks Site 	<ul style="list-style-type: none"> Ongoing Ongoing 	<ul style="list-style-type: none"> Tucki Creek education programme completed Education signage Sewage Treatment Plant being developed Stage two of the remediation to commence in June

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- Audit commercial premises
- Conduct forums to educate proprietors
- Ongoing
- As required
- 60% of premises audited to-date
- Programmes delivered in consultation with NSW TAFE

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Programme Name: **Environmental Strategies Development**

Strategic Plan Link: 6

Programme Owner: **Matthew Kelly**

Group: **Planning and**

Purpose: To develop a strategic framework for efficient and environmentally responsible management, control and minimisation of waste

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Develop and implement and evaluate waste strategies, policies, systems and services	<ul style="list-style-type: none"> • New service education / promotion • Review community recycling programme • Implement integrated waste management strategy 	<ul style="list-style-type: none"> • Implement by December • Complete by December • Commence by December 	<ul style="list-style-type: none"> • Implemented for expansion of integrated service. On-going for urban sector • Initiated. Council workshop undertaken • Implemented on-going
Develop, implement, evaluate and co-ordinate Council's dynamic waste minimisation strategy	<ul style="list-style-type: none"> • Develop and implement waste education and information services 	<ul style="list-style-type: none"> • Commence by December 	<ul style="list-style-type: none"> • Education developed and delivered to expanded integrated waste service customers

Programme Name: **Planning Services**

Strategic Plan Link: 4.1

Programme Owner: **Helen Manning**

Group: **Planning and Development**

Purpose: To provide a comprehensive and up-to-date planning framework to satisfy State Government requirements Council and community needs in regards to land use planning principles, and enforcement of environmental planning instruments

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Implement existing studies and strategies	<ul style="list-style-type: none"> • Include Urban Devt Strategy in LEP • 	Complete December	<ul style="list-style-type: none"> • Not to be included until review of Strategy finalised.
Review strategies and planning controls	<ul style="list-style-type: none"> • Update Urban Development Strategy • Review DCP 28 (Council Resolution 57/99) • 	<ul style="list-style-type: none"> Complete December Complete December 	<ul style="list-style-type: none"> • Draft targeted by April 2001 because of need for noise testing of speedway. • DCP barely used because of low number of subdivision applications. •

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Maintain timely processing of development applications and Section 96 applications	<ul style="list-style-type: none"> • Process assessment, monitoring and measurement of qualitative factors • Implementation of process improvements as identified 	Ongoing - Update situation Statement Update Monthly Performance Returns	<ul style="list-style-type: none"> • Ongoing • Ongoing
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Programme Name: **Planning Services** (ctd)

Land and Environment Court Appeals	<ul style="list-style-type: none"> • Professional assistance to Council's legal advisors • Represent Council in court 	Quarterly reporting	<ul style="list-style-type: none"> • Ongoing
Mediation action	<ul style="list-style-type: none"> • Promote, provide and participate in mediation process 	<ul style="list-style-type: none"> • Report quarterly on a ctivities 	<ul style="list-style-type: none"> • Ongoing

Programme Name: **Traffic, Enforcement and Lighting** Strategic Plan Link: 3.1, 3.2 Programme Owner: **Bill MacDonald** Group: **City Works**

Purpose: To: enforce State legislation relating to parking and dog control, to maintain and upgrade street lighting and to manage traffic/transportation needs

Goals/Objectives to be achieved	Actions Planned	Targets	Progress this Quarter
Control and regulate parking under Council jurisdiction	<ul style="list-style-type: none"> • Undertake street, car park and CBD parking patrols 	<ul style="list-style-type: none"> • Quarterly operating report 	<ul style="list-style-type: none"> • Patrols were carried out and as a result 108 infringements were issued.
Dispose of abandoned, roadside vehicles	<ul style="list-style-type: none"> • Investigate and dispose of abandoned roadside vehicles 	<ul style="list-style-type: none"> • Quarterly operating report 	<ul style="list-style-type: none"> • 8 abandoned vehicles were impounded.
Provide Lismore street lighting	<ul style="list-style-type: none"> • Install and maintain street lighting in accordance with priority and schedule 	<ul style="list-style-type: none"> • Quarterly operating report 	<ul style="list-style-type: none"> • Stage two of the Oliver Avenue street lighting project was completed.
Improve road safety throughout the area	<ul style="list-style-type: none"> • Provide education and other information awareness campaigns 	<ul style="list-style-type: none"> • Quarterly operating report 	<ul style="list-style-type: none"> • -RR-ISK seminars were held at Uni • - NRMA roadzone was launched • - Drinks without Dramas campaign continued • Get the Vibe – Stop, revive, survive

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Programme Name: **Parks and Recreation**

Strategic Plan Link: 7

Programme Owner: **Neil Moreton**

Group: **City Works**

Purpose: To provide, maintain and preserve passive and recreational parks and facilities, streetscapes and public conveniences

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Maintain urban and rural sports grounds	<ul style="list-style-type: none"> Undertake regular maintenance activities. 	<ul style="list-style-type: none"> Report against maintenance schedule 	<ul style="list-style-type: none"> Maintenance programme targets being met
Maintain CBD facilities <ul style="list-style-type: none"> footpaths public amenities garden areas lawn areas 	<ul style="list-style-type: none"> Provide regular street sweeping activities. Provide regular garden maintenance to public gardens. 	<ul style="list-style-type: none"> Report against street sweeping schedule. Report against schedule. 	<ul style="list-style-type: none"> Street sweeping cycles since 1/7/00 total 182 Garden maintenance cycles - 5 Trees pruned - 250 Trees removed - 242 Trees planted - 154 Slashing cycles - 5 Cuts to developed parks - 7 cycles
Maintain Streetscape	<ul style="list-style-type: none"> Erect Christmas decorations 	<ul style="list-style-type: none"> November 2000. 	<ul style="list-style-type: none"> Christmas decorations installed and removed following the holidays.

Programme Name: **Aerodrome Operations**

Strategic Plan Link: 2.2, 3.1

Programme Owner: **Craig Kelly**

Group: **Business & Enterprise**

Purpose: To operate Lismore Aerodrome efficiently and effectively

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Aero Industry Business Development	<ul style="list-style-type: none"> Reconstruction of Airport Drive Resurfacing of the GA apron 	<ul style="list-style-type: none"> Complete December Complete December 	<ul style="list-style-type: none"> Airport Drive is reconstructed Resurfacing of the GA Apron is deferred pending the review of all aerodrome pavements Ambidji Frontec Pty Ltd were engaged as Airport Managers New airport terminal opened in December.

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Programme Name: **Waste Management Services** Strategic Plan Link: 6.2 Programme Owner: **Kieran Wade** Group: **Business and Enterprise**

Purpose: To provide an effective and competitive waste collection, disposal service and landfill operation in accordance with EPA legislation

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Implementation of Business Plan	<ul style="list-style-type: none"> Monthly monitoring of progress 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> December 2000 plan 50 % objectives completed
Identify, fund and advance the 'life' of the landfill facility to 2020 and beyond	<ul style="list-style-type: none"> Investigate and report on landfill capacity projections for next 20 years Investigate the viability of a regional waste facility 	<ul style="list-style-type: none"> Complete by December Report in December 	<ul style="list-style-type: none"> Council has had three(3) meetings with adjoining owners in the possible purchase. This would give Council additional thirty years life to current Landfill
Customer Service, Marketing Ethos and improve the quality of service	<ul style="list-style-type: none"> Review administrative functions ie: <ul style="list-style-type: none"> develop customer enquiries system develop complaints system and procedure establish service policies and procedures manual establish satisfaction and quality benchmark indicators review new services Train staff in facets of operation to ensure quality service 	<ul style="list-style-type: none"> Complete as per Business Plan <ul style="list-style-type: none"> March April December May and November September Annual review October 	<ul style="list-style-type: none"> Completed Completed March 2000 Draft has been complete awaiting comments from staff before presenting to Council Benchmarks are arrived by using the following, comparing adjoining Councils and other Councils in the annual Local Govt Comparative Information in NSW, 1997-98 Ongoing –Forty new Waste services in the rural for last quarter With arrival of Vehicle 170 – three (3) staff members were given training in the operation of Robotic Arm Garbage Truck Waiting on the outcome of the Plant Fund Review March 200 Training completed Review completed
Develop Waste Services' position of lowest cost in Northern Rivers Region	<ul style="list-style-type: none"> Review Purchasing procedure and plant hire rates 	<ul style="list-style-type: none"> Complete by September 	<ul style="list-style-type: none"> Waiting on the outcome of the Plant Fund Review March 200
Consider work assessments and other initiative to make work practices more efficient and flexible	<ul style="list-style-type: none"> Multi skilling of staff - team approach Undertake job redesign, review skills assessment and staff grading 	<ul style="list-style-type: none"> Ongoing Annually by September 	<ul style="list-style-type: none"> Training completed Review completed
Implement Organics Resource Recovery Facility and Service	<ul style="list-style-type: none"> Negotiate with contractor(s) Establish the Organics Facility Maintain the option of establishing a Regional Organics facility 	<ul style="list-style-type: none"> Complete by June Complete by December Review annually in February 	<ul style="list-style-type: none"> Contract signed October 2000. Development and Building Applications yet to be approved. Earth works completed Feb 2001.
Purse appropriate and visible business	<ul style="list-style-type: none"> Identify and assess the viability of possible 	<ul style="list-style-type: none"> Ongoing review in Feb/March 	<ul style="list-style-type: none"> Manager Waste Services has had

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opportunities in the area of Resource Recovery

opportunities

some discussions with adjoining Councils. Review again in July 2001

Programme Name: **Quarry Operations**

Strategic Plan Link: 2.3, 3.1

Programme Owner: **Geoffrey Pisani
Gary Hemsworth**

Group: **Business and Enterprise
City Works**

Purpose: To provide cost effective quarry operations to Council and the construction industry

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Improve Quarry Marketing	<ul style="list-style-type: none"> Develop target list 	<ul style="list-style-type: none"> Complete by Sept 	<ul style="list-style-type: none"> Marketing Plan is complete. List of potential new customers established, customers have been approached for sales.
Improve Production Performance of Quarry and Asphalt plant	<ul style="list-style-type: none"> Devise and implement enhanced preventative maintenance programme 	<ul style="list-style-type: none"> Prepare programme by September 	<ul style="list-style-type: none"> Routine maintenance/safety programs & checklists for the quarry & asphalt plant have been implemented.
Improve Occupational Health and Safety	<ul style="list-style-type: none"> Document and exercise emergency procedures 	<ul style="list-style-type: none"> Review procedures by September 	<ul style="list-style-type: none"> An Emergency Evacuation Procedure for the site has been introduced by the Quarry Manager. This procedure introduced to quarry staff 4/08/00 and is posted at all exit points & noticeboards. A detailed Safety & Emergency Site Plan has also been developed and is available at all times for Emergency Service Response teams
Continue to improve Quarry Financial Performance	<ul style="list-style-type: none"> Devise improved product costing process 	<ul style="list-style-type: none"> Determine process by September 	<ul style="list-style-type: none"> Incomplete. Quarry Manager and Finance staff have devised a draft production accounting and costing spreadsheet, with final review to be undertaken by end March 2001

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Programme Name: **Tourism Enterprise** Strategic Plan Link: 2.1 Programme Owner: **Andrea Roberts (Acting – Lisa Murphy)** Group: **Business and Enterprise**

Purpose: To service the requirements of tourists to the benefit of the Lismore local government and Northern Rivers area

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Manage the customer service operation of the Lismore Visitor and Information Centre	<ul style="list-style-type: none"> • Monitor customer service activities • Maintain information on industry trends and issues • Open the Centre everyday except Christmas Day 	<ul style="list-style-type: none"> • Ongoing monitoring • Ongoing monitoring • Ongoing 	<ul style="list-style-type: none"> • Completed - analysis charts produced – next quarter looking at more effective methods of tracking • Completed • Completed •
Promote the Lismore region in key tourism markets	<ul style="list-style-type: none"> • Maximise promotional opportunities created by regional, state and other initiatives • Produce information and motivational material 	<ul style="list-style-type: none"> • Annual review • Annual review 	<ul style="list-style-type: none"> • Cooperated with the Coordination and marketing of Rainforest Week. • Cooperated in the development of a Strategic Plan for Rainforest Way Tourist Routes • Cooperated in the development of a regional brochure/flyer for Tropical NSW • Requests for Tender of the production of the Holiday Guide released •
Develop tourism product and infrastructure	<ul style="list-style-type: none"> • Assist new and existing tourism operators • Involvement in broader Lismore City economic development and civic design issues. 	<ul style="list-style-type: none"> • Annual Review • Quarterly 	<ul style="list-style-type: none"> • • Assisted and trained three Level 3 VIC applicants to reach accreditation level with the Visitor Information Network of NSW. • Involvement in the Wilson's River Strategy

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Programme Name: **Economic Development** Strategic Plan Link: 2.2, 2.3 Programme Owner: Lois Kelly Group: **Business and Enterprise**

Purpose: To source investment and employment opportunities for Lismore

Goals/Objectives to be achieved	Actions planned	Targets	Progress this Quarter
Revise the Economic Development Strategy and Plan	<ul style="list-style-type: none"> Review and maintain Economic Development Strategy and Plan in conjunction with Economic Development Advisory Board (EDAB) and Council to target investment and employment opportunities 	<ul style="list-style-type: none"> Complete update by September 	<ul style="list-style-type: none"> The Lismore Economic Development Unit has completed and printed 2000-2001 Strategic Plan with the assistance of the Lismore Economic Development Advisory Board.
Develop supporting databases/information containing an economic profile of Lismore	<ul style="list-style-type: none"> Maintain accuracy of database through contact with key data sources 	<ul style="list-style-type: none"> Regular update of database. 	<ul style="list-style-type: none"> Database of clients/businesses updated. This database tracks new enquiries and maintains records as to the actions taken and progress of projects. Lismore Business Bulletin continues to be produced. The need for additional economic data has been identified by the Acting Manager. Funding opportunities for projects are being investigated. Lismore Means Business brochure is to be updated in the near future.

Programme Name: **Water Supply Services** Strategic Plan Link: 6.5, 6.4, 2.2 Programme Owner: **Anu Atukorala** Group: **Business and Enterprise**

Purpose: To provide water supply services that meet the current and future needs of the community

Goals/Objectives to be achieved	Actions planned	Quarterly Targets	Progress this Quarter
Provide improved levels of service delivery through: <ul style="list-style-type: none"> Outsourcing Benchmarking, and Introduction of National Competition Policy guidelines 	<ul style="list-style-type: none"> Outsource selected works and manage water supply system Ensure compliance with NCP guidelines 	<ul style="list-style-type: none"> Quarterly reporting 	<ul style="list-style-type: none"> Contracts let out for replacement of water mains in Lake St, Ross St, Garrad St and Kruass Ave.

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Provide improved levels of customer service through a focus on:	<ul style="list-style-type: none"> Operate performance monitoring system Investigate options for augmenting Nimbin water supply Participate in demand management initiatives 	<ul style="list-style-type: none"> Quarterly reporting 	<ul style="list-style-type: none"> The Nimbin Water Supply Committee has been meeting regularly
<ul style="list-style-type: none"> Implement new level of customer service Accurate headworks assessment Demand management 			

Programme Name: **Water Supply Services**
(ctd)

Provide improved asset management by:	<ul style="list-style-type: none"> Set up best practice maintenance systems Review asset renewal and augmentation plan 	<ul style="list-style-type: none"> Quarterly reporting 	<ul style="list-style-type: none"> Asset renewal program for 2001/02 is under review at present.
<ul style="list-style-type: none"> Introducing programmed maintenance of Council's water assets Developing an asset renewal and augmentation strategy 			

Programme Name: **Sewerage Services** Strategic Plan Link: 6.5, 6.4, 2.2 Programme Owner: **Anu Atukorala**

Group: **Business and Enterprise**

Purpose: To provide sewerage services that meet the current and future needs of the community

Goals/Objectives to be achieved	Actions planned	Quarterly Targets	Progress this Quarter
Provide improved levels of service delivery through:	<ul style="list-style-type: none"> Outsource selected works and manage sewerage system upgrade contracts Ensure compliance with NCP guidelines 	<ul style="list-style-type: none"> Quarterly reporting 	<ul style="list-style-type: none"> Contract documents are being prepared for a large parcel of sewer mains renewal.
<ul style="list-style-type: none"> Outsourcing Benchmarking, and Introduction of National Competition Policy guidelines Complete stage 2 of sewerage augmentation upgrade 			
Provide improved levels of customer service through a focus on:	<ul style="list-style-type: none"> Operate performance monitoring system Investigate sewerage schemes for new and existing villages– Clunes and North Woodburn Investigate effluent / biosolids reuse strategy 	<ul style="list-style-type: none"> Quarterly reporting 	<ul style="list-style-type: none"> The Clunes Wastewater Committee has been meeting regularly. Council is awaiting funding approval from the DLWC. Nearly 80% of the effluent from South Lismore was reused. Investigations are underway for utilising Bio-solids in pasture.
<ul style="list-style-type: none"> Implement new levels of service Accurate headworks assessment and contributions Participation in the development of new village scheme strategies Development of effluent reuse strategy 			
Provide improved asset management by:	<ul style="list-style-type: none"> Operate best practice maintenance systems Investigate options for reducing I/I Review asset replacement programme 	<ul style="list-style-type: none"> Quarterly reporting 	<ul style="list-style-type: none"> Asset replacement program for 2001/02 is under review at present.
<ul style="list-style-type: none"> Introducing programmed maintenance of Council's sewerage assets Reducing wet weather overflows, and 			

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- Developing an asset renewal and augmentation strategy

Subject/File No: REGIONAL COMPANION ANIMALS COMMITTEE
(01-2230: S309)

Prepared By: Administrative Services Manager – Graeme Wilson

Reason: Request from Committee

Objective: To determine if Council wishes to appoint a Councillor to the Committee.

Management Plan Activity: -

Background:

Companion Animals:

The Regional Committee resolved at its meeting of February 5 to forward a letter to Lismore Council requesting that an elected member be nominated to the Committee in support of the existing staff membership, being Mr Stuart Thomson (Law Enforcement Officer).

The subject Committee held its first meeting in December 2000 and the February meeting was its second. The Committee consists of representatives from Tweed, Lismore, Kyogle, Ballina (to be confirmed) and Byron Councils. The Committee meets bi-monthly on the first Monday of the month, rotating between Tweed and Byron Councils. The length of the meeting has been set at a maximum of 2 hours.

The Committee has set its goals as:

- Public education
- Microchipping
- Registration
- Inter-boundary co-operation
- Joint advocacy on legislative review

This Council has traditionally seen the issue of companion animal management as an operational issue and has largely been left to staff to manage.

However this area is becoming increasingly politicised as issues such as “leash free areas”, “dog free” subdivisions, management of cats “after dark”, generate considerable public debate. As such it is considered to be of benefit to our community to have a Councillor representative on the Committee. Associated costs will be limited to travelling expenses and should be able to be funded within the current budget.

Manager - Finance & Administration Comments

Not required.

Public Consultations

Not required.

Other Group Comments

Not required.

Recommendation (COR06)

That Councillor _____ be appointed to the Regional Companion Animals Committee.

Subject/File No: **CLUNES WASTEWATER COMMITTEE**
(AA:CD:S288)

Prepared By: Anu Atukorala – MANAGER LISMORE WATER

Reason: To fill the vacancies on the Clunes Wastewater Committee (CWC)

Objective: For Council to consider and accept the nominations of three new members to the Clunes Wastewater Committee.

Management Plan Activity: N/R

Background:

Three members of the Clunes Wastewater Committee have resigned, due to personal reasons. The Committee has resolved to accept the nominations of Kate Thomas, Chrissi Claff and Glenn Osborne. These new committee members have shown an active interest in the process and have been attending the meetings on a regular basis as observers. Chrissi Claff and Glenn Osborne commenced their association with the committee after hearing about the vacancies, while Kate Thomas replaced her husband, John Thomas.

Manager - Finance & Administration Comments

Not Required.

Public Consultations

Not Required.

Other Group Comments

Not Required.

Conclusion

The vacant positions within the CWC need to be filled and three nominations have been accepted by the Committee.

Recommendation (ENT01)

That Kate Thomas, Chrissi Claff and Glenn Osborne be appointed to the Clunes Wastewater Committee.

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MINUTES OF TRAFFIC ADVISORY COMMITTEE MEETING HELD FEBRUARY 21, 2001 (Cont'd)

Present: Mr Bill Moorhouse (*Chairperson*), Councillors Ken Gallen and Mervyn King, Messrs Thomas George, MP, Mike Baldwin (*Roads and Traffic Authority*), Chris Mallam (*Lismore Unlimited*), Snr Const Brian Buckley (*Lismore Police*) and Mr Bill MacDonald (*Traffic and Law Enforcement Co-Ordinator*).

Apologies: **Deputation:** Dr Effie Ablett and Mr Rick Vass (*Friends of the Koala*) for Item No. 6. Apologies for non-attendance on behalf of Councillor John Chant, Mrs Wendy Johnson (*Road Safety Officer*), and Mr John Daley (*Lismore Unlimited*) were received and accepted and leave of absence granted.

Minutes of Traffic Advisory Committee Meeting – December 20, 2000

Members were advised that the Minutes of the meeting held on December 20, 2000 were adopted by Council at its meeting of February 13, 2001.

Disclosure of Interest: Nil

Correspondence:

- Kadina High School P & C Association;** expressing concern for the excessive speed of traffic entering Kadina Street from Ballina Street and requesting appropriate traffic calming measures be installed.
A plan showing an extension of the kerb blister on the north-eastern corner of Ballina Road and Kadina Street was tabled at the meeting. The intention of the proposal was to tighten the departure angle from Ballina Road into Kadina Street and provide a protected slip lane for vehicles wishing to turn left into the School access road. Concerns were also raised about the proposed extension of the centre median on Kadina Street which was intended to prohibit right-turn movements into and out of the School access road. There was a considerable number of motorists who drove along Kadina Street and turned right into the access road. This movement would be eliminated if the centre median was extended, forcing motorists onto the Highway to negotiate a U-turn at the roundabout, further restricting flows along the Highway. The Committee also noted that an additional letter had been received from Kadina High School P&C suggesting that the overpass would be best located across the Highway, west of Kadina Street. Negotiations with adjoining property owners would potentially stall the project or kill it altogether. The obvious advantage of the 'cutting' to the east of Kadina Street was a significant factor in restricting construction costs. There would be no cost advantages in relocating the facility.
TAC1/01 **RECOMMENDED** that the proposed overpass remain in the current designed location.
TAC2/01 **FURTHER RECOMMENDED** that the proposal to extend the centre median on Kadina Street be referred back to Council's Design Services Section for investigation of an alternative that would only prohibit right-turns out of the School access road.
TAC3/01 **FURTHER RECOMMENDED** that the kerb blister proposal be referred to Council's Roads & Infrastructure Section for inclusion in the Future Works Programme.
(01-22,01-2338:R6469,S774)

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MINUTES OF TRAFFIC ADVISORY COMMITTEE MEETING HELD FEBRUARY 21, 2001 (Cont'd)

2. **M Anemaat**; seeking the installation of speed bumps on Bent and Orion Streets due to the number of speeding vehicles within this area.
It was noted that the letter generally related to an accident that occurred during November 2000 when a motorist lost control near a bend. Bent Street was narrow and winding and excessive speeds were physically not possible. It was suggested that classifiers be placed on Bent Street to ascertain vehicle speeds before any decision was made to install speed bumps. If the 85th percentile speed was in the low 50's it was suggested that speed bumps were not warranted.
- TAC4/01** **RECOMMENDED** that speed counts be carried out of Bent Street to determine the need for speed bumps in accordance with the above. (01-356:S352,R6004,R6051)
3. **Dunoon Pre-School Inc Committee**; seeking the installation of a disabled parking zone on James Street in front of the Pre-School during its hours of operation.
A meeting was held with a Pre-School representative on-site to determine the most appropriate signposting scheme to enable disabled children to be dropped off near the kerb ramp directly in front of the Pre-School. It was suggested that a 'No Standing' zone be installed with the times included, 8.30am to 9.30am, and 2.30pm to 3.30pm School Days. The positioning of the zone would start at the southern end of the existing kerb crossing to approximately 1.0m north of the power pole; a distance of 9.0m.
- TAC5/01** **RECOMMENDED** that a 'No Standing' zone be installed in accordance with the above. (01-1814:S353,R1501,P16915)
4. **St John's College, Woodlawn**; drawing attention to the increasing number of vehicle accidents in the vicinity of the College and requesting additional signage to alert motorists of the impending School.
An inspection revealed that there was a need for some additional signposting to highlight the 'curve' immediately in front of the College for motorists driving into Lismore from Numulgi. It was suggested that a right-hand 'curve' warning sign with an appropriate speed plate beneath be installed prior to the bend, together with several hazard markers around the bend. Mr Baldwin undertook to advise of the appropriate speed to be displayed beneath the 'curve' sign.
- TAC6/01** **RECOMMENDED** that signposting be carried out in accordance with the above. (01-1935:R4251)
5. **Caroona Self-Care Units Residents' Association**; seeking the installation of a pedestrian refuge on Rous Road to provide greater safety for its residents.
After discussions with adjoining neighbours, a location for a pedestrian refuge was determined as being immediately south of the indented bus bay in front of the Caroona Units.
- TAC7/01** **RECOMMENDED** that the pedestrian refuge be installed at the earliest opportunity. (01-1952:S342)

LISMORE CITY COUNCIL - Meeting held March 13, 2001

MINUTES OF TRAFFIC ADVISORY COMMITTEE MEETING HELD FEBRUARY 21, 2001 (Cont'd)

6. **Friends of the Koala Inc;** advising of the need to highlight koala crossing points on identified roads and providing suggestions.
Dr Effie Ablett and Mr Rick Vass were welcomed to the meeting and invited to outline their proposal to the Committee. After much discussion it was agreed that the most appropriate signposting scheme would be the 'Walking Koala' warning signs with distance plates included where warranted.
Dr Ablett advised that she had obtained an estimate of \$230 per sign erected. It was acknowledged that the cost would be significant bearing in mind the number of locations nominated and Dr Ablett agreed to seek funding from the National Parks & Wildlife Service to ensure the signs were installed at the earliest opportunity. The Chairperson suggested that Council may be able to upgrade existing warning signs along the Highway.
- TAC8/01** **RECOMMENDED** that the above signs be erected at the locations nominated in Dr Ablett's letter provided sufficient funds could be found for the project.
(01-2174:S352,S310)

7. **Thomas George, MP;** making representations on behalf of Mrs F Laurenson regarding the speed of traffic on Richmond Hill Road.
Snr Const Buckley advised that Richmond Hill Road was included in a regular patrol roster and speeds along the road would continue to be monitored.
- TAC9/01** **RECOMMENDED** that the writer be advised in accordance with the above.
(01-2448:S352,R1012)

General Business

8. **Dunoon Road – Top of 'Cutting' – 60 kph Zone**
A request had been received from Mr Malcolm McKenzie for the introduction of a 60 kph zone on Dunoon Road at the top of the Dunoon Cutting.
It was acknowledged that the section of Dunoon Road in question which included Minshul Crescent was sufficiently developed to warrant the introduction of a 60 kph zone.
- TAC10/01** **RECOMMENDED** that a 60 kph speed zone be introduced on Dunoon Road from a point 20m south of McLeay Road to 120m south of Bentley Road; a distance of approximately 1.4 Km.
(R3407)
9. **Bruxner Highway, McKees Hill – Bus Stops**
Mr Greg Goulding had raised his concern for the lack of proper bus pull-off areas on both sides of the Highway adjacent to McInnes Road.
An inspection of the area with Mr Graeme Moy of Kirklands Coaches revealed that there was sufficient road shoulder width for a bus to pull off the Highway provided the "McInnes Road" street sign and a guidepost were relocated.
- TAC11/01** **RECOMMENDED** that the above works be carried out.
(R4807)
10. **Carrington Street, Lismore – Taxi Rank**
A request had been lodged by Mrs Eleanor Cole that the Committee consider relocating the Taxi Rank in front of Lismore Central further south.
Mr MacDonald advised that he had liaised with Taxi representatives regarding this issue and it would appear that the problem was generally confined to a group of people who are transported into Lismore each Thursday by Casino Taxis and collected from a site adjacent to the Carrington Street entrance to Lismore Central.
Mr Ray Clark-Smith of Casino Taxis has agreed to investigate the possibility of relocating the collection point for his patrons.
- TAC12/01** **RECOMMENDED** that the above be noted.
(R7303)
-

LISMORE CITY COUNCIL - Meeting held March 13, 2001

MINUTES OF TRAFFIC ADVISORY COMMITTEE MEETING HELD FEBRUARY 21, 2001 (Cont'd)

11. **Location of Exit from Lismore Square onto Brewster Street, Lismore**
Mrs Eleanor Cole had also raised her concern for the close proximity of the above exit point with the Uralba Street/Brewster Street intersection.
It was noted that both driveways from Lismore Square onto Brewster Street included entry and exit directions. Whilst it was acknowledged that this issue had not been raised before as being a problem, it was suggested that it may be an issue that can be raised with the Developers as part of the Lismore Square extension; that being the entrance closest to Uralba Street be made 'Entry Only'.
TAC13/01 **RECOMMENDED** that the issue be referred to Council's Development Planner for inclusion in future discussions with Lismore Square Developers. (R6007,P9923)
12. **Intersection of Carrington Street and Eggins Lane, Lismore**
Mr MacDonald advised that he had liaised with Mr Bill Sheaffe about the problems being experienced with the awning of the Shaws Office Supplies building being damaged by large delivery trucks exiting Eggins Lane onto Carrington Street. This was largely due to Caddies' vehicles being parked in Eggins Lane (close to the intersection) when loading deliveries.
A relocation of the existing parking signs to a point 4.0m east would prohibit parking in that area and allow trucks to stay clear of the awning. Mr Sheaffe had agreed to the proposal.
TAC14/01 **RECOMMENDED** that the existing parking signs on the southern side of Eggins Lane be relocated to a point 4.0m east with the wording to change to "No Parking" and "No Stopping".
← → (R7303,R7310)
13. **Roundabout at Intersection of Molesworth and Woodlark Streets**
Snr Const Buckley raised concern for the narrowness of the north-eastern entry point to the above roundabout, coming from the Police Station along Molesworth Street. The road was marked two lanes but movements for the vehicle in the left lane were severely restricted due to the narrow road width. This was of particular concern to emergency vehicles wishing to travel south.
It was suggested that the lanes could be made wider by removing a section of the kerb blister on the north-eastern corner.
TAC15/01 **RECOMMENDED** that this proposal be referred to Council's Roads & Infrastructure Section for inclusion in a future works programme. (R7322,R7329)
14. **Village of Clunes – Vehicle Speeds**
Mr George raised the concerns of Clunes residents for the ongoing issue of excessive vehicle speeds through the Village. The Chairperson advised that he was due to have a meeting with Mr Bruce Parkes of the RTA on February 16, 2001 to discuss the outcome of a recent road safety audit and traffic issues would form part of the discussions. He would report the outcome to the next meeting.
TAC16/01 **RECOMMENDED** that the above be noted. (R1302)

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

CHAIRPERSON

TRAFFIC & LAW
ENFORCEMENT CO-ORDINATOR

DOCUMENTS FOR SIGNING AND SEALING

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

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

Recommendation:

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

Lease Agreement between Summerland Credit Union Limited and Council

Provision of ATM facilities at the Lismore Regional Airport for a period of three years from 1/1/01.

CONFIDENTIAL MATTERS - COMMITTEE OF THE WHOLE

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

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

Recommendation:

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

Item 1: Purchase of Land from Larkin – 97 Caniaba Street

**Grounds for Closure -
Section 10D(2):**

- a) Section 10A (2)(c)

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE CITY OF LISMORE HELD IN THE COUNCIL CHAMBER, GOONELLABAH ON TUESDAY, FEBRUARY 13, 2001 AT 6.07PM.

- Present:** His Worship the Mayor, Councillor Gates; Councillors Baxter, Chant, Crowther, Gallen (6.48pm), Hampton, Irwin, King, Roberts, Suffolk, Swientek and Tomlinson, together with the General Manager; Group Managers-Corporate & Community Services, City Works, Planning & Development, Business & Enterprise; Assets Manager-Lismore Water, Manager-Client Services, Surveyor & Planner, Manager-Planning Services, Development Assessment Planner (C Soulsby), Manager-Water & Wastewater, Waste Minimisation Officer, Manager-Finance & Administration, Manager-Waste Services, Communications & Community Relations Manager and Administrative Services Manager.
- 1/01 **Apologies/** An apology for lateness on behalf of Councillor Gallen was received
Leave of and accepted and leave of absence granted.
Absence: (Councillors Swientek/Baxter)
- 2/01 **Minutes:** The Minutes of the Ordinary Meeting held on December 12, 2000,
were confirmed.
(Councillors Crowther/Chant)

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 Graham Meineke re Report - DA99/93 – 30 Hensen Road

(See Minute No. 9/01)

Mr Meineke expressed on behalf of his client disappointment at the recommendation before Council. He referred to the failed negotiations with respect to the funding of roadworks. He warned Council that this matter could be subject to appeal.
(D99/93)

Mr Stan Heywood re Report – Rural Quarries Rehabilitation

(See Minute No. 10/01)

Mr Heywood sought deferral of this matter on the grounds he had been unable to access the Council report. Mr Heywood also criticised Council's current gravel road maintenance procedures.
(S324)

DISCLOSURE OF INTEREST:

S459

Councillor Suffolk declared an interest in Report DA99/93 – 30 Hensen Road.

CONDOLENCE:

The Late Brian Slapp

Brian Slapp was an artist, a creative director, and an advertising and marketing consultant with an impressive career including 16 years as an editorial/advertising photographer and cinematographer. He joined American multi-national advertising agency Ogilvy and Mather as an Art Director before becoming creative director of their offices in Sydney and Singapore. He had creative responsibility for many of their blue chip accounts. His ethical

concerns about the advertising industry led him to leave the multi national scene to start his own consultancy, which he operated for 14 years, concentrating mainly on community education and environmental issues. He received a number of national and international awards for his work.

Slapp, as he was known to his friends, was not a "local Lismore boy". He chose to live here because he loved this place, and being him, caring meant becoming involved. Slapp reached deeply into many parts of this community and became personally involved in many issues, which have impacted on it. Just some examples of his diverse professional work in the Region were Water Efficiency campaigns for Rous County Council and Byron Shire Council, Stormwater Quality awareness campaigns for Tweed Shire Council and Maclean Council, a National Water Week television campaign for Northern NSW, a Mensline Community Service Announcement, Northpower television corporate campaign, and TAFE plus brochures for the northern institute of TAFE.

He had a strong connection with this Council. Professionally some examples of his involvement were the campaign to develop the Old Lismore High School site as a cultural centre, promotion of public transport, educational material on recycling and how to use the drop-off centres correctly. He provided the ideas and artwork for many Council documents including our Social Plan and a range of community services brochures. As our professional staff who dealt with him said, "Slapp was perceptive and understanding, he treated you like a human being and when he contracted to do something it was done on time, within budget and in a thoroughly professional manner." He was a founding member of the Kids Really Count group and shortly before his death he finalised a TV ad, which will go to air soon, and a range of brochures and bumper stickers for this group. As happened on so many issues in which Slapp believed, his personal commitment of ideas, time, energy and work was huge and largely pro bono.

As those of us in this chamber know, Slapp was a regular Council watcher, who was prepared to make informed and perceptive comments about Council decisions and processes, and to pull us up when he thought we did the wrong thing. That is a rare commitment from a member of the public.

Slapp died suddenly on 13 January leaving his many friends to grieve his early and sudden passing. The measure of this rare man is reflected in the words that sprang to so many lips afterwards to describe him: 'compassionate, loving, generous, perceptive, humorous, visionary, courageous and strong'. What a wonderful epitaph!

I ask you to join in silence with Diana and me to celebrate Slapp's life and to acknowledge the huge contribution he made to Lismore.

3/01

Councillor Irwin moved that Council's expressions of sympathy be conveyed to the family of the late Brian Slapp and the motion was carried with members standing and observing the customary moment's silence.

(S75)

MAYORAL MINUTE:

CBD Upgrade Survey

(Copy attached)

A MOTION WAS MOVED that the minute be received and -

- 1 Council give approval for Stage 2 of the CBD upgrade survey to proceed.
- 2 The Group Manager City Works report on the following options to alter traffic flows in Magellan Street including estimates of cost:
 - a) The Section Keen to Carrington - traffic flow be altered to allow entry from Keen Street with modification of landscaping to allow traffic to turn into the angle parking area at the Carrington Street end and either exit back into Keen Street or turn and travel westward to Carrington Street.

- b) The Section Keen to Molesworth - Keen to Carrington as in (a) and reverse the direction of traffic between Carrington and Molesworth Street.
(Councillors Gates/Swientek)

AN AMENDMENT WAS MOVED that the minute be received and Council give approval for Stage 2 of the CBD upgrade survey to proceed.

(Councillors Irwin/Roberts)

On submission to the meeting the AMENDMENT was DEFEATED.

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

4/01

RESOLVED that the minute be received and –

- 1 Council give approval for Stage 2 of the CBD upgrade survey to proceed.
- 2 The Group Manager City Works report on the following options to alter traffic flows in Magellan Street including estimates of cost:
 - a) The Section Keen to Carrington - traffic flow be altered to allow entry from Keen Street with modification of landscaping to allow traffic to turn into the angle parking area at the Carrington Street end and either exit back into Keen Street or turn and travel westward to Carrington Street.
 - b) The Section Keen to Molesworth - Keen to Carrington as in (a) and reverse the direction of traffic between Carrington and Molesworth Street.

(Councillors Gates/Swientek)

Voting Against: Councillors Irwin and Tomlinson.

Dissenting Vote:

Councillor Irwin. (S273)

NOTICE OF MOTIONS:

Superannuation Savings – Heritage Park

(Copy attached)

Formal notice having been given by Councillor Chant it was MOVED –

- 1 That the \$64,000 savings resulting from the reduction in Council superannuation contributions be utilised to replace/renew equipment and facilities at Heritage Park.
- 2 That any facilities to be installed or maintenance carried out be in sympathy with the proposed levee bank.

(Councillors Chant/Hampton)

AN AMENDMENT WAS MOVED that Council make this a priority in the Management Plan for 2001/2002.

(Councillors Roberts/Irwin)

On submission to the meeting the AMENDMENT was DEFEATED.

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

5/01

RESOLVED that –

- 1 That the \$64,000 savings resulting from the reduction in Council superannuation contributions be utilised to replace/renew equipment and facilities at Heritage Park.
- 2 That any facilities to be installed or maintenance carried out be in sympathy with the proposed levee bank.

(Councillors Chant/Hampton)

Voting Against: Councillors Roberts and Swientek.

(01-1216: P675)

At this juncture (6.48pm) Councillor Gallen attended the meeting.

SCU Joint Venture – Aquatic Centre

(Copy attached)

Formal notice having been given by Councillor Roberts it was **MOVED** that given the statement by John Rickard, Vice-Chancellor of Southern Cross University, that SCU would welcome a joint venture project with Council off campus, this Council should set up a meeting with the SCU to further explore this opportunity before proceeding further with the Memorial Baths proposal.

(Councillors Roberts/Irwin)

On submission to the meeting the **MOTION** was **DEFEATED**

Voting Against: Councillors Swientek, King, Chant, Baxter, Hampton, Suffolk and Gates.
(01-1440: S719,P6768)

Deliberative Poll – Memorial Baths Replacement

(Copy attached)

Formal notice having been given by Councillor Irwin it was **MOVED** that we suspend any further actions on replacement of the Memorial Baths pools and proceed with an independently-conducted deliberative poll involving significant numbers of residents to make recommendations to this Council on the preferred community option.

(Councillors Irwin/Roberts)

On submission to the meeting the **MOTION** was **DEFEATED**

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

(01-1490: P6768)

State of the Roads Report

(Copy attached)

6/01

Formal notice having been given by Councillor Tomlinson it was **RESOLVED** that a “State of the Roads Report” be presented to Council on an annual basis prior to the start of budget deliberations to enable Council to assess the state of Lismore’s roads and the task that lies ahead. The exact contents of the report to be determined by the Fix The Roads Working Party.

(Councillors Tomlinson/Irwin) (01-1378: S745)

Southern Bypass – Skyline to Durham Road

(Copy attached)

Formal notice having been given by Councillor Crowther it was **MOVED** that Council proceed immediately to the construction of the Southern Bypass as designed (Skyline to Durham Road) in accordance with the provisions of SEPP 44.

(Councillors Crowther/Chant)

The Mayor ruled the Notice of Motion out of order.

(01-1439: S642)

SUSPENSION OF STANDING ORDERS:

7/01

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

- **Report - DA99/93 – 30 Hensen Road**
- **Report - Rural Quarries Rehabilitation**

(Councillors Irwin/Swientek)

DA99/93 – 30 Hensen Road

(Copy attached)

S459

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

8/01 **RESOLVED** that the report be received and Council refuse the development application for the following specified reasons:

- 1 There is inadequate public road infrastructure to service the development (S79C (1) (a)); and
- 2 The proposal is not located within an area identified as being suitable for rural land sharing communities in the Lismore Rural Housing Strategy (S79C (1) (c).

(Councillors Swientek/King)

Voting Against: Councillor Roberts.

(D99/93)

Rural Quarries Rehabilitation

(Copy attached)

9/01 **RESOLVED** that consideration of this report be deferred to the next meeting of Council and that in the meantime, interested parties be provided with a copy of the report.

(Councillors Gallen/Baxter)

10/01 **FURTHER RESOLVED** that a report be brought to Council regarding the feasibility or otherwise of sending people who are affected by issues in the business paper a copy of the relevant report.

(Councillors Roberts/Irwin) (S324)

RESUMPTION OF STANDING ORDERS:

11/01 **RESOLVED** that standing orders be resumed.

(Councillors Irwin/Baxter)

REPORTS:

DA99/93 – 30 Hensen Road

(See Minute No. 9/01)

Section 64 Plan Review

(Copy attached)

12/01 **RESOLVED** that the report be received and –

- 1 Council adopt the policy on charging S64 Contributions with the following amendments:
 - a) Unless Rous Water can give assurances within 4 months that all constituent councils will adopt the same bulk water headworks charges, then this Council refuse to collect same. In that 4 months the charges be collected and held by this Council and the issues be reviewed in 4 months to determine a course of action.
 - 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.
- 2 That Council adopt the Section 64 Water and Wastewater contribution plans dated October 2000 (attachment 4) to take effect from February 14, 2001 and repeal the Section 64 Contribution Plan 1996, subject to amendments in (1) above.

- 3 That Council publish the fact that the State Government Contributions have been deducted from the relevant assets and that Nimbin Wastewater charge is subsidised by ratepayers, subject to amendments in (1) above.
 - 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.
- (Councillors Hampton/Crowther) (S744)

Section 64 Plan Review – Caniaba Water Supply and Wastewater

(Copy attached)

A MOTION WAS MOVED that the report be received and -

- 1 The S64 Contribution Plans for Caniaba Water and Wastewater be displayed for public comment for thirty (30) days but amended as follows:
“Existing residences situated along the water supply pipeline have their S64 water charges discounted to match the Nimbin Water charges.”
 - 2 A further report be submitted to Council for adoption of the S64 Contribution Plans for Caniaba Water and Wastewater after assessment of public comments.
- (Councillors Suffolk/Hampton)

AN AMENDMENT WAS MOVED that the report be received and –

- 1 The S64 Contribution Plans for Caniaba Water and Wastewater be displayed for public comment for thirty (30) days, and
- 2 A further report be submitted to Council for adoption of the S64 Contribution Plans for Caniaba Water and Wastewater after assessment of public comments and after a feasibility report on the implications of the decrease in the S64 charges for existing residents to match Nimbin Water charges.

(Councillors Irwin/Tomlinson)

At the request of the mover the amendment was WITHDRAWN.

AN AMENDMENT WAS MOVED that consideration of this matter be deferred to the next meeting of Council to allow a report to be presented to Council on the implications of decreasing the S64 charges for existing residents situated along the water supply pipe to match the Nimbin water charges.

(Councillors Roberts/Irwin)

On submission to the meeting the AMENDMENT was DEFEATED

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

13/01

RESOLVED that the report be received and –

- 1 The S64 Contribution Plans for Caniaba Water and Wastewater be displayed for public comment for thirty (30) days but amended as follows:
“Existing residences situated along the water supply pipeline have their S64 water charges discounted to match the Nimbin Water charges.”
- 2 A further report be submitted to Council for adoption of the S64 Contribution Plans for Caniaba Water and Wastewater after assessment of public comments.

(Councillors Suffolk/Hampton)

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

Dissenting Vote:

Councillor Irwin. (S744)

Policy on Determination of Development Applications

(Copy attached)

A MOTION WAS MOVED that the report be received and Council adopt the "Development Application Determination Policy" which is attached to this report.

(Councillors Roberts/Irwin)

On submission to the meeting the MOTION was DEFEATED.

Voting Against: Councillors King, Chant, Baxter, Hampton, Suffolk, Gates and Crowther.
(S9)

Recycling Service Review

(Copy attached)

A MOTION WAS MOVED that the report be received and Council develop two supervised recycling DOC's, following a DOC community survey, and carry out a community notification process, in line with the report's objectives.

(Councillors Roberts/Irwin)

AN AMENDMENT WAS MOVED that the report be received and Council develop one supervised recycling DOC at the Wyrallah Road Waste Depot following a DOC community survey, and carry out a community notification process, in line with the report's objectives.

(Councillors Hampton/Baxter)

On submission to the meeting the AMENDMENT was DEFEATED.

Voting Against: Councillors Irwin, Roberts, Tomlinson, Gallen, Swientek, King and Crowther.

- 14/01 **RESOLVED** that the report be received and Council develop two supervised recycling DOC's, following a DOC community survey, and carry out a community notification process, in line with the report's objectives.
(Councillors Roberts/Irwin)
Voting Against: Councillors Swientek, Baxter, Suffolk, Hampton, Chant and Gates.
The voting being tied the Mayor declared the amendment APPROVED on his casting vote.
(S763)

Rural Quarries Rehabilitation

(See Minute No. 10/01)

Reserves Policy

(Copy attached)

- 15/01 **RESOLVED** that the report be received and –
- 1 Council adopt the Reserves Policy with the following amendment:
That interest on reserves be allocated in the following way:
 - a) *The first \$100,000 goes to a Library/Art Gallery Building Reserve.*
 - b) *That all reserves are then topped up to maintain their real (after inflation) value.*
 - c) *That the remainder be directed to the General Fund.*
 - 2 That a separate report on reserves, including their need and their appropriate level be brought to Council on an annual basis.
(Councillors Tomlinson/Irwin) (S755)

Dedication of Land Known as Lot 2, DP 633404 Dunoon Road for Road Widening

(Copy attached)

- 16/01 **RESOLVED** that the report be received and –
- 1 That the subject area of land which is part of Lot 2 in DP633404, as shown in the attached sketch, be dedicated as public road.
 - 2 That compensation of \$18,295.50 be paid to G.T. Troy
 - 3 That G.T.Troy's driveway be reinstated at the conclusion of the works
 - 4 That Council pay reasonable professional costs associated with the dedication of this land.
 - 5 That the General Manager be authorised to execute and apply the Common Seal of the Council to the Deed of Agreement in line with the terms and conditions outlined in this report.
- (Councillors Swientek/Chant) (P15435)

Tenders for Pavement Stabilisation Works

(Copy attached)

- 17/01 **RESOLVED** that the report be received and Council adopt the following order of priority for the engagement of Pavement Stabilisation Contractors for major and minor works:
- 1 Stabilised Pavements of Australia P/L
 - 2 Queensland Department of Main Roads
 - 3 SAT Civil Constructions P/L
 - 4 Boral Asphalt Stabilex.
- (Councillors Swientek/Baxter) (T21009)

Tenders for the Supply of a 32 Tonne Quarry Dump Truck

(Copy attached)

- 18/01 **RESOLVED** that the report be received and –
- 1 That Council not accept any of the tenders received for the supply of a quarry dump truck.
 - 2 That Council call new tenders for the supply of a quarry dump truck.
- (Councillors Chant/Hampton) (T20024)

Acquisition under Voluntary Flood Prone Purchase Scheme – 9 Shannon Street, Lismore

(Copy attached)

- 19/01 **RESOLVED** that the report be received and -
- 1 Council authorise the General Manager or his delegate to negotiate the purchase of 9 Shannon Street, Lismore under the Voluntary Flood Prone Acquisition Scheme, subject to the availability of both the 1/3 internal funding and the 2/3 external funding necessary for the acquisition of the subject property at a price of \$124,000.00 together with legal and valuation expenses.
 - 2 The General Manager and Mayor be authorised to sign and apply the Common Seal of the Council to the contract of Sale & Property Transfer as necessary.
- (Councillors Hampton/Swientek) (P7816)

Civic Pride Advisory Panel – Appointment of Citizen Member

(Copy attached)

- 20/01 **RESOLVED** that the report be received and Ms Vanessa Ekins be appointed to the Civic Pride Advisory Panel.
- (Councillors Gallen/Suffolk) (S273)

December 2000 Quarterly Budget Review Statement

(Copy attached)

- 21/01 **RESOLVED** that the report be received and –
-

- 1 Council adopt the December 2000 Budget Review Statement for General, Water and Sewerage Funds.
 - 2 This information be submitted to Council's Auditor.
 - 3 That Richmond River County Council be requested to borrow \$200,000 on our behalf to fund the balance of the 2000/2001 contribution required for the Lismore Flood Levee.
- (Councillors Crowther/Hampton) (S755)

Presidency of Local Government Association

(Copy attached)

- 22/01 **RESOLVED** that the report be received and That Council not direct its delegates on how they should vote with respect to the Grafton City Council motion to the 2001 Local Government Conference on the Presidency of the Local Government Association.
- (Councillors Swientek/Roberts) (01-853: S47)

COMMITTEE RECOMMENDATIONS:

Traffic Advisory Committee Minutes 20/12/00

(Copy attached)

- 23/01 **RESOLVED** that the minutes be received and the recommendations contained therein be adopted.
- (Councillors Roberts/Baxter) (S352)

DOCUMENTS FOR SIGNING AND SEALING:

- 24/01 **RESOLVED** that the following documents be executed under the Common Seal of Council:-

Licence Agreements for 4 Car Hire Counters at Lismore Airport Terminal

- a) Glenrovi Pty Limited trading as Thrifty Car Rental
- b) G A & J L Charters Pty Limited, franchise holder for Avis
- c) Usellus Holdings Pty Limited trading as Budget Car Rental
- d) Craftview Pty Limited trading as Hertz Rent a Car

Licence Agreements are for a term of five years from 4/12/2000 to 3/12/2005
(P9733)

S88B Instrument – 82 Cullen Street, Nimbin – D & C A Whitlen

Boundary adjustment - an easement to drain sewage in favour of Council is being released in Part 1A of the document and is being recreated in Part 2.

(00-18811: D00/600)

(Councillors Hampton/Baxter)

CONFIDENTIAL MATTERS - COMMITTEE OF THE WHOLE:

- 25/01 **RESOLVED** that Council now exclude the press and public and meet in Committee of the Whole to consider the following matter:-

Mayoral Minute – General Manager's Monitoring Review of Performance

(Copy attached)

(Councillors Roberts/Baxter)

RESUMPTION OF OPEN COUNCIL:

When the Council had resumed its former sitting, the Mayor reported that Council, meeting in Committee of the Whole, had resolved to exclude the press and public during its consideration of the beforementioned matters to preserve the confidentiality of staff matters

AND IT NOW RECOMMENDED

Item 1: General Manager's Monitoring Review of Performance

- 1 That Council accept the General Manager's Performance Review and the General Manager be asked to express Council's appreciation for the work undertaken by staff over the review period.
- 2 The recommendation of the Committee of the Whole relative to the General Manager's remuneration be adopted.

26/01 **RESOLVED** that the Mayor's report of Council meeting in Committee of the Whole be received and adopted.

(Councillors Gallen/Baxter)

Voting Against: Councillors Irwin, Roberts and Tomlinson.

This concluded the business and the meeting terminated at 10.45 pm.

CONFIRMED this 13TH day of MARCH 2001 at which meeting the signature herein was subscribed.

MAYOR

