

## Ordinary Meeting

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An ORDINARY MEETING of LISMORE CITY COUNCIL will be held at  
the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on  
**April 8, 2008**  
and members of Council are requested to attend.

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

April 1, 2008



# Agenda

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Opening of Meeting and Prayer (Mayor)

Apologies and Leave of Absence

Confirmation of Minutes  
March 11, 2008

Disclosure of Interest

Public Access Session

Public Question Time

Condolences

Mayoral Minutes

Notice of Rescission Motions

Notice of Motions

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

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# Strategic Plan Summary

## Lismore regional city

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

## Notice of Motion

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

That the Council expresses concern that staff made no provision for the input of councillors and hence the community to Lismore Council's response to the proposed state government planning reforms.

### **Councillor Irwin**

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#### Staff Comment

##### Executive Director – Development and Governance

The Department of Planning Discussion Paper 'Improving the NSW Planning System' was released for public comment on 27 November 2007. Submissions were required to be lodged by 8 February 2008.

The cut-off date for reports to Council's December 2007 meeting was 28 November, and Council's next meeting was 12 February 2008.

This timing did not allow for staff to analyse the proposed reforms and prepare a report to Council.

Notwithstanding the above timing difficulties a Mayoral Minute on this issue was comprehensively debated and unanimously endorsed by the Council at the February meeting.

In addition to the above the Discussion Paper was available to the community on the Department's web site, summaries were provided to each Councillor, and sufficient hard copies of the full Discussion Paper were provided to enable interested Councillors to obtain a hard copy if required. No such requests were received.

The Discussion Paper received wide publicity through newspaper coverage, and television and radio debates.

The Department has analysed submissions and prepared a report which is also on its web site. This shows that 538 submissions were received, from individual members of the community, from community groups, from individual Councillors, from Councils and from staff of Councils.

It is considered that the community and individual Councillors had opportunity to consider the proposed reforms and lodge submissions to the Department, had they chosen to do so. However, given the timing of release of the Discussion Paper, and this Council's meeting cycle, there was no opportunity to present a report to Council but Councillors were provided with the opportunity to provide input.

(S517)

## Notice of Motion

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

That a report be brought to Council on how Council can be directly involved in developing land for residential purposes.

### **Councillor Tomlinson**

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#### Councillor Comment

If Lismore is to grow it requires the constant release of new residential land to meet demand. At present we are at the whim of property developers who can release or withhold land according to their own requirements. This can mean that land which could be developed is not.

Developing our own land would increase the level of competition, help Lismore grow and could even provide some scope for affordable housing initiatives. It would also allow our planners to develop land in a way that would foster stronger communities.

An additional advantage is that a commercial undertaking of this sort could help boost council finances.

#### Staff Comment

##### Executive Director – Development and Governance

This Notice of Motion is strongly supported as Planning Services find that orderly development of Council's adopted urban land release strategies is frequently frustrated by inaction by developers.

##### Executive Director – Infrastructure Services

Infrastructure Services certainly has the expertise and skills to undertake the necessary infrastructure development associated with residential land development, either through direct labour or contract administration methods of delivery.

We have also gained further knowledge into land development through our involvement in recent Council developments. This includes a better understanding of property, marketing and legal issues associated with development. Therefore we have satisfactory skills to facilitate and administer residential land development.

##### Manager - Finance

The option of Council becoming actively involved in residential land development needs to be carefully considered as Council's own surplus land holdings are not sufficient to influence the current market. For current surplus lands, opportunities to realise profits are already being explored where possible. As such, to influence the residential land market in a meaningful way, Council would need to acquire land and become a developer. Given the number of other potential developers (and ratepayers) that already exist and the inherent risks associated with development, other alternatives to Council's direct involvement should be explored first.

##### General Manager

The foregoing varying staff remarks fairly reflect that Council's direct involvement in land development is not a panacea for all of the issues mentioned. By all means prepare a report but it is simplistic to presume that Council could orchestrate a quick fix to the challenges of orderly land release, affordable housing, community development and at the same time derive meaningful profits.

(S650)

## Notice of Motion

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

That Lismore Council develops a comprehensive buy locally from locally-owned businesses policy.

### Councillor Irwin

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#### Staff Comment

##### Manager Assets and Support Services

This matter was considered by Council at its December 2006 meeting. In response to issues arising from the tendering process for four truck and dog combinations earlier that year, Council called for a report on the possibility of implementing a local preference policy in regard to tendering procedures.

At the meeting of 12 December 2006 Council resolved inter alia not to proceed with a local preference in tendering policy and to examine opportunities for implementing a specific selection criteria including a triple bottom line approach in assessing tenders. As was outlined in the report to that meeting, there are a range of issues that need to be considered and the NSW Independent Commission Against Corruption (ICAC) does not favour such policies as they have assessed local preference tendering policies as representing a moderate to high corruption risk.

Whilst the ICAC does not specifically prevent a Council from implementing a local preference policy, it has identified a number of difficult issues that would need to be addressed and recommended specific actions Councils would need to take if they were to implement a local preference policy in tendering as follows:

1. The decision to have a local preference policy should be taken in open council and communicated to the community.
2. Councils should determine how local preference is to be applied in the procurement/tender process. For example, is local preference to be applied only after all factors have been considered and the proponents are otherwise equal, or is it to be a separately weighted item against which all proponents are scored, either by adding the appropriate weighting from the local supplier or subtracting the weighting from non-local suppliers?
3. The term "local" should also be defined. For example, is a business which is located outside the council boundary, but whose employees live inside the council boundary entitled to the benefits of the policy?
4. Each proponent in a procurement process in which local preference is to be applied, whether under the tender threshold or not, should be advised that local preference will be applied and how it will be applied.
5. If local preference is applied in a procurement process, the community should be notified accordingly, together with advice about the cost to the community of applying the policy.
6. Tender processes where local preference is to apply should preferably include a non-local independent on the tender panel.
7. Procurement resulting in local preference should be capable of identification and verification through the council's audit or internal control mechanism.
8. Councils should report annually on their use of local preference procurement, including who the beneficiary of the decision was, the number of instances local preference was applied, and the measures taken by council to measure the cost and effectiveness of such a policy.

## Notice of Motion

The major risk with implementing a local preference policy in tendering is that Council may not attract a range of tender bids from companies within that industry. When prospective tenderers know that a local preference policy is to be applied, it will undoubtedly result in some companies determining not to tender for that work. This will erode Council's bargaining power and lead to increased costs in the provision of those works or services.

Subsequent to this Council has held a workshop on procurement and been advised of the development of a new procurement policy. This is nearing completion and is due to be reported to Council in May for adoption. Staff have also commenced incorporating criteria into tender assessment processes that identify benefits to the local economy as part of the assessment of tenders.

### General Manager

Given the history of this contentious and potentially litigious concept, bearing in mind Council's December 2006 resolution, it would be pre-emptive and inappropriate to adopt the Notice of Motion in its current form.

The Council is advised to act prudently and consider the proposed draft revised procurement policy at its May meeting before adopting any prescriptive policy position.

(S9)

# Report

<b>Subject</b>	Rezoning proposal - Roseview Road, McLeans Ridges
<b>File No</b>	S996
<b>Prepared by</b>	Strategic Planner
<b>Reason</b>	Receipt of amended plans and updated SIA for the Roseview Road rezoning proposal
<b>Objective</b>	Council's determination whether to exhibit the proposal
<b>Strategic Plan Link</b>	Quality of Life – encourage sustainable development
<b>Management Plan Project</b>	Implement adopted Council Land Use Strategies

## Overview of Report

This report advises Council of the receipt of amended plans and updated SIA for the Roseview Road rezoning proposal. The proponent has requested a substantial reduction in the total contribution rate claiming that the current level of contributions makes the development unviable. The report recommends that the proposal not proceed to the exhibition stage.

## Background

Council is in receipt of an amended lot layout and updated SIA that has been submitted by Landpartners for the Roseview Road site (Lot 16 DP 1011612). As with the amended Cameron Rd proposal, the Roseview Rd proposal has been submitted in response to Council's resolution of October 9, 2007 to invite both proponents at McLeans Ridges to submit amended designs that incorporated the following design principles:

1. provide for minimum lot widths of 70m at the building line, other than for battleaxe lots or lots situated at the end of cul-de-sacs, and
2. provide a 5m landscaped area in "no build" zones along the first 40m of all side boundaries of all lots, and
3. provide a revegetation plan of the Cameron Road reserve using local rainforest species, and
4. integrates appropriate stormwater management and driveway design into roadside table drains, so as to negate where possible, the need for kerb and gutter within the road designs, and
5. achieves an integrated outcome for the design and location of approximately 6,000m<sup>2</sup> of open space and community facilities in a more centralised location within the McLeans Ridges strategy area, and
6. includes an arborist's report that provides for the protection of the Teak tree on the Roseview Road proposal, and
7. provide appropriate footpaths/cycleways to support the centralised community open space, and



8. promote reduced building line setbacks for lots with frontages greater than 70m, and
9. facilitate the utilisation of ridgetops for road usage to ensure future dwellings are located below ridges and do not have linear building line setbacks, and
10. encourage non linear road alignments, and
11. that roads in the rural residential development should reflect the rural character of the location.

### The amended subdivision proposal

The proponents have lodged amended subdivision plans copies of which is attached to this report. The amended plans address the 11 design principles set by Council in the following manner:

1. The revised design provides for minimum 70m (or greater) road frontages for proposed Lots 1, 2, 3, 4, 5, 6, 9, 12,13, 15, 16, 17, 18, 23, 24 and 25. Lots 8, 10 and 11 are of battleaxe configuration where 70m is achieved at the building line. Similarly 70m is achieved at the building line for Lots 7, 19 and 22, which are at the end of cul-de-sacs.
2. The plan shows 5m landscaped “no build” areas along all side boundaries for a distance of 40m from the road frontage.
3. The revegetation plan for Cameron Rd is not applicable to this proposal.
4. The applicant has advised that roadside table drains will be achievable for most of the length of the new roads. Final road and storm water design at the DA stage would detail the sections of roads that may require kerb and gutter.
5. The amended Cameron Rd proposal provides a centrally located community lot (6780m<sup>2</sup>) that could potentially service the combined Cameron/Roseview Road areas. Consequently the neighbourhood park proposed in the previous Roseview Road proposal has been deleted.
6. The Teak tree is located just inside a proposed 20m road reserve. The formed road will be a 6m seal on an 8m formation within the reserve. The applicant has stated that the road formation will be located as far as possible from the tree and that a landscaped “blister” will be incorporated into the design to protect the tree’s drip-line. Detailed engineering plans for the road would be submitted at the DA stage. A proper assessment of any likely impacts on the tree would be made at that stage.
7. There is currently no direct connection between the Roseview Rd site and the proposed community lot in Cameron Rd. Land to the west of the Roseview Rd site is identified as a potential closer rural settlement area in the Lismore Rural Housing Strategy. No rezoning proposal has been lodged for this site to date, however any future proposal on this land would be required to provide a road/footpath/cycleway linking the Roseview Rd site with Cameron Rd. Consequently the Roseview Rd proponents should provide a constructed road/footpath/cycleway to the western boundary of their site. The applicants have requested a deferral of the construction of this road to the third year after DA approval.
8. Slope and other site constraints have largely determined the location of the 25 proposed building envelopes and associated wastewater disposal areas. The non-linear nature of the proposed road layout will ensure that building lines are not linear in appearance.

9. The applicant has submitted that the road has been designed to utilise the ridgeline, although the requirement of a 'non linear' road alignment has produced some variation off the mid-line of the ridge. The majority of building envelopes are not located on the ridgeline. Additionally building envelopes have been placed at varying distances from the frontage of the site to avoid a linear building line.
10. As noted above road alignments are non-linear.
11. New roads will have similar seal and formation width to the existing section of Roseview Road and will incorporate roadside table drains wherever possible.

The redesign of the Roseview Rd proposal to comply with the above requirements has resulted in a reduction from 30 to 25 rural residential lots. It is considered that the amended plans have satisfactorily addressed the design principles set by Council. At this stage the proponents have not lodged amended documentation in support of the revised proposal but have provided a summary of the report updates that will be submitted should Council resolve to place the amended proposal on public exhibition.

## Updated Social Impact Assessment

An updated Social Impact Assessment (SIA) has been prepared by Real Options Consultancy Service and includes demographic information based on the results of the 2006 Census. The SIA has been assessed by Council's Community Services section which has advised as follows:

It is unfortunate that a clearer demographic picture of Macleans Ridges is not available as this area is subsumed into the data for the Richmond Hill and Eltham collection districts. Mesh Block data is now available but this data cannot be accessed due to technical problems with the ABS documents.

Never the less, the Richmond Hill and Eltham CDs have similar demographic profiles in that they both show:

- A stable population, predominantly Anglo with few indigenous Australians
- Higher than Australian average of younger people 5-14 years
- High proportion of older people nearing retirement 55-64 years
- Majority of households are made up of families
- Home ownership is high
- There is low unemployment and relatively high incomes compared to national medians for individual, household and family.

Mitigation strategies have been identified and include:

- Upgrade Cowlong Rd
- S94 contributions
- Community park including furniture
- Contribution to the hall
- Bus set down area and shelter
- Environmental restoration

Part of the SIA strategies rely heavily on the nearby Cameron's Rd proposal that identifies a parcel of land for community use with the possibility of moving the Macleans Ridges Hall to this proposed site.

A copy of the updated SIA is attached to this report.

## Contributions for road upgrading and community facilities

Contributions for upgrading local roads and community facilities at McLeans Ridges were previously incorporated into draft Planning Agreements between Council and the relevant landowners. These were exhibited with draft LEP Amendment No 20 in April/May 2007. At its meeting of October 9, 2007 Council resolved that amended proposals for either the Cameron Rd or Roseview Rd sites should be accompanied by amended Planning Agreements which incorporated the following:

- an additional \$2,366 per lot to be allocated towards the upgrading Boatharbour Road (being equivalent to the current S 94 road contribution that would otherwise be payable),
- no other S94 road contributions will be applicable, and
- all contributions to be adjusted annually in accordance with the Construction Price Index.

Any new Planning Agreement for the Roseview Rd proposal would therefore contain the following:

- \$10,820 per lot towards upgrading Cowlong Rd.
- \$2,366 per lot towards upgrading Boatharbour Rd.
- Upgrading of Cowlong Rd from the Cameron Rd intersection to the Roseview Rd intersection to a 7m bitumen seal on a 9m formation (with the provision of additional width for the existing intersection treatment at the Roseview Rd intersection); or a bond in the amount of 130% of the estimated cost of the works on condition the works are completed within 12 months of the release of any lot in the development.
- \$632 per lot towards upgrading McLeans Ridges Hall (includes relocation of driveway access).
- Construction of the proposed access road with a 1.2 metre-wide footpath from the intersection with proposed Road 1 to the western boundary of the property (the proponents have sought deferral of the construction of this road until three years after DA approval).
- Implementation and maintenance of the proposed environmental rehabilitation work in accordance with the 'Vegetation Restoration Management Plan' with a bond of \$110,500 to be paid to Council as security.
- Construction of a bus shelter in a location approved by Council

As the community lot in the Cameron Rd site is to also potentially service the Roseview Rd site, there would need to be a provision whereby the land and embellishment costs for the community lot are apportioned equitably between the Roseview Rd and Cameron Rd developments.

Landpartners has submitted that the level of contributions proposed under such a Planning Agreement will render the proposed development unviable economically. They have requested that Council reconsider the level of contributions and a copy of their submission seeking a reduction in contributions is attached to this report.

The conditions imposed through the previous draft Planning Agreement and other section 94 contributions for the Roseview Rd proposal would result in the following financial commitment for the developer:

<b>Planning Agreement:</b>	<b>Contributions Per Lot</b>
Upgrading of Cowlong Rd	\$10,800
Upgrading Boatharbour Rd	\$ 2,366
Upgrading Cowlong Rd (from Cameron Rd to Roseview Rd intersection)	\$15,600*
Upgrading McLeans Ridges hall	\$ 632
Bus shelter	\$ 460
Footpaths	\$ 840
Environmental repair	\$ 2,830**
Community lot (acquisition & embellishment)	\$ 2,760***
<b>Sub-total</b>	<b>\$36,288</b>
<b>Section 94 Contributions:</b>	
Community Facilities	\$ 819
SES	\$ 56
RFS	\$ 82
<b>Sub-total</b>	<b>\$ 957</b>
<b>TOTAL</b>	<b>\$37,245</b>

\* Based on Landpartners estimate

\*\* Based on previous Planning Agreement

\*\*\* Based on previous proposal for providing a park on the site

At \$37,245 per lot the total contribution for 25 lots would be \$931,125. The proponents state that they cannot afford to pay more than \$668,000 (or \$26,700 per lot). This would result in a short fall of \$263,125.

In support of the requested reduction in contributions, the proponent has argued that the development will have positive impacts on the existing McLeans Ridges community in several respects. It will provide improvements to local infrastructure such as roads, community facilities and environmental restoration, both on and off site. They claim that the voluntary contributions (by way of Planning Agreement) together with the section 94 contributions provide a very generous level of contribution. While the contributions Council is requesting are commendable, consideration should be given to the loss of opportunities to raise revenue to undertake essential maintenance of local roads and improve local community facilities. If a reduction in the contribution levels is not accepted by Council, the development will not proceed and other sources of funding will be needed to fund:

- a) road improvements to a portion of Cowlong Road which is in relatively poor condition and unsuitable for current traffic;
- b) improvements to the local community hall which is independently run and has major fund raising issues to service its current maintenance requirements;
- c) facilities in a new community park (to be provided in the Cameron Rd proposal);
- d) footpaths to allow safe passage of pedestrians to sections of McLeans Ridges; and
- e) a bus set down and shelter that would be utilized by existing residents.

Furthermore the proponents state that Council will miss an opportunity to have 8.5 ha of land undergo environmental rehabilitation with protection under an environmental zoning. This riparian area has the potential to improve habitat for a range of species (including threatened species), increase biodiversity and improve water quality through the filtration of nutrients and reduction in sedimentation. Failure to rehabilitate this area may lead to the loss of threatened species that may potentially occur on the site. During the past two years, the area has been increasingly subject to weed invasion to the extent that revision of the rehabilitation plan is now required. Further unchecked deterioration of the area is likely to result in loss of native species. The area is highly valuable for the existing McLeans Ridges community, future residents and the wider Lismore community.

## Planning Comment

Given that the hall upgrading, bus shelter and footpath represent a relatively minor component (in dollar terms) of the developer obligations imposed through the Planning Agreement and section 94 contributions, the proposed shortfall in contributions would most likely impact on the level of funds available for upgrading local roads. Additionally the proponents have stated that they are prepared to spend a greater amount on environmental restoration (from \$85,000 to \$210,000), however given their "ceiling" of \$668,000 for overall contributions, this could potentially increase the shortfall in funds available for road upgrading to \$388,125.

An underlying principle of the Lismore Rural Housing Strategy (LRHS) is that new rural residential development should not impose financial burdens on the wider community. The LRHS identifies that sections of Boatharbour, Cameron and Cowlong Roads will require upgrading to cater for new rural residential development at McLeans Ridges. Potential developers have always been made aware that the contribution for upgrading Cowlong Road was likely to be in the vicinity of \$10,000 per lot. The proposed level of contributions has not been contested by the Cameron Rd group of landowners and any reduction for the Roseview Rd developers would result in an inequitable situation for Council.

When draft LEP Amendment No 20 was exhibited in April/May 2007, the adequacy of the local road network to cater for the increased traffic was the main issue raised in submissions. Of the 97 objections that were received, 95% identified roads as a major matter of concern. It is considered that rural residential development should meet the realistic costs of upgrading local infrastructure to service that development. Any shortfall in the funding of infrastructure will ultimately be borne by the wider community. For these reasons the proponent's request for a reduction in contribution levels is not supported.

## Comments

### Financial Services

It is appropriate that development contribute realistically to the provision of infrastructure to service that development, otherwise Council will be required to provide any shortfall. In this case, the proponent has advised that the current planning agreement voluntary contribution to achieve this outcome makes this development unviable and have proposed an alternative which will result in a funding shortfall of approximately \$263,100.

While it is acknowledged that the McLeans Ridges community would benefit from the infrastructure works associated with this development, if the development proceeded on the alternative basis Council would need to allocate \$263,100 from future budgets to ensure all works were completed so as to deliver those benefits. To achieve this outcome, given the limitations on available discretionary funding, recurrent expenditure programs will need to be varied.

### Other staff comments

Council's Development Engineer and Social Planner have been consulted in the preparation of this report.

### Public consultation

Draft LEP Amendment No 20, which originally included both the Cameron Road and Roseview Road proposals, was exhibited from April 16 to May 14, 2007.

Draft LEP Amendment No 20 has now been altered so that it:

- a) refers only to the Cameron Road proposal (i.e. excludes the Roseview Road proposal), and
- b) reflects the reduced lot yield for Cameron Road as shown on the revised subdivision plan.

Should Council support the exhibition of the amended Roseview Rd proposal it will be allocated a different LEP Amendment number and exhibited for 28 days.

## Conclusion

In their redesign of the Roseview Road proposal, it is considered that the proponents have addressed the relevant design principles outlined in Council's resolution of October 9, 2007. An updated SIA has been submitted which addresses the relevant issues. However the requested reduction in contribution levels is not supported and for that reason it is recommended that the amended proposal not proceed to the exhibition stage.

## Recommendation (PLA5)

That Council advise the applicant that:

- 1 The amended plans satisfy Council's design principles as set out in its resolution of October 9, 2007.
- 2 The updated SIA is acceptable for exhibition purposes.
- 3 Council is not prepared to proceed with the exhibition of a draft LEP Amendment to create 25 rural residential lots and residue lot unless the applicant agrees to the terms of a Planning Agreement which incorporates the level of developer contributions as determined by Council's resolution of October 9, 2007.

# Report

<b>Subject</b>	<b>Water Industry Reform</b>
<b>File No.</b>	GJH:VLC:S301,S387
<b>Prepared by</b>	Executive Director – Infrastructure Services
<b>Reason</b>	Report back to Council following a request for more information which was presented at a Workshop.
<b>Objective</b>	To obtain Council's endorsement of a proposed submission to the State Government's Water Inquiry.
<b>Strategic Plan Link</b>	Water and Waste Cycle
<b>Management Plan Project</b>	Water Supply and Wastewater Services

## Overview of Report

Following a report to Council on this issue last month a workshop was held. Background information on the Inquiry was presented which included; the challenges facing local water utilities, the case for the Inquiry and the Inquiry process. The Water Policy Officer from the Local Government and Shires Associations attended and provided information on possible models for managing water in the future. Assessment of the various models from a Lismore perspective was also undertaken and a preferred model is recommended – County Council (owning assets).

## Background

A report on this issue was considered by Council at the March 11, 2008 meeting. It was resolved, *“that Council hold a workshop on the Water Industry Reform at the earliest opportunity.”*

A workshop was held on Wednesday, March 26, 2008, to provide further information to Council regarding the State Government's Inquiry into the provision of water supply and sewerage services in regional New South Wales.

## Challenges Facing Local Water Utilities (LWUs)

There are a number of significant factors that will impact LWUs:

### Drought and Climate Change

The Inquiry was announced at a time when there were record low dam levels and stream flows in most of NSW. The CSIRO has predicted that annual rainfall in NSW is likely to decline permanently as a result of global warming.

### National Water Reforms

In 1994 the Council of Australian Governments (CoAG) adopted a strategic framework for the reform of the Australian Water Industry. LWUs were encouraged to become commercially focused and adopt water pricing reforms. The next development was the National Water Initiatives which included LWUs competing with all other users, including the environmental flows, when seeking access to more water.

### Population Growth

The Department of Planning figures show the population growth in regional coastal NSW is expected to grow by 34% between 2001 and 2031.

### Ageing Assets

A significant amount of LWUs' assets will require replacing over the next 30 years as they come to the end of their economic life.

## Skills Shortages

LWUs face a shortage of skilled people to adequately plan, maintain and operate water supply and sewerage systems across NSW. The Institute of Public Works Engineers estimates that 50% of current engineers will retire in the next decade.

## The Case for the Inquiry

The last detailed review into the water supply and sewerage services in country towns was conducted in 1993.

There are 107 Local Water Utilities across NSW, an analysis of results from LWUs has shown a wide range of compliance with the Government's *Best Practice Management Guidelines*.

## Inquiry Process

Following release of the Terms of Reference late in 2007 public submissions are currently being invited. They will close on April 30, 2008.

Fifteen (15) Public Hearings will then be conducted across the State. Verbal presentations will be made to the Inquiry Panel. The Panel includes the former Deputy Premier, The Hon Ian Armstrong, OBE, and the former head of the Premier's Department, Dr Colin Gellatly. A Public Hearing will be held at Tweed Heads on May 15, 2008.

The Panel considers written submissions and verbal presentations and will make a recommendation to the State Government by September 2008.

The State Government will review the report and respond to the recommendations by November 2008.

## Local Government and Shires Associations (LGSA) Options Paper

The LGSA have commissioned the production of an Options Paper to help councils respond to the Inquiry in a consistent manner. Mr Sascha Moege, Water Policy Officer with the LGSA, attended Council's workshop. He provided additional background information on the Inquiry and discussed the nine (9) models presented in the Options Paper. They include the following models:

1. Mandatory Regional Alliance
2. County Council – service provision only
3. County Council – including asset ownership
4. Council owned regional water corporation
5. State owned regional water corporation
6. Regional council aligned to catchment
7. Regional NSW wide agency – Country Water
8. Disaggregated model – bulk supply, distribution and retail
9. Status quo.

The LGSA conclude that reform in the water industry appears necessary. The most advantageous models appear to be the:

- Mandatory alliance
- County Council both service provision and owning asset models
- Council owned regional water corporation, and
- Regional council aligned to catchment.

They concede that various combinations of these models could co-exist across the State. The LGSA also recognise that State Government support in the form of facilitation, consultation, financial and

sufficient time will be required to make any reform achievable.

## Summary of Submissions to the Inquiry

At the time of writing this report, 23 submissions had been received by the Inquiry. A detailed summary of the submissions is attached (refer to Appendix A). Seven (7) councils have recommended the status quo, three (3) Councils have recommended a mandatory alliance and three (3) the County Council model.

## A Lismore Perspective

Drawing on the objectives in the Terms of Reference, there are four (4) key assessment criteria which could be affected by different water service provision arrangements:

- Business** – The business viability and sustainability of the water services provider.
- Council** – The remaining local council operations. The loss of water and sewerage services may compromise the financial viability of the council. Staff may also leave for more challenging roles.
- Community** – The impact on local and regional communities. Small communities can be seriously impacted by the loss of local jobs and activities as there is a flow-on effect from the diminishing activity.
- Integration** – Opportunities for integrating resource planning, management and operations, for sustainable, whole of community outcomes. This includes integrated resources planning, as well as integration with general purpose council functions.

Using the above selection criteria, a simple matrix was considered at the workshop. A number was allocated regarding the effect each model has on the selection criteria from a Lismore perspective.

- **1** was allocated if the effect was less favourable than the current situation
- **2** was allocated if a similar effect resulted, and
- **3** if there was an improvement.

It should be noted there is no weighting allocated in the following table. The following table provides a quick and simple comparison of the various models from a Lismore perspective –

	Business	Council	Community	Integration	Total
Mandatory Alliance	2	2	2	2	8
County Council – Ops only	1	1	2	1	5
County Council – owns assets	3	1	3	2	9
Council Owned Regional Corporation	3	1	3	2	9
State Owned Regional Corporation	2	1	2	1	6
Regional Council	3	1	1	3	8
Country Water	2	1	1	1	5
Disaggregated Model	2	1	1	1	5
Status Quo	2	2	2	2	8



## Preferred Model

There was considerable discussion at the workshop regarding the various models. It was pointed out that some of the criteria is more important than others. For example, it is more important the effect each model has on the community than the effect it has on the council.

From the above table the 'County Council – owns assets' and 'Council owned Regional Corporation' models scored highest. There was some reluctance recommending the Corporate model as the full implications of operating under Corporate Law were not fully understood.

Although the 'County Council – owning assets' model was the preferred model, there was concern regarding the accountability of the entity. The new water entity would have a monopoly on an essential service to the community. Therefore, individual councils must have some control over the pricing and service of the new entity.

There was also concern how the new water entity would integrate resource planning, management and operations, for sustainable, whole of community outcomes, particularly land use planning.

It was also felt the size of the new entity should include both the Richmond, Brunswick and Tweed catchments to ensure a quite viable business entity.

## Staff comments

### Financial Services

The creation of a County Council to deliver water and sewerage services currently provided by Council will require significant adjustment to recurrent budgets to reduce the financial impact. The extent of this impact has not been quantified, but will require a review and downsizing of cost drivers such as for management, administration, information technology, finance, human resources and customer service.

### General Manager

Over the time that the investigation into the Lismore/Rous resource sharing model was undertaken, it became increasingly clear that there was a sound basis for developing new methods to eliminate the duplication of activities which were associated with delivery of water and wastewater services to the Lismore community. One of the biggest challenges related to the development of measurable and enforceable service agreements between the parties. These agreements were required due to the sharing of responsibilities between Lismore as owner and Rous as service provider. These special agreements were also required because the relationship between Lismore and Rous would have been uniquely different to the existing relationship between Rous and its other member Councils of Ballina, Byron and Richmond Valley.

Even though that proposed model would have delivered advantages and some efficiencies, the fact is that, because of the lack of scale inherent in the absence of a region wide approach, the potential efficiency benefits would not have been optimised. On the other hand, if the approach was taken to develop a true Regional Water Authority as a new County Council created under Section 387 of the Local Government Act, there is a structural model which:-

- is understood and would be owned by local government;
- aligns with existing Council boundaries;
- recognises defined catchments and thereby community interest, and
- could be given total responsibility for water and wastewater services.

Under this model all the relevant infrastructure assets of the member Councils would be pooled and in the future, the construction of new infrastructure and upgrading of existing assets falls to the Water Authority. The Authority collects the revenues direct from the consumers and the local member Councils step away from a direct interaction with the consumer.

In terms of obvious synergies the Water Authority footprint favoured is one focussed on geographic catchments with that new organisation invested with all existing water and wastewater assets and delegated all commensurate responsibilities by the Ballina, Byron, Lismore, Richmond Valley, Kyogle and Tweed Councils. The activities of Rous Water would be folded into the new Authority.

The benefits of including Tweed to the north are reflective of the opportunities for feasible inter-valley water transfers but with Clarence Valley to the south, there is no readily apparent advantage.

It must be said that the direction taken by this report is not considerate of the views of the Councils affected. NOROC attempted to reach consensus on a regional model and there was a distinct lack of agreement. Unfortunately, the old chestnut of “we don’t need to change” continues to permeate local government dialogue and history shows that this form of resistance often results in outcomes that, far from being unwanted, are indeed undesirable.

To anticipate a change from the status quo invites a leadership approach and the creation of a Regional Water Authority in the form of a new County Council is a plausible, workable improvement on the current mix of overlapping water management structures in this north eastern corner of the State.

**I support the recommendations of the Executive Director – Infrastructure Services.**

## Public consultation

Due to the short notice given of the Inquiry, there has not been sufficient time to seek community feedback. The Minister will be conducting Public Hearings across the State with the closest venue at Tweed Heads on May 15, 2008.

## Conclusion

This report follows a workshop held with Council. Background into the Inquiry has been provided. Possible models for managing water in the future have been presented and assessed from a Lismore perspective.

The recommended model is a County Council which owns water and wastewater assets based on the Richmond, Brunswick and Tweed River catchments.

## Recommendation (IS17)

1. That Council authorise the General Manager to make a submission to the State Government Inquiry into secure and sustainable urban water supply and sewerage services for non-metropolitan New South Wales.
2. That the submission reflect support for a model such as a County Council which owns all urban water and sewerage assets in the Richmond, Brunswick and Tweed River catchment areas.
3. That the submission also reflect the new water entity should be accountable and transparent in its service provision and it should ensure its functions integrate with constituent councils’ resource planning, management and operating functions.
4. That the intent of Council’s submission to the Minister’s Inquiry be advised to the Councils of Ballina, Byron, Kyogle, Richmond Valley, Tweed and Rous Water.

# Report

<b>Subject</b>	<b>Lismore Promotion Program</b>
<b>File No</b>	S740
<b>Prepared by</b>	Manager – Economic Development
<b>Reason</b>	Response to Council Resolution 531/07, part 3
<b>Objective</b>	Council to take a proactive role in the management and administration of the Special Business Rate Variation Levy (SBRVL) <i>Lismore Promotion Program</i>
<b>Strategic Plan Link</b>	Economic Development
<b>Management Plan Project</b>	Economic Development - Support Businesses

## Overview of Report

This Report makes recommendations for the balance of project recommendations for the 2007/08 *Lismore Promotion Plan* together with an outline of how the “back office” systems for individual projects will be managed. The process for formulation of the 08/09 Promotion Plan is also presented, including endorsed Program Guidelines.

## Background

When Council created its Lismore Promotion Program Advisory Group it resolved: - *That the Advisory Group develop a strategically focussed Promotion Program for the balance of 2007/08 period and report its recommendations to Council in February 2008.*

At the February 2008 Council meeting, nine projects came forward for consideration by the *Lismore Promotion Program* Advisory Group from their 23 January 2008 meeting, with a further two flagged as possibilities. Recommendations in relation to four projects were presented at the February 2008 Council meeting. The Group met again on 27 February 2008 to deliberate on the balance of projects for the 2007/08 financial year, finalising projects comprising the 2007/08 Promotion Plan.

## Balance of project recommendations for 2007/08

Five projects were brought forward for consideration at the 27 February 2008 Advisory Group meeting. Following are the Group’s recommendations in relation to these projects:

Project Title		SBRVL funding
Project 3	Marketing and Promotion Campaign for the 2008 Lismore Lantern Parade	\$18,000
Project 6	SE Queensland Self-Drive Tourism Marketing Campaign	\$20,000
Project 7	Marketing and promotion campaign for the 4WD Caravan, Camping and Marine Show	\$10,000
Project 9	Design and printing of a marketing brochure depicting three Lismore City walks consolidated into one – Riverbank Walk, Café & Culture Trail and Heritage Walk	\$10,000
Project 10	Lismore Stocktake Sale Retail Marketing Campaign to coincide with the Car Give-Away Promotion	\$20,000
<b>TOTAL Funding</b>		<b>\$78,000</b>

**Project 3: Marketing and Promotion Campaign for the 2008 Lismore Lantern Parade**

The Advisory Group agreed to support the project, subject to the following provisions:

- a) the *Lismore Promotion Program* funds be exclusively directed towards the marketing and promotion campaign for the event (with an emphasis on attracting patrons from outside the 2480 postcode area), plus independent evaluation.
- b) close consultation with the business community, through the Lismore Chamber of Commerce, to strengthen business engagement with the event.
- c) consistent branding of Lismore across all events and campaigns, as co-ordinated by *Lismore Tourism* (Council's Tourism Services).

**Project 6: South East Queensland Self-Drive Tourism Marketing Campaign**

The Advisory Group agreed to support the project subject to consistent branding of Lismore across all events and campaigns as co-ordinated by *Lismore Tourism*.

The Group expressed surprise at the extremely modest funding level in Council's Tourism "Promotion and Advertising" budget for the promotion and marketing of Lismore LGA throughout Australia and wished this to be conveyed to Council.

**Project 7: Marketing and promotion campaign for the 2008 4WD Caravan, Camping and Marine Show**

The Advisory Group agreed to support the project, subject to the following provisions:

- a) the *Lismore Promotion Program* funds be exclusively directed towards the marketing and promotion campaign for the event – with an emphasis on attracting patrons from outside the 2480 postcode area
- b) consistent branding of Lismore across all events and campaigns, co-ordinated by *Lismore Tourism*

**Project 9: Design and printing of a marketing brochure depicting three Lismore City walks consolidated into one – Riverbank Walk, Café & Culture Trail and Heritage Walk**

The Advisory Group agreed to not support the project. The Advisory Group invited the applicant to resubmit an amended project proposal for consideration under the 2008/09 Lismore Promotion Plan.

**Project 10: Lismore Stocktake Sale Retail Marketing Campaign to coincide with the Car Give-Away Promotion**

The Advisory Group agreed to support the project, subject to the following provisions:

- a) the *Lismore Promotion Program* funds be exclusively directed towards the overarching, umbrella "Shop in Lismore" marketing and promotion campaign – with an emphasis on attracting shoppers from outside the 2480 postcode area
- b) that no SBRVL funds be directed towards marketing collateral associated with the Car Give-Away Promotion per se, and that the applicant is inclusive as reasonably practical with Lismore City businesses wishing to be a part of the car promotion
- c) consistent branding of Lismore across all events and campaigns, co-ordinated by Lismore Tourism

**Formulation of the 2008/09 Lismore Promotion Plan**

Subsequent meetings in the coming months will be devoted to the development of the 2008/09 Lismore Promotion Plan which will be submitted for Council's consideration. In developing a comprehensive, strategically focussed Promotion Plan the Advisory Group have determined that the following elements are crucial to the Plan's formulation:

- a) A more co-ordinated approach across the various disciplines, for example:
  - alignment of the Promotion Plan with i) Lismore's annual events calendar, ii) the cycle of Lismore's retail campaigns, plus iii) tourism campaigns

- consistency in branding of Lismore across all marketing and promotional campaigns, regardless of whether the campaign is funded by the SBRVL *Lismore Promotion Program*
- b) An agreed framework and “mix” of broad activities to be funded (i.e. marketing and promotional campaigns, events marketing, education / training for the business community, plus research), with activities and mix broken down by percentage / pie-chart
- c) Following determination of the broad mix of activities, development of an annual budget, with provision of contingency funds for new and worthwhile projects that became known subsequent to the Lismore Promotion Plan being adopted.

The Advisory Group has confirmed the attached *Lismore Promotion Program* Guidelines – see Attachment A. These Guidelines have recently been conveyed to the wider public inviting Expressions of Interest (Eoi) for the 2008/09 Lismore Promotion Plan. Through this Eoi process, suitable existing projects for inclusion in the Lismore Promotion Plan will be identified, then through alignment with the broader elements/considerations outlined above, gaps in the preferred Promotion Plan will become apparent. Proactive projects to fill these “promotional gaps” will then be developed and introduced into the Plan.

Attachment B describes the process for Council’s management, through the Economic Development Unit, of projects that are successful under the SBRVL *Lismore Promotion Program*.

## Comments

### Financial Services

For 2007/08, the *Lismore Promotion Program* has total funding of \$275,800 being \$189,800 for 2007/08 rates and \$86,000 unexpended from previous years. A total of \$69,600 has been committed or expended leaving \$206,200 available for initiatives recommended by the Advisory Group. The initiatives recommended in this Report total \$68,000 leaving \$138,200 available.

In regards to the recommended \$18,000 in financial support for the 2008 Lismore Lantern Parade, it should be noted that Council also provides recurrent funding of \$30,000 for this event. The recurrent funding is dissected into two parts being: a) sponsorship for non specific costs to hold the event, and b) Council’s costs associated with the event. The recommended funding from the SBRVL is for specific marketing and business engagement purposes to distinctly separate it from the recurrent funding.

### Other staff comments

Not applicable.

### Public consultation

Not applicable.

## Conclusion

That Council endorse the Advisory Group’s recommendations in relation to five additional projects funded from the 2007/08 Lismore Promotion Plan.

## Recommendations

### 1. Marketing and Promotion Campaign for the Lismore Lantern Parade 2008 - \$18,000

That Council support the project, subject to the following provisions:

- a) the *Lismore Promotion Program* funds be exclusively directed towards the marketing and promotion campaign for the event (with an emphasis on attracting patrons from outside the 2480 postcode area), plus independent evaluation.
- b) close consultation with the business community, through the Lismore Chamber of Commerce, to strengthen business engagement with the event.
- c) consistent branding of Lismore across all events and campaigns, as co-ordinated by *Lismore Tourism* (Council’s Tourism Services Co-ordinator).

**2. South East Queensland Self-Drive Tourism Marketing Campaign - \$20,000**

That Council support the project, subject to consistent branding of Lismore across all events and campaigns, as co-ordinated by *Lismore Tourism*.

**3. Marketing and promotion campaign for the 4WD Caravan, Camping and Marine Show - \$10,000**

That Council support the project, subject to the following provisions:

- a) the *Lismore Promotion Program* funds be exclusively directed towards the marketing and promotion campaign for the event – with an emphasis on attracting patrons from outside the 2480 postcode area.
- b) consistent branding of Lismore across all events and campaigns, as co-ordinated by *Lismore Tourism*.

**4. Design and printing of a marketing brochure depicting three Lismore City walks consolidated into one – Riverbank Walk, Café & Culture Trail and Heritage Walk - \$10,000**

That Council not support the project.

**5. Lismore Stocktake Sale Retail Marketing Campaign to coincide with the Car Give-Away Promotion - \$20,000**

That Council support the project, subject to the following provisions:

- a) the *Lismore Promotion Program* funds be exclusively directed towards the overarching, umbrella “Shop in Lismore” marketing and promotion campaign – with an emphasis on attracting shoppers from outside the 2480 postcode area.
- b) that no SBRVL funds be directed towards marketing collateral associated with the Car Give-Away Promotion per se, and that the applicant is inclusive as reasonably practical with Lismore City businesses wishing to be a part of the car promotion.
- c) consistent branding of Lismore across all events and campaigns, co-ordinated by Lismore Tourism.

# Report

<b>Subject</b>	<b>Lismore City Street Tree Masterplan</b>
<b>File No.</b>	S332
<b>Prepared by</b>	Parks Coordinator
<b>Reason</b>	To address Council resolution (237/04).
<b>Objective</b>	To prepare a Street Tree Masterplan to address issues such as replanting and maintenance policies and programs.
<b>Strategic Plan Link</b>	Natural Environment
<b>Management Plan Project</b>	Strategic Planning

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## Overview of Report

In December 2004 Council resolved to prepare a Street Tree Masterplan to address issues such as replanting and maintenance policies and programs. The Masterplan has been developed by LandPartners in consultation with Parks & Recreation Staff, Councillors, public consultation and an industry professional. A set of policies and procedures have also been developed to ensure consistency and transparency of tree decisions.

## Background

In December 2004, Council resolved to prepare a Street Tree Masterplan to address issues such as replanting and maintenance policies and programs. A budget of \$15,000 was approved for the 2005/06 budget which has been rolled over to this financial year following a lengthy research, draft preparation and consultation phase. LandPartners were approved in March 2007 to supply the Lismore City Council Street Tree Masterplan following Expressions of Interest.

A first draft Street Tree Masterplan was presented to a Council Workshop in September 2007. Feedback from the session was both positive and negative, the most negative being that *'...not all streets have been included within the Masterplan'*. It was explained on the night that the Masterplan will be a work in progress and that to include all streets and roads in Lismore would be extremely time consuming due to the research involved in terms of finding suitable tree species to suit variable conditions such as frost, temperatures, waterlogging and most important soil types.

Community consultation then took place for the month of November 2007 with the results discussed below.

During the development of the Street Tree Masterplan, a set of policies and procedures were also developed. These policies and procedures are to complement the Masterplan, in particular the implementation of planting, maintenance and replacement programs. These are also discussed below.

## Discussion

### Street Tree Masterplan Feedback

#### Council Information Session – September 2007

**Comment:** “Not all roads and streets are covered by the Masterplan”.

**Action:** Resources are extremely limited to cover all streets, particularly when considering soil type investigations before finalising species for individual streets. The document will be a works-in-progress, whereby each street will be included as funds become available for planting. Broad policies and planting suggestions within the Street Tree Masterplan will be the guiding principles for each individual street.

**Comment:** “Species such as Leopard trees should be removed from planting list”.

**Action:** Leopard tree and Yellow Mangosteen have been removed from the planting list. It is important to note that the species list is dominated by local (endemic) and indigenous native trees supplemented with a minimal variety of exotic and other native species. Species such as Crepe Myrtle have heritage value and have therefore been selected as replacement species within selected heritage precincts.

**Comment:** “The rural precincts should be carefully and sensitively discussed if they are not to be included in the plan”.

**Action:** The following wording has been included in the Masterplan- ‘The Rural villages of Lismore are considered as requiring special attention in individual master plans. It is envisaged these will be undertaken progressively as resources allow. However, the general framework and technical detail in this Masterplan will serve any need for future tree planting in the rural villages.’

#### Community Consultation – November 2007

A total of two written submissions were received from members of the community. The comments of most importance include:

**Comment:** “*Callistemon viminalis* in Webster Street was doing poorly and we should consider a different species”.

**Action:** It was observed that the species in Webster Street is actually *Callistemon citrinus* and is growing poorly. The *C. viminalis* is growing well in other streets and therefore will remain in the Masterplan.

**Comment:** “Plant ‘*Betula nigra*’ as a street tree.”

**Action:** Although this species is likely suited to north and south Lismore, it does not tie in well with the overall native and indigenous theme of the Masterplan. There is also information denoting this species as a possible weed in the future.

**Comment:** *Suggestion of the Tuckeroo and various Lilly Pilly species in South Lismore.*

**Action:** There is limited well-drained soils suitable for the species suggested. The area is dominated by heavy clay which can inhibit the growth of the Lilly Pilly species and particularly the Tuckeroo.

**Comment:** “There is a need to complete drainage works along roadsides before tree planting”.

**Action:** It is agreed that both North and South Lismore have significant drainage issues adjacent to the roads and that future plantings should preferably be performed within drainage or roadworks projects in both precincts.

#### Industry Critique – Head Teacher for Arboriculture, Wollongbar TAFE

A more technical critique has been gained from the head teacher for Arboriculture from Wollongbar TAFE, Robert Stavrou. The majority of his critique was species selection in regards to soil type. All species on the existing list have since been reviewed for soils compatibility and changes made to suitability to each precinct. More information in regards to soils compatibility with tree species will be gained as tree planting begins.



Other adjustments to the Street Tree Masterplan following information supplied by Mr Stavrou include numerous spelling corrections for species names, changes to genus names (synonyms), a recommendation for more Koala food trees, and review of mature tree heights. Overall, Mr Stavrou commended the Masterplan's content and presentation.

## Council Staff Feedback

Feedback was also gained from various staff in relevant sections including the Planning, Environment and Roads Sections. Relevant issues resolved included:

- Inclusion of the Dalley Street Conservation Area and Spinks Park/Civic Precinct Conservation Area into the precinct information.
- Addition of *Flindersia schottiana* to the species list.
- Addition of sightline design and safer by design (NSW Police) principles.
- Golden Shower and Golden Rain tree need to be clarified and adjusted within Masterplan.

## Street Tree Masterplan Implementation

As with all projects, the successful implementation of the Street Tree Masterplan will depend upon the availability of resources. Success will be measured by the successful establishment of attractive and safe trees suitable to their location.

### Implementation Funding

Parks & Recreation Staff have begun to track tree planting resources this financial year, with past planting being attributed to general maintenance allocations. Past tree planting has utilised general tree maintenance funding and is difficult to ascertain tree numbers planted and associated costs.

Existing contractor costs associated with tree planting and six months maintenance for a 25L tree is \$120 per tree. This takes into consideration planting costs, fertilising, watering, tree pruning, staking and a guarantee the tree is fit and healthy before handover to Council. A specification is provided to the contractor to ensure they meet our requirements. Research has proven that this intensive planting and initial maintenance requirement will reduce tree maintenance costs significantly for the life of the tree and also significantly reduce short to long-term public liability by reducing the trees' risk to limb failure, complete failure and damage caused by roots.

There are Section 94 funds available to commence implementation of the Street Tree Masterplan. The next stage of development, however, is to assess the overall number of street trees, provide an estimate of cost and map out a suitable timeline. When this information is known an appropriate submission will be made through the usual budget process.

### Priority Planting

The Masterplan outlines the priority of various projects to be implemented. In order, these are:

#### *Immediate Priority*

- New subdivisions and road upgrades, areas adjacent to or affected by construction projects.
- Streets or precincts, particularly new subdivisions, where Section 94 funding is available for street tree planting.

#### *High Planting Priority*

- Primary streets, particularly those which have not previously been addressed.
- Primary and secondary streets in the CBD area (some of which require a Masterplan).
- Entry roads to the city (some of which require a Masterplan).
- Streets which are being completely resurfaced or widened should automatically be planted with street trees upon completion of the widening.

Entry points to the city and primary streets will require a detailed assessment of planting requirements specific to the site. Separate masterplans for these sites have been recommended by the consultant to ensure appropriate research into the significant visual affect on the city. Alternatively, careful planning and consultation may take place for these higher profile sites as is being done for the Ballina Road – High Street Gateway project.

## Policy and Procedures

### Public Tree Risk Management Plan

In order to comply with industry best practice and reduce Council's exposure to risk, the attached Public Tree Risk Management Plan is recommended for approval (*refer Attachment A*). The plan addresses each of the criteria set out within the document "*Trees and Tree Roots – Best Practice Manual 2003*" written by Council's Insurer, Statewide Mutual Insurance.

The Plan outlines how the management of trees within Lismore City will reduce Council's exposure to risk and includes the steps taken during tree selection, planting, maintenance and inspection processes.

The Plan basically formalises in writing current procedures already undertaken by Parks & Recreation Staff and includes details of a new pro-active inspection and maintenance program that will require (minimal) additional recurrent funding from 2008/09.

### Public Tree Policy

The Public Tree Policy (*refer Attachment B*), simply outlines the requirement to develop and maintain the tree documents already discussed (Street Tree Masterplan; Public Tree Removal Procedure, and Public Tree Risk Management Plan). The policy will ensure that trees are recognised as an essential part of the community and the environment and that they will be managed within allocated resources.

## Comments

### Financial Services

Not Applicable – No current budget ramifications.

### Public consultation

Completed in November 2007 and is contained within the '*Discussion*' section above.

## Conclusion

- The Street Tree Masterplan is an over-arching document that will provide clear direction in determining suitable street trees within the Lismore City Council local government area.
- Success will be measured by the establishment of attractive and safe trees suitable to their location.
- The Masterplan has been critiqued through public consultation, within a Council Information Session and also by a leading industry professional from TAFE NSW.
- The policies and procedures developed with the Masterplan aim to assist Council staff to ensure consistency and transparency in tree decisions.

## Recommendation (IS16)

1. The *Draft* Lismore City Street Tree Masterplan – March 2008, be adopted.
2. The Management Plan and Policy submitted with the report entitled "*Public Tree Risk Management Plan*" and "*Public Tree Policy*", also be adopted.

# Report

<b>Subject</b>	<b>Lismore Development Control Plan - Proposed Amendment No. 3</b>
<b>File No</b>	S924
<b>Prepared by</b>	Senior Planner
<b>Reason</b>	To advise Council of proposed amendments to Lismore Development Control Plan
<b>Objective</b>	Council endorsement to exhibit Amendment 3 of the Lismore Development Control Plan
<b>Strategic Plan Link</b>	Economic Development
<b>Management Plan Activity</b>	Review and Update of Planning Controls

## Overview of Report

This report outlines proposed amendments to the Lismore DCP relating to road access requirements for Rural Land Sharing Communities, energy efficient street lighting in village and rural residential subdivisions and ensuring that subdivision applications comply with Council's current on-site sewage management strategy. It is recommended that the proposed amendments are placed on public exhibition.

## Background

At its meeting held June 12, 2007, Council resolved to adopt the consolidated Lismore Development Control Plan (DCP). The DCP contains two parts: Part A contains the generic controls that apply throughout Lismore, while Part B contains the site specific controls that apply to a particular site or locality. Since the adoption of the DCP, several issues have been identified that warrant amendment of the DCP. Council recently adopted Amendment No. 1, which made changes to a number of development controls in Part A, and Amendment No. 2, which introduced Chapter 21, Public Art. Proposed Amendment No. 3 to the DCP relates to road access requirements for Rural Land Sharing Communities, energy efficient street lighting in village and rural residential subdivisions and ensuring compliance of subdivisions with Council's current on-site sewage management strategy. The proposed amendments are an attachment to this report.

## Overview of Proposed Amendment No. 3

### 1. Road Access to Rural Land Sharing Community (RLSC)

Chapter 16 of the Lismore DCP requires that land to be developed for a rural land sharing community must access either to a primary road or to within 2km of a primary road (a primary road being those roads identified in the Lismore City Wide Roads Study as 'arterial', 'sub-arterial' or 'collector' roads). Where a development has direct frontage to a primary road and the standard of the primary road does not meet the minimum standards, the applicant is required to upgrade the whole of the road frontage to the specified standard.

A recent section 96 application to modify a condition requiring compliance with the above standards has demonstrated that the requirement to upgrade the entire road frontage may be inequitable in some cases and may not achieve the desired outcomes. Situations can vary greatly depending on the number of sites on a RLSC and the width of the lot frontage. However, in all cases the issue of primary concern is that an adequate sight distance can be achieved at the intersection with the public road.

A reasonable, equitable and safe outcome, and one which recognises the area of greatest impact, is to require the access road to be upgraded for a length equivalent to the required sight distance in each direction from the driveway intersection. It is recommended that the standards applicable to rural residential development are adopted. That is, where there are less than five (5) dwelling sites on the RLSC the length of road upgrade is equal to the approach sight distance. For five (5) or more dwellings, it is equal to the safe intersection sight distance. For the majority of primary rural roads, where the speed limit is 80km, 100 metres either side of the driveway to the RLSC will require upgrading where there are less than five (5) lots. Where there are five (5) or more lots 170 metres either side of the driveway will require upgrading.

## 2. On-Site Sewage and Wastewater Management Systems

Chapter 6 - Village and Rural Subdivision - of the Lismore DCP requires that residential areas and rural residential areas (where not sewered) are adequately serviced with on-site sewage management systems. The Suggested Solution does not reference current guidelines and does not allow for decentralised treatment systems to be considered. Therefore an amendment is recommended to:

- Delete the documents that are not relevant;
- Insert reference in the Suggested Solutions to Council's current On-Site Sewage and Wastewater Management Strategy;
- Include a Suggested Solution that allows decentralised treatment systems to be provided; and
- Include a Performance Criterion for on-site wastewater management systems to be of a low technology design.

## 3. Energy Efficient Street Lighting

Amendment No. 1 to the DCP amended Chapter 5 of the DCP to require more energy efficient street lighting in new urban residential, commercial and industrial subdivisions. This requirement should also be applicable to street lighting in village and rural residential subdivisions. Therefore, an amendment is recommended to Chapter 6 of Part A of the DCP.

## Comments

### Financial Services

Not required.

### Other staff comments

Council's Engineering and Environmental Sections have been consulted in the preparation of the proposed amendments to the DCP.

### Public consultation

The *Environmental Planning and Assessment Regulation 2000* requires DCP amendments to be exhibited for a period of twenty eight (28) days. It is proposed that Amendment 3 will be exhibited for twenty eight (28) days to comply with the Regulation.

## Conclusion

The proposed amendments to the Lismore DCP outlined in this report will result in more equitable and flexible road access requirements for Rural Land Sharing Communities, provision of energy efficient street lighting in village and rural residential subdivisions and subdivision applications that comply with Council's current on-site sewage management strategy. It is recommended that the proposed amendments are placed on public exhibition.

## Recommendation (PLA8)

That Council resolve to exhibit Lismore Development Control Plan Amendment No. 3 for a period of 28 days.

# Report

<b>Subject</b>	<b>Lismore Saleyards Amenities Building (Nos.121-123 Tweed Street, North Lismore)</b>
<b>File Nos.</b>	P19299, P19300
<b>Prepared by</b>	Assets Engineer
<b>Reason</b>	In response to a request from Council for a report to be prepared advising of alternate uses for the property known as the Lismore Saleyards Amenities Building, (Nos. 121-123 Tweed Street, North Lismore).
<b>Objective</b>	To gain Council's endorsement to proceed with demolition of the building and sale of the property.
<b>Strategic Plan Link</b>	Infrastructure
<b>Management Plan Project</b>	Asset Management, Properties

## Overview of Report

This report recommends the demolition of a building known as the Lismore Saleyards Amenities Building and that Council pursue sale of the land on which the building is located. Costs to refurbish the building have been examined and found to be very expensive given the condition of the building and the presence of asbestos. An informal approach made to Council to purchase the property and convert the building to a residence is not permissible.

## Background

The Saleyards Amenities Building is a single-storey, concrete slab, clay brick walled structure with an asbestos roof. The building occupies Council property being Lots 6 and 7 in DP 942, (Nos. 121-123 Tweed Street, North Lismore), classified as Community Land. The building comprised the former offices and amenities for the Lismore Saleyards and has also operated as a cafeteria servicing the Saleyards. A Development Application (DA) was approved for the demolition of this building in 2000, however, this work did not proceed. The building has been subject to flooding on numerous occasions and the site remains flood-prone.

Options for the property considered in this report are:

- Restoration
- Demolition of the existing building
- Sale of the property.

## Restoration

The building is considered unworthy of restoration primarily due to the costs estimated to repair the significant faults and restore the building to a satisfactory condition. The proposal attached to the DA for the demolition of this building in January 2000, stated *"The building is disused and being constructed of clay brick on inadequate foundations, has developed major structural faults due to movement of the reactive soil below the foundations."*

The recent hail storm, (October 9, 2007) has resulted in additional damage to the building's asbestos roof. The roof was professionally assessed following the storm and it has been recommended that replacing the roof is the only management option. The consultant also conducted a Hazardous Materials Survey, which identified the presence of asbestos within materials used for other parts of the building. These would need to be removed and replaced as part of any refurbishment of the building.

The building is also subject of a "Notice of Intention to give an Order No. 2 to Demolish or Remove a Building," (see comments from Manager, Environmental Health and Building Services below).

No quotes have been obtained for repair and refurbishment of the building. Aside from the structural work, roof replacement and basic refurbishment, additional work would be required to make the building safe for occupation. Substantial costs would be required for car parking, site drainage, footpaths and safe access, removal of asbestos and replacement with alternative building materials, air-conditioning, security and fire safety measures. Based on quotations and more detailed estimates prepared for other buildings it is estimated that the total cost of restoring this building to meet minimum statutory requirements and make it safe for use would exceed \$200,000.

Restoration of the building is therefore not considered feasible based on the unbudgeted financial commitment required. This capital expenditure for restoration and ongoing maintenance costs would need to be assessed against the cost of providing any new building constructed to current building standards, which meets the needs of the community to an acceptable service level.

## Demolition

Council could demolish the building and has provided funds in the current budget to do so. This building currently has no significant historical or cultural significance. If the building was demolished, the land would become available for other uses.

Based on the preliminary quotations received for other buildings of similar size, it is estimated that to demolish the building would cost approximately \$30,000 - \$35,000.

Council has allocated \$100,000 in the current budget towards demolition of a number of buildings. Council has already approved the demolition of the former Continental Club and the recently purchased building at No.18 King Street, Lismore. The expected cost of those works is approximately \$70,000.

## Sale of the Property

Council has received an offer to buy the subject property. The interested party is a builder who stated his intention as being to restore and convert the property to a residence.

Conversion of the building to a residence could not be achieved in the current zoning, and there is little likelihood that Council would agree to re-zone the land to permit construction of a residence. Further, the current zoning does not allow a building entitlement on the lot. The land is also subject to flood and therefore the requirements of the Lismore DCP would apply. In short, this would not permit construction of a residence on the subject land due to the reasons outlined above and the high risk of flooding in that area.

However, other parties may be interested in purchasing this property, particularly adjoining landowners. The presence of the building on the site would make it less attractive to potential purchasers, particularly the asbestos problem.

Sale of the property is however, not an immediate option due to the Community Land classification. The land would need to first be re-classified before any sale could be contemplated.

## Comments

### Financial Services

On the basis that the property is surplus to requirements due to the prohibitive restoration costs, the recommendation to sell the property is supported.

## Other Staff Comments

### Manager - Planning Services

The proposed demolition raises no land use planning issues.

### Manager - Environmental Health & Building Services

In April 2007 Council issued a “**Notice of Intention to give an Order No. 2 to Demolish or Remove a Building**” on the subject premises.

Council’s Building Services staff have assessed that the building in its current condition is in such a poor state that it represents a risk to public safety and should be demolished.

## Public Consultation

Formal public consultation has not been undertaken at this time as it was considered necessary for Council to be made fully aware of the likely costs involved in repairing the building before committing to raising community expectations through a public consultation process. Should Council choose not to proceed with the sale or demolition of the building, a public consultation would be undertaken as part of a process, which would determine the form of restoration that should be taken.

## Conclusion

The building has been unoccupied for a considerable time, prior to 2000. Whilst it may be possible for Council to restore the building there would appear to be little need for such a building in the current location and the costs of such restoration would be prohibitive.

Whilst Council has received some interest in purchasing the property, the stated intention to convert the building to a residence is not possible for the reasons outlined in the report. It is considered that the best option for Council is to demolish the building and commence the process of reclassifying the land to facilitate the sale of the property.

## Recommendation (IS15)

That :

1. Council proceed with demolition of the building known as the Saleyards Amenities Building and located at Nos. 121-123 Tweed Street, North Lismore.
2. As the land is surplus to requirements, Council commence a process of reclassifying the land from Community to Operational with a view to selling the land.

# Report

<b>Subject</b>	<b>Electronic Document Records Management System</b>
<b>File No</b>	S812
<b>Prepared by</b>	Manager Information Services, Executive Services Co-ordinator
<b>Reason</b>	The implementation of an Electronic Document Records Management System (EDRMS) has been under review.
<b>Objective</b>	To obtain Council consent to alter the project budget for the implementation of the Electronic Document Records Management System
<b>Strategic Plan Link</b>	Leadership by Innovation
<b>Management Plan Project</b>	Information Services: Implement Electronic Records Document Management System

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## Overview of Report

The implementation of an Electronic Document Records Management System is a milestone technology and business initiative for Council. The project is currently under review following consideration of a number of operational issues associated with the implementation of the Authority system. These issues have now, in the main, been addressed. What has been identified is the impact on key staff when major Information Technology systems are implemented. These staff are often required to assist in scoping and implementing these systems while continuing to perform their day-to-day duties.

The purpose of this report is to outline an alternative approach to proceeding with its implementation that will reduce the impost on staff and to detail the revised project budget.

## Background

In August, 2004 a project proposal was developed by the then Manager of Information Services to proceed with the determination of the costs of implementing an EDRMS. This then became a regional initiative with a ROI being issued on behalf of three other Councils (Clarence Valley, Richmond Valley, Rous Water) closing early October 2004. This resulted in an invitation to tender for a short listed group of respondents closing December 2004.

One of the outcomes of that tender process was the detailed evaluation of the tenderers by Votar Partners. The result of this evaluation saw three recommended including TRIM, DataWorks and InfoVision.

In May 2005, tenderers were advised that Lismore City Council would not be making a decision until a review of its current information systems was conducted. As a consequence of that decision, Rous Water also deferred any decision, however the other two Councils continued with their analysis.

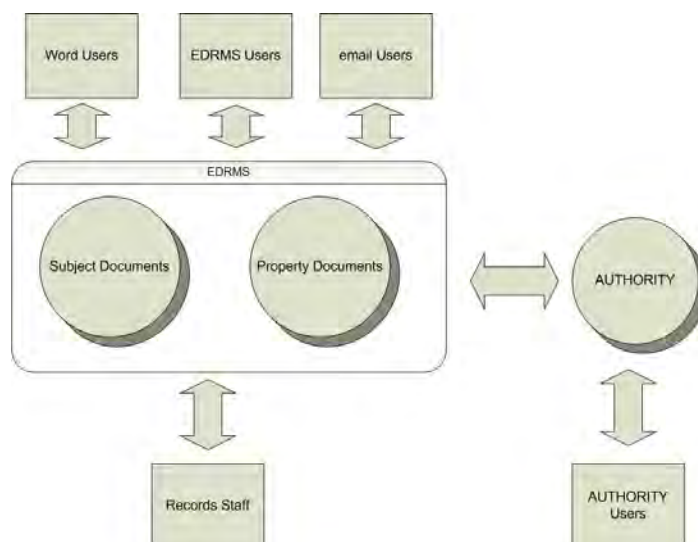
Following that time, a decision to replace Council's primary corporate system CIVIL, was made. This decision saw a contract being awarded to Civica Pty Ltd in August 2006 for the implementation of its AUTHORITY suite of products. During this time the EDRMS project has been in abeyance.



On July 1, 2007 the AUTHORITY system went live. The bedding in of this system has taken longer than anticipated, however major issues such as report production and general staff familiarity are now well on their way to being fully addressed.

## Pre-requisites

Any EDRMS implemented at Lismore City Council must integrate with the AUTHORITY software. In its simplest form this integration would require that documents created within AUTHORITY are available to an EDRMS User. At this stage the only fully functional integrations known appear to exist with TRIM, DataWorks and EDM (Civica's own EDRMS). Previous discussions with Civica have suggested that EDM, in its current form would not fully meet our requirements.



It is also an imperative that any EDRMS must meet the recordkeeping requirements of NSW State Records Act 1998.

## Procurement Options

There would appear to be two choices for acquiring the software and implementation services:

- Open Tender or
- Pre-existing Contract

The NSW Department of Commerce has had a contract, GSAS 2323 – Records and Information Systems (RIMS) which had four listed contractors providing three software solutions. Two of the contractors provided a product that is known to fully integrate with AUTHORITY and that integration is supported by Civica. Products on this contract meet the State Records Act obligations. Contract 2323 expired at the end of 2007 and has been replaced with a new contract called Information Asset Management Systems (IAMS).

By utilising this contract we would avoid much of the work that was previously required in 2004 during the initial evaluations, in particular the requirement to go to Tender.

## Resource Implications

It is clear that the Authority system draws significant staff resources to deliver the business operations required by Council. It is also clear that many staff are still developing the appropriate skills to get the best from the operating systems.

A difficulty in bringing in any new system is the additional impost on existing key staff. The Authority project has taught us that it is not reasonable to expect staff to just absorb the additional workload or to put in additional hours as this does not do justice to their operational work nor the project. It is also apparent that it is not possible to find external or temporary staff to backfill key positions at short notice. Any well-considered approach to bringing in another system must address these matters.

## Project Implementation

It is expected that the implementation of the EDRMS would build on the model that was successfully applied to the implementation of AUTHORITY, the key elements of which would be:

- A Project Committee
- A Project Manager
- A resource skilled in local government electronic records management who will take on the role of Systems Administrator
- Working groups as required

Acknowledging the statements made earlier about staff resourcing it would seem prudent to acquire additional external resources to minimise the impact on current staff and their workloads. The proposal is thus:

- Contract a full-time Project Manager for the duration of the project (expected to be nine months). This role will be to commence business impact analysis, develop the project schedule and liaise with the preferred vendor and eventually co-ordinate the implementation and training.
- At an appropriate point (expected to be not long after engaging the Project Manager) the Systems Administrator resource should be engaged. This engagement should probably be initially for eighteen months.

These two additional personnel will form the hub of the project team reporting to the Steering Committee. Between the two of them it is expected that sufficient business knowledge can be acquired through key staff interviews and other mechanisms to develop the appropriate changed business processes and training programs without the significant impact on these staff apparent during the Authority project. It is also expected that this team will identify key staff that must be made available during the implementation and flag with Supervisors, the need to acquire and train appropriate staff to backfill those positions.

A basic timetable for the implementation would be:

Month	Activity
Apr-08	Council Endorsement
May-08	Commence Recruitment for Project Manager
Jun-08	Project Manager on board. Scoping exercise and development of Requirements document. Commence Recruitment for Systems Administrator resource
Jul-08	Commence negotiations with potential suppliers and review submissions.
Aug-08	Systems Administrator on board. Finalise agreement and sign orders.
Sep-08	Finalise project schedule. Advise Supervisors of key staff requirements of project. Supervisors to prepare backfilling staff.
Oct-08	Project Implementation Commences
Mar-08	Go Live

## Budget

An amount of \$450,000 sourced from IT reserves is currently available for this project.

A revised estimate of the total implementation cost is below:

### Estimate

Software Licenses	190,000
Implementation/Training	60,000
Hardware	24,000
RDBMS Environment	10,000
Data Conversion	40,000
LCC Project Management	140,000
LCC Resources	70,000
System Administrator	80,000
Additional Software Development	20,000
Civica Consultancy	10,000
<b>Total</b>	<b>644,000</b>

## Comments

### Financial Services

The revised budget for this project totals \$644,000 (\$450,000 in the 2007/08 Budget). After anticipated commitments to Authority and other capital works, approximately \$645,000 is available in reserves. If this project were to proceed based on the revised budget, there would be no available funds held in reserves to cater for any future planned or unplanned works. This situation would be offset by the 2008/09 Budget which provides for a recurrent amount of \$195,000 being transferred to reserve.

It is assumed that there will be licensing costs associated with the EDRMS and that these will be partially offset by the savings of \$22,600 per annum in costs current required to provide CIVIL system which would not be required. Any shortfall will be required to be met by an ongoing contribution from all sections through the Activity Based Costing (ABC) charges.

Being part of the Project Committee for the implementation of Authority, I would strongly agree with the recommended approach proposed to acquire additional external resources to minimise the impact on current staff and their workloads.

## Other staff comments

### Records Management

Council continues to fall behind in its management of records. Council is the only general purpose local authority in the Northern Rivers without electronic records management. Council is unable to make use of the many benefits provided by such technology. These include:

- Knowledge Management.** With an EDRMS system knowledge can be shared easily between staff. As we move further into the information age, organisations which are unable to easily access and use their corporate knowledge will fall well behind those that can. Council runs the significant risk of not being able to take advantage of the information revolution if it does not introduce an EDRMS system. For staff member to be fully effective he or she needs to have quick and easy access to the information they need. Document searches in a EDRMS can provide this access directly and quickly to a staff member's workstation. If this same process is done in a manual system, it may require many hours of searching through physical files to find it.

- **Document Workflow.** An EDRMS provides accountability for the actioning of correspondents and other incoming documentation by assigning tasks to relevant staff members and providing a means of reporting on completion. An EDRMS also manages internal processes where the action of multiple staff is required.
- **Filing.** An EDRMS negates the need for many hours spent placing physical documents on physical files.
- **File Storage** Council currently has a very extensive file store. An EDRMS would remove the need for the continued growth of this store. With the introduction of an EDRMS, as physical files reach their disposal date the size of the required store would be reduced until we eventually reach a point where we keep only a small number of physical records.
- **Disaster Recovery.** In the event of a significant disaster it would be very difficult to protect physical records. With the introduction of an EDRMS system, the digital records can easily be stored offsite and quickly restored when required.
- **Reduction in Environmental Impact.** All information physically stored needs to be printed. We currently store many thousands of reams of paper. By digitising records we will significantly reduce our paper consumption.
- **Access.** An EDRMS allows access to records from anywhere that has a network connection. Staff at remote sites and those working from other locations will no longer have to wait days to get the information they need.

Records staff have been waiting for the introduction of an EDRMS for many years. An EDRMS offers staff the opportunity to move away from the traditional role of filing and mail distribution and into the field of knowledge management.

Council has previously agreed that it wants to take full advantage of the information age and advance as an organisation thus it is timely that this project goes ahead. There are many benefits of an EDRMS system which will allow Council to significantly improve its internal processes.

## Public consultation

None.

## Conclusion

The implementation of an Electronic Document Records Management System will complete a significant strategic and technological enhancement of Council's corporate information systems. To delay further compounds the problem of an antiquated records system, limited paper storage facilities and the increasing difficulty of managing large streams of electronic correspondence being received and sent.

Exercising Council's right to utilise a Department of Commerce Contract will save both time and money, effectively providing a shortlist of vendors who meet many of the fundamental requirements for the successful implementation of an EDRMS.

## Recommendation (PLA8)

That Council:

1. Proceed with the implementation of the Electronic Document Records Management System as outlined in the Report.
2. Increase the 2007/08 budget by \$194,000 to provide for the implementation of this project, funded from IT reserves.
3. Approve the use of the Department of Commerce contract facility for the selection of the software provider.

# Report

<b>Subject</b>	<b>Rous Water / Lismore City Council Service Level Agreement</b>
<b>File No.</b>	PE:VLC:S306
<b>Prepared by</b>	Operations Engineer – Water and Sewerage
<b>Reason</b>	To inform Council of the completion of a formal Water Supply Agreement (WSA) between Rous Water and the four constituent councils.
<b>Objective</b>	To obtain Council resolution to allow the General Manager to be authorised to execute the WSA on behalf of Lismore City Council.
<b>Strategic Plan Link</b>	Water and Waste Cycle
<b>Management Plan Activity</b>	Water Supply Services

## Overview of Report

To inform Council of the completion of a formal Water Supply Agreement (WSA) between Rous Water and the four constituent councils.

## Introduction

Over the past year, Council staff have been involved in a series of meetings and workshops with Rous Water and constituent councils developing a Water Supply Agreement (WSA) between the bulk water supplier, Rous Water, and the reticulators, Lismore, Ballina, Byron and Richmond Valley Councils.

A copy of the final agreement is appended to this report.

## Reason

It was determined by Operational Staff, that a WSA was beneficial to formalise the bulk water supply from Rous Water to the constituent councils.

Over the years there has been confusion with respect to quality and quantity of supply, roles and responsibilities of staff, communication lines and reporting functions.

It was determined by the operational management of the parties involved that a WSA would provide benefits to the operation of water supply in the region.

## Legal Framework

The bulk water supplied by Rous Water to its constituent councils is required to be supplied in accordance with the requirements of the Australian Drinking Water Guidelines. As such the responsibility for water quality compliance is well defined for Rous Water.

Constituent councils are responsible for the operation, security and maintenance of the reticulation, and as such this WSA does not absolve the constituent councils of their duty of care provisions with respect to supply to their customers.

As such, the WSA states that, *“This is a co-operative agreement that is intended to formalise the levels of service and the working relationship between the parties. This agreement is not intended to be used for legal action by any party against the other.”*

As such the WSA is not a legal document.

## Details of the Water Supply Agreement (WSA)

The WSA addresses the following topics:

- Administration
- Operation Protocols
- Quantity and Security
- Accountability
- Dispute Resolution
- Communication Lines
- Points of Supply
- Water Losses
- Education
- Demand Management.

In addition to the above, the WSA sets the protocol for future revisions of the agreement.

## Comments

Financial Services

Not required.

## Other Staff Comments

Not required.

## Public Consultation

Not required.

## Recommendation (IS14)

Council resolve that the General Manager, on behalf of Lismore City Council, execute the Water Supply Agreement between Rous Water and the four constituent councils.

# Report

<b>Subject</b>	<b>Investments held by Council – March 2008</b>
<b>File No</b>	S178
<b>Prepared by</b>	Management Accountant
<b>Reason</b>	Required by Local Government Act 1993, Clause 212 Local Government (General) Regulations 2005 and Council's Investment policy.
<b>Objective</b>	To report on Council Investments
<b>Strategic Plan Link</b>	Leadership by Innovation
<b>Management Plan Activity</b>	Financial Services

## Overview of Report

Council investments as at 31 March 2008 are estimated to be \$28,113,867 subject to final value of funds held under separate management being advised shortly.

The interest rate reported over the period of March 2008 is estimated to be 6.76% in comparison to 7.23% for March 2007. Council's return of 6.76% is below the Bank Bill Swap Rate for the same period of 7.92%. The final interest return may vary due to actual returns achieved in the funds held under separate management.

Volatility continues within the markets, however all rated investments continue to maintain acceptable credit ratings. Acceptable credit ratings indicate that capital on maturity and interest on investment receipts will be received. The volatility has resulted in the future payment of interest from two investments to cease until such time the investments reach a trigger which allows interest payments to recommence.

## Background

The Local Government Act 1993, Clause 212 Local Government (General) Regulations 2005 and Council's Investment policy requires a monthly report be provided to Council on investments. The report is to include the source and amount of funds invested, terms of performance of the investment portfolio over the preceding period and a statement of compliance in relation to the requirements of the Local Government Act 1993.

### Report on Investments

- *Confirmation of Investments – 29 February 2008* \$29,502,499
- *Estimated Investments – 31 March 2008* \$28,113,867

The current rate of return on investments for March 2008 is estimated to be 6.76% compared to 7.23% for the same period last year. Council's return of 6.76% is below the Bank Bill Swap Rate for the same period of 7.92%. The rate of return reported has been calculated using actual returns where available and estimates based on the previous period balance and interest rates. The methodology used to calculate estimates appear reasonable in light of discussions with the portfolio manager.

Volatility in the investment markets has continued to impact on Council's current market valuation of investments and interest on investment returns. Council's investment advisors have confirmed the view that the current valuation of the market is not a true reflection of Council's overall position as typically most investments are held to maturity. All rated investments held have a credit rating (AAA to A for long term investments) indicating the underlying assets supporting the investments are sound. With credit ratings acceptable, receipt of interest on investments are anticipated in all cases except on the two investments previously advised (Longreach Series 25 and ANZ ASPRIT III).

## Attachments

The following attachments have been included for Council's information:

- Summary of Capital Value Movements on Investments including name of institution, lodgement date and maturity date.
- Schedule of Estimated Interest showing interest rate and estimated interest earned for the period.
- Total Investment Portfolio held by month with last year comparison - graphical
- Investment by Type - graphical
- Weighted average interest with last year comparison – graphical
- Investment by Institution as percentage of total portfolio – graphical

## Comments

### Responsible Accounting Officer

The investments held by Council with various financial institutions, have been made in accordance with the Local Government Act 1993, Local Government (General) Regulation 2005 and Council's investment policy.

### Other staff comments

Not applicable.

### Public consultation

Not applicable.

## Conclusion

A report on investments is required to be submitted to Council monthly. This report meets that requirement. For March 31, 2008, investments total \$28,113,867 and the annualised rate of return was 6.76%.

The investments held by Council with various financial institutions, have been made in accordance with the Local Government Act 1993, Local Government (General) Regulation 2005 and Council's investment policy.

## Recommendation

The report be received and noted.



**MINUTES OF THE TRAFFIC ADVISORY COMMITTEE MEETING  
HELD ON MARCH 19, 2008, AT 10.00 AM.**

	<b>Present</b>	Councillor Merv King ( <i>Chairperson</i> ), Lance Vickery and Stefan Wielebinski ( <i>RTA</i> ) and Snr Const Rob Clarke ( <i>Lismore Police</i> ).
	<b>In Attendance</b>	Garry Hemsworth ( <i>Executive Director-Infrastructure Services</i> ), Scott Turner ( <i>Manager-Assets &amp; Support Services</i> ), Salina Runge ( <i>Road Safety Officer</i> ), and Bill MacDonald ( <i>Traffic &amp; Emergency Services Coordinator</i> ).
TAC8/08	<b>Apologies</b>	An apology for non-attendance on behalf of Thomas George, MP, was received and accepted.
TAC9/08	<b>Minutes</b>	The Committee was advised that the minutes of the Traffic Advisory Committee meeting held on February 20, 2008, were received and adopted by Council on March 11, 2008 excluding Clause B-08-02.2, Freshzest Pty Limited – Fredericks Road, Caniaba. Council resolved that the Traffic Advisory Committee be requested to change its position on advisory limits on local roads where residents have identified that it is a serious problem and place advisory signs as appropriate.

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## Disclosure of Interest

Salina Runge advised that she lives next door to Freshzest on Fredericks Road (Item B-08-03:7)

## Part 'A' – Committee Recommendations

### **Lismore Parish Centre Preschool – Zadoc Street, Lismore**

Requesting consideration of introducing a number of traffic measures on Zadoc Street.

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The preschool has been in existence in a building at the rear of the Anglican Church for approximately 30 years. There are 25 children who attend on a daily basis. There are significant pressures on parking in Zadoc Street, particularly since completion of the new Police Station and Department of Community Services building. This will be partly alleviated when the new police parking area off Molesworth Street is completed shortly. The area where the short-term parking has been requested is currently signposted 2-hour parking.

The introduction of five (5) short-term parking spaces for one hour in the morning and afternoon was not considered to present any real problems. However, as there are 25 children attending the preschool, it was felt that 5-minute parking would be more appropriate than the 15-minute limit as requested, in order to achieve adequate turnover. There is already a "children symbol" warning sign on Zadoc Street, both sides of the Church. There is a pedestrian refuge on Zadoc Street, west of Keen Street, which given pedestrian and vehicle movements was considered most appropriate. School zones with 40 kph speed limits are only erected where schools have road frontage. Preschools do not fall into the current warrants.

**TAC10/08 Recommendation:** That 5-minute parking (8.30a.m. to 9.30a.m. and 2.30p.m. to 3.30p.m.), be introduced on the northern side of Zadoc Street, immediately east of the Anglican Church entrance for the first five (5) parking bays, with 2-hour parking being retained as currently signposted at other times. (08-1807:R7330)

**Cr Jenny Dowell - Intersection of Beaumont and Felicity Drives, East Lismore**

Forwarding further concerns from a resident of Penelope Place regarding the need for additional measures to enhance safety at the above intersection.

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It was noted that by far the higher volume of vehicular traffic accessed Felicity Drive rather than Penelope Place. With this in mind it was suggested that the most appropriate treatment would be to install a 'Give Way' sign on Beaumont Drive, both sides of Felicity Drive. This would give priority to traffic exiting Felicity Drive.

**TAC11/08 Recommendation:** That a 'Give Way' sign be installed on Beaumont Drive, both sides of Felicity Drive. (R7411,R7438)

**Lance Vickery (RTA) - Village of Wyrallah – Speed Limit**

Suggesting that a more appropriate speed limit on Bridge Street through the village of Wyrallah would be 50 kph.

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Mr Vickery advised that he had recently inspected the area in question and given the development and road alignment through the village has suggested that the existing 60 kph speed limit on Bridge Street from Wyrallah Road to the end of the 60 kph zone towards Tregeagle Road be reduced to 50 kph in line with the default urban speed limit. It was also agreed that the existing 60 kph speed limit on Wyrallah Road, through the village should remain at 60 kph.

**TAC12/08 Recommendation:** That the existing 60 kph speed limit on Bridge Street, through the village of Wyrallah, from Wyrallah Road to the end of the 60 kph zone towards Tregeagle Road be reduced to 50 kph. (R5235)

## Part 'B' – Determined by Committee

**Ben Ellis – Little Dawson Street, Lismore**

Suggesting that one-way traffic movement and speed humps be installed in Little Dawson Street.

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The Committee was advised that resulting from discussions with several business people of Little Dawson Street it would appear the majority of traffic enter from the Dawson Street end. However, there was a need at times for delivery vehicles to enter from McLennan Lane to access businesses. Several business owners had been consulted and had not voiced any concerns of an excessive speeding issue, nor considered there a need for the introduction of one-way traffic movement.

**B-08-03:1 It was agreed** that a survey of all property owners and residents be carried out to determine the level of concern relative to the issues raised and the matter be brought back to the Committee should further action be required. (08-1538:R7316)

**A & N Bilski, D & J Foster and G & M Murray – Intersection of Richmond Hill Road and McConnell Drive, Richmond Hill**

Raising concerns regarding the danger that exists for children being picked up by buses on Richmond Hill Road at the intersection with McConnell Drive and suggesting several measures to improve safety.

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It was reported that Kirklands Coaches have been stopping at this intersection for a number of years. The lack of a suitable bus bay means that the bus is currently stopped on Richmond Hill Road across the intersection of McConnell Drive. Impatient motorists behind the bus then proceed to drive around the bus, crossing double white centre lines. There is a need for a bus bay at this location and due to the number of children using the facility, a bus shelter would also be appropriate. Once a proper facility is installed the need for additional warning signage is not considered warranted.

**B-08-03:2 It was agreed** that this matter be referred to Council's Operations Section for investigation into the construction of a permanent bus bay facility and bus shelter on Richmond Hill Road just below McConnell Drive. (08-1657:R1007,R1012)

**S & D Griffiths – Hazlemount Lane, Tuckurimba**

Requesting consideration of reducing the speed limit on Hazlemount Lane to 60 kph, installing a "No Through Road" sign and replacing missing Koala symbol signs along Wyrallah Road, and also that the remaining gravel section of the lane be bitumen sealed.

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Hazlemount Lane runs off Mathieson Lane, Tuckurimba, and is approximately 1.4km in length. The first 1.0km is bitumen sealed with the remaining 400m being gravel formation. There are nine (9) dwellings off the bitumen section and a further five (5) off the gravel section. All are generally set well back from the road. Immediate roadside development is predominately rural and the general State limit is considered appropriate. A "No Through Road" sign may assist in deterring non-local traffic. The issues of sealing the remaining section of Hazlemount Lane and replacement of Koala symbol signs have been referred to Council's Operations Section for attention as appropriate.

**B-08-03:3 It was agreed** that the writers be advised that the existing speed limit is appropriate given the roadside development and warrants set by the RTA. Further, that the issue of erecting a "No Through Road" sign, replacement of the missing Koala symbol signs and bitumen sealing request be referred to Council's Operations Section for attention. (08-1971:D050999)

**Lismore City Council Access Committee – Brewster Street, Lismore**

Requesting consideration of installing a marked pedestrian crossing in lieu of the existing pedestrian refuge on Brewster Street, south of Uralba Street.

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Vehicle and pedestrian counts had been carried out at this site on March 6, 2008. Whilst pedestrian numbers were reasonably high;

- 21 between 8.00a.m. and 9.00a.m.,
- 49 between 12.00p.m. and 1.00p.m.,
- 79 between 3.30p.m. and 4.30p.m.,

vehicle numbers were not high enough to meet the warrant for a marked crossing. From observations there appeared to be adequate gaps for pedestrians to cross using the existing refuge.

**B-08-03:4 It was agreed** that the Access Committee be advised of the results of the recent survey and that the warrant had not been met for a marked crossing to be installed. (R6007)

**Guide Dogs NSW/ACT – Wyrallah Road, East Lismore**

Requesting that a marked pedestrian crossing be installed on Wyrallah Road in the vicinity of the Wyrallah Road Shopping Centre.

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This matter was first dealt with at a previous Committee meeting held on September 19, 2007 when it was agreed that the matter be deferred to allow further vehicle and pedestrian counts to be undertaken to determine if the warrants are met. An additional survey was carried out on March 7, 2008. Pedestrians crossing Wyrallah Road between Esmonde Street and Dalley Street were;

- 21 between 8.00a.m. and 9.00a.m.,
- 17 between 12.00p.m. and 1.00p.m.,
- 33 between 3.30p.m. and 4.30p.m.

More than half of these pedestrians crossed Wyrallah Road at locations other than the existing pedestrian refuge and it was unlikely that they would use an upgraded facility. It was noted that Wyrallah Road was programmed for reconstruction and this would present the opportunity to further highlight the existence of the existing pedestrian refuge.

- B-08-03:5** **It was agreed** that the Guide Dogs Association be advised of the results of the additional survey and that it is considered the existing pedestrian refuge on Wyrallah Road is the most appropriate facility. (R5201)

**Cr Merv King - Intersection of Dunoon Road and The Channon Road**

Raising concerns on behalf of a resident that motorists were driving past The Channon Road turn-off when heading towards Lismore due to the restricted sight distance on the approach.

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Mr Hemsworth advised that there was already a large advanced warning sign prior to the intersection, however, it would appear that this is not working as the resident had observed many motorists driving past the intersection before turning around on Dunoon Road and driving back to The Channon Road turn-off.

- B-03-08:6** **It was agreed** that this matter be brought back to the next meeting with a view to identifying any additional signage measures that might assist in resolving current concerns. (R3407,R3301)

**Freshzest Pty Limited – Fredericks Road, Caniaba**

Requesting consideration for the introduction of a 40 kph speed limit on the gravel section of Fredericks Road, Caniaba.

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Council had resolved that this issue be brought back to the Committee requesting that it change its position on advisory limits on local roads where residents have identified that it is a serious problem and place advisory signs as appropriate.

Mr Vickery advised that whilst it was unlikely that the speed limits would change, bearing in mind that there was an onus on motorists to 'drive to conditions', there may be the opportunity for some type of advisory signage to be installed in certain circumstances.

- B-03-08:7** **It was agreed** that this matter be further investigated with a view to designing an appropriate sign given the above circumstances and this be brought back to the Committee for further consideration. (08-1239:R4706)

**Closure**

This concluded the business and the meeting terminated at 11.08 am.

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**Chairperson**

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**Traffic and Emergency  
Services Coordinator**

## Financial Assistance - Section 356

a) **City Hall Reductions in Rental – Policy 8.4.2 (GL390.125.15)**

Budget: \$11,700 To date: \$13,086

**Jehovah's Witnesses** requesting Council consider discounting the hire charges (\$1,906) of the City Hall for their use in March and December 2008. An entrance fee is not to be charged (S164 & P6816).

**Recommendation:** In accordance with Clause 1 of the policy, a donation of 25% of the hire fee applies for each event. \$476.50

**2008 Volunteers Expo (Lismore Neighbourhood Centre)** requesting Council waive all fees (\$636) for the use of the City Hall for this event. The Lismore Neighbourhood Centre is partnering with various other community groups to raise community awareness of organisations that require volunteer assistance. An entrance fee is not to be charged (S164 & P6818)

**Recommendation:** In accordance with Clause 1 of the policy, a donation of 25% of the hire fee applies. \$159.00

b) **Request for Council to donate use of a gang truck to transport display stands (GLW31.1910):**

Lismore Camera Club Photographic Convention May, 2 & 5, 2008 seeking assistance to transport their equipment for display at the convention.

**Recommendation:** Council contribute \$200.00 from allocation number GLW31.1910. \$200.00

### Recommendation

In accordance with Section 356(1) of the Local Government Act 1993, the assistance to persons as listed above is hereby approved.

**MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE CITY OF LISMORE HELD IN THE COUNCIL CHAMBER, GOONELLABAH ON TUESDAY, MARCH 11, 2008 AT 6.00PM.**

**Present**

Mayor, Councillor King; Councillors Chant, Crimmins, Dowell, Ekins, Graham, Hampton, Henry, Irwin, Meineke, Swientek and Tomlinson, together with the General Manager, Executive Director-Development & Governance, Executive Director-Infrastructure Services, Manager Business Services, Communications Co-ordinator, Corporate Compliance Officer and Executive Assistant – Development and Governance.

27/08

**Apologies/  
Leave of  
Absence  
Minutes**

Nil.

28/08

The minutes of the Ordinary Meeting held on February 12, 2008, were confirmed subject to it being noted that Councillor Hampton moved the motion in respect to 10/08, Councillor Irwin and Swientek voted for the amendment on the Lismore Promotion Program, Item 1 of 13/08 should have read "The preparation and history of two only newsletters up to a value of \$6,000" and reference to standard in Item 3 should have read "strand".  
(Councillors Irwin/Graham)

**Public Access Session**

Prior to dealing with the circulated reports and associated information, a Public Access Session was held at which Council was addressed by the following:

Nil.

**Notice of Motions**

**Democracy Campaign in Cambodia**

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

Lismore Council agrees to provide \$80.00 for the cost of a bike for a woman politician in the democracy campaign in Cambodia.

(Councillors Irwin/Tomlinson)

On submission to the meeting the MOTION was DEFEATED.

**Voting Against:** Councillors King, Chant, Crimmins, Graham, Meineke, Hampton, Henry

## Reports

### Star Court Theatre

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A MOTION WAS MOVED that the report be received and noted.  
(Councillors Graham/Irwin)

AN AMENDMENT was moved that the report be received and that Council consider purchase of the Star Court Theatre in conjunction with the 2008/09 budget process.  
(Councillors Henry/Dowell)

On submission to the meeting the AMENDMENT was DEFEATED.

**Voting Against:** Councillors Chant, Graham, Meineke, Hampton, Irwin, Ekins, Tomlinson, Swientek.

29/08 **RESOLVED** that the report be received and noted.  
(Councillors Graham/Irwin) (P6869)

### Water Industry Reform

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A MOTION WAS MOVED that the report be received and:

1. That Lismore City Council indicate to the State Government that Lismore City Council views with great alarm this poses as a pre-emptive to corporatising water resources and eventually establishing a firm platform to privatise our water resources.
2. Lismore City Council remind the State Government that when NSW State Government appropriated Local Government electricity infrastructure from the Electricity County Councils without any payment to the ratepayers who funded this vital infrastructure is now the subject of privatisation by NSW Government.
3. Lismore City Council has no confidence in the State Government management of Local Government resourced owned and paid for by Local ratepayers.
4. Lismore City Council is the lowest per capita water consumption rate as one of the lowest in the state and funds that the State Government would better use its resources by encouraging itself and other Local Government bodies to examine Lismore City Council as a model for better utilising water resources.

(Councillors Swientek/Meineke)

An AMENDMENT WAS MOVED that Council hold a workshop on the Water Industry Reform at the earliest opportunity.

(Councillors Dowell/Irwin)

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

**Voting Against:** Councillors Chant, Hampton, Graham, Swientek, Meineke, Crimmins.

The voting being tied the Mayor declared the amendment APPROVED on his casting vote.

30/08 **RESOLVED** that Council hold a workshop on the Water Industry Reform at the earliest opportunity.

**Voting Against:** Councillors Swientek, Graham, Hampton, Chant.  
(S301,S387)

### Recyclables Processing

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31/08 **RESOLVED** that the report be received and:

1.  
Council approve the extension to the Visy Recycling contract for recyclables disposal on a month-by-month basis.
1. Council approve the continued development of MRF options including regional discussions.
2. Council approve the purchase of a bale press to the value of \$50,000 from resource recovery operating funds.  
(Councillors Irwin/Crimmins) (S317)

### **Commercial and Multiple Unit Dwellings (MUD) Waste Collection Strategy**

32/08 **RESOLVED** that the report be received and:

1. Introduction of the 1.1 m3 bin to waste collection service alternatives.
2. The charge be set initially at \$880, including GST per bin, per annum for 1 pick up per week and be reviewed in the 2009/10 budget.
3. The charge for single weekly 240 l bins in conjunction with this service to be set at \$99, including GST per bin.
4. Purchase of bins as required to implement the services from existing commercial operation budgets.
5. The proposed charges be advertised for public comment and reported back prior to implementation.
6. That a report be brought back to Council on the results of the trial and reassessment on the service viability prior to any further expenditure on vehicle, staff or additional bins.  
(Councillors Chant/Irwin) (S318)

### **Purchase of Council Plant – x 2 Backhoe-Loaders**

33/08 **RESOLVED** that the report be received and:

1. Council accepts the Tender from Construction Equipment Australia for the supply of two (2) JCB 3CX backhoe-loaders as tendered, for the cost of \$327,617.10, including GST.
2. Council purchase from Construction Equipment Australia a JB brand hydraulic swivel head fitted to each machine, at a total cost of \$21,890.00, including GST.
3. Council purchase a range of buckets to suit operational needs at a total cost of \$8,800.00, including GST.  
(Councillors Chant/Graham) (T2008-12)

### **Public Art – Contributions by Development**

34/08 **RESOLVED** that the report be received and:



1. Adopt Amendment No. 2 to the Lismore Development Control Plan, which inserts Chapter 21 – Public Art, in the form in which it was publicly exhibited; and
2. Provide public notification of Council's adoption of Amendment No. 2 to the Lismore DCP in accordance with the *Environmental Planning and Assessment Regulation 2000*.  
(Councillors Irwin/Henry) (S86)

### **Social Impact Assessment Policy and Guidelines**

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A MOTION WAS MOVED that the report be received and that Council defer endorsement of the Social Impact Assessment Policy pending a further report to Council on the Policy's wording especially regarding Social Impacts.  
(Councillors Meineke/Crimmins) (S588)

AN AMENDMENT WAS MOVED that Council endorse the proposed Social Impact Assessment Policy and supporting Social Impact Assessment Guidelines subject to the deletion of the word AMCOR from Appendix 3.  
(Councillors Irwin/Dowell)

At the request of the mover the Amendment was withdrawn.

- 35/08 **RESOLVED** that the report be received and that Council defer endorsement of the Social Impact Assessment Policy pending a further report to Council on the Policy's wording especially regarding Social Impacts.  
(Councillors Meineke/Crimmins) (S588)

### **Crozier Field Lighting**

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- 36/08 **RESOLVED** that the report be received and that Council approve an additional allocation of \$30,000 from the 2007-2008 Urban Sports Ground Development Fund for the Crozier Field Lighting Project.  
(Councillors Chant/Swientek) (S36)  
**Voting Against:** Councillors Ekins, Irwin.

### **Fire Safety Policy**

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- 37/08 **RESOLVED** that the report be received and:
- 1 Publicly exhibit the proposed Fire Safety Policy for a period of twenty eight (28) days.
  - 2 A further report be brought to Council at the conclusion of the exhibition period prior to the adoption of the Fire Safety Policy.  
(Councillors Irwin/Meineke) (S963)

### **Pinchin Road – Reconstruction at Goolmangar**

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- 38/08 **RESOLVED** that the report be received and noted.  
(Councillors Irwin/Graham) (R2820,P16447)

### **Investments held by Council – February 2008**

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- 39/08 **RESOLVED** the report be received and noted.  
(Councillor Dowell/Swientek) (S178)  
**Voting Against:** Councillors Ekins

## Committee Recommendations

### Traffic Advisory Committee 20/02/2008

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40/08 **RESOLVED** that the minutes be received and adopted and the recommendations contained therein be adopted, excluding Clauses B-08-02.2  
(Councillors Irwin/Graham) (S352)

### Freshzest Pty Limited – Fredericks Road, Caniaba Clause B-08-02.2

41/08 **RESOLVED** that Council requesting the Traffic Advisory Committee to change its position on advisory limits on local roads where residents have identified that it is a serious problem and place advisory signs as appropriate.

(Councillors Irwin/Henry)

**Voting Against:** Councillors Hampton, Graham.

## Documents for Signing and Sealing

42/08 **RESOLVED** that the following documents be executed under the Common Seal of Council:

### Contract for the sale of land and Transfer - Lot 61 DP 1121406 - 23 Allambie Drive, Goonellabah

Council has negotiated an offer of \$175,000 (inclusive of GST) for the sale of Lot 61 DP 1121406 - 23 Allambie Drive, Goonellabah. The price is an increase on the valuation obtained September 14, 2006. The allotment has since been reduced in size by the creation of a pathway linking Allambie Drive to Kadina High School. This land was included in Lismore Local Environmental Plan 2000 (Amendment No. 12) - reclassification of public land as operational land.

(Councillor Graham/Irwin) (P30262/P100)

## Financial Assistance - Section 356

43/08 **RESOLVED** that in accordance with Section 356(1) of the Local Government Act 1993, the assistance to persons as listed is hereby approved.  
(Councillors Dowell/Irwin)

### a) City Hall Reductions in Rental – Policy 8.4.2 (GL390.125.15)

Budget:\$11,700 To date: \$13,086

**Laurie Lawrence Kids Alive Drowning Prevention Campaign** requesting Council provide a City Hall Auditorium free of charge (\$290) for a show to local schools and preschools on March 11, 2008. An entrance fee is not to be charged (S164 & P6816:08-1462).

**Recommendation:** Consistent with Council financial assistance of this show in 2007, in accordance with Clause 5 of the policy, a donation of 100% of the hire fee applies

\$290.00

**NORPA in partnership with Tweed Shire Council and Tweed Valley Respite Services** requesting Council to waive the fees (\$870) for the use of the City Hall for the performance of Gr8parT! R U Coming? in June 2008. The performance is involves working with people with disabilities and the audience target are school children. An entrance fee is to be charged (S164:08-1698)

**Recommendation:** In accordance with Clause 2 of the policy, a donation of 20% of the hire fee applies \$174.00

**b) Council Contributions to Charitable Organisations**

**Waste Facility – Policy 5.6.1 (GL390.965.15)**

Budget: \$10,000 To date: \$7,027.08

Animal Right & Rescue	\$ 11.82
Challenge Foundation	\$129.00
Five Loaves	\$198.00
Friends of the Koala	\$ 21.82
Lismore Soup Kitchen Inc	\$ 16.20
LifeLine	\$398.00
Lismore & Dist Police Boys Club	\$ 26.36
St, Vincent de Paul	\$ 17.27
Salvation Army	\$ 0.00
Westpac Life Saver Rescue Helicopter	\$ 11.82
Shared Vision Aboriginal Corporation	\$ 0.00

*In accordance with policy.*

\$830.29

**c) Mayor's Discretionary Fund (GL390.485.15)**

Budget:\$2,700 To date:\$1090.91

Donation to the Immune Deficiency Foundation to assist with the cost of sending children with Primary Immuno-Deficiency Disorder and their families to the annual Circus Quirkus event.

Donation to

\$100.00

## Closure

This concluded the business and the meeting terminated at 8.19 pm.

CONFIRMED this 8 of April 2008 at which meeting the signature herein was subscribed.

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**MAYOR**