

Minutes for this meeting will be confirmed at the Planning, Environment & Development Committee Meeting to be held in the Council Chambers, Council Administration Building, on 20 February, 2003 commencing 5pm.



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(ECONOMIC AND COMMUNITY ENTERPRISES COMMITTEE)
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
6 FEBRUARY 2003
Commencing At 5.00pm

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(ECONOMIC AND COMMUNITY ENTERPRISES COMMITTEE)

6 FEBRUARY 2003

Mayor and Councillors

ECONOMIC AND COMMUNITY ENTERPRISES DEPARTMENT REPORTS

E2 ENVIRONMENTAL WEEDS, BUSHLAND FRIENDLY NURSERY SCHEME

Purpose:

The purpose of this report is to:

1. Advise Council of priority environmental weeds which have been assessed by the North Coast Weeds Advisory Committee
2. Recommend Council support the Bushland Friendly Nursery Scheme and revisions to related Council policy to assist in the control and management of these weeds.

Description of Item:

The North Coast Weeds Advisory Committee has advised a list of 80 significant environmental weeds for the north coast region. The list is included as attachment A. It includes plant species that have been popular landscaping plants in private and public gardens over the past 10-20 years (eg Orange Jessamine, Duranta and Cocos Palm) and also include well known environmental weeds or declared noxious weeds which are a focus for bushland regeneration and weed control programmes in Coffs Harbour (eg Camphor Laurel, Bitou Bush, Glory Lily, Asparagus Fern and Madeira Vine). Assessment of the weeds has involved a sound scientific process as outlined in Issues.

The Environmental Weed List was prepared as the basis for a Bushland Friendly Nursery Scheme. This Scheme provides accreditation and educational information (signs, posters and brochures) to nurseries that do not sell or promote the listed species. The scheme aims to inform the public on the weed problem these plants are causing, discourage their use in private gardens and provide advice on alternatives that can be used in their place. The scheme is being established on the north coast region by the North Coast Weeds Advisory Committee through an Environmental Trust Grant.

cont'd

E2 Environmental Weeds, Bushland Friendly Nursery Scheme (cont'd)

Local Councils are being asked to support the scheme through funding or in kind contributions of \$2000 to match the grant funding and through assigning a Council contact person.

The Bushland Friendly Nursery Scheme also encourages local Councils to adopt the environmental weeds list and discourage the use of the listed species in landscaping for new developments through development consent requirements.

Sustainability Assessment:

Environment

The Bushland Friendly Nursery Scheme and adoption of the environmental weeds list through Council policy will have long term positive affects on the environment including:

- Enhancement of natural heritage and indigenous cultural heritage values associated with flora and fauna
- Reduction of weed impacts and restoration of native vegetation and fauna habitat
- Improved water quality through long term reduction in chemical use for weed control, removal of toxic plants in particular Camphor Laurel and reduction of weed seed loads in waterways
- Reduction in greenwaste and chemical waste associated with weed control.

There may be some short term increase in green waste associated with weed removal.

Alternative plants recommended by the Bushland Friendly Nursery Scheme should include waterwise plants to assist water efficiency programmes.

Social

The Bushland Friendly Nursery Scheme is accessible to the whole community through free advertising and brochures. It encourages responsible community action by business, private landholders, developers and Council to assist in addressing a significant environmental problem.

The scheme has been developed by a community/interagency committee (North Coast Weeds Advisory Committee) and is supported by the Upper North Coast Catchment Management Board and Coffs Harbour Regional Landcare.

Reduction of environmental weeds will improve the quality of the natural environment and bushland reserves as recreation settings with positive benefits to the well being of the community.

There may be short term social impacts associated with removal of weeds where views are affected or where individuals find particular plants attractive. This can be ameliorated through appropriate replacement planting and/or awareness of the benefits of the weed removal.

Economic

The proposals will have long term economic benefits by reducing environmental weed control costs and ensuring control programmes are effective. A major proportion of Council and government environmental funding programmes focus on the control of environmental weeds

The short term economic impact of Council support of the Bushland Friendly Nursery Scheme will be minimal and will be incorporated into Council's Noxious Weeds operations.

There will be a moderate financial outlay to replace of undesirable species on Council controlled land. This will be staged over a period of time and where possible will be undertaken within normal budgets.

cont'd

E2 Environmental Weeds, Bushland Friendly Nursery Scheme (cont'd)

Consultation:

This report has been prepared in consultation with North Coast Weeds Advisory Committee and Council's Noxious Weeds and Bushland Regeneration staff and has been circulated to Council's Environmental Services, Planning, Building and Development and Engineering Branches for comment.

Related Policy and / or Precedents:

Council's Biodiversity Action Strategy Part 2, Action 3.1a) is to support the Bushland Friendly Nursery Scheme. The strategy identifies \$2000 as funding required.

See Issues for other related Council policy.

Statutory Requirements:

Legislative responsibilities for the removal of existing and proposed noxious weeds included in the Bushland Friendly Nursery Scheme list are covered by the Noxious Weeds Act. See Issues and Attachment B for details.

Council's Landscape Information Sheet is part of the Coffs Harbour Local Environmental Plan 2000 under the Environmental Planning and Assessment Act. Revisions to the sheet will be implemented under this legislation.

Issues:

Contact Person and Funding contribution

The Council contact person for the Bushland Friendly Nursery Scheme would be responsible for continuation of the scheme after the establishment period including answering public enquiries, making Bushland Friendly Nursery brochures and information available, maintaining the list of Bushland Friendly Nurseries, registering new nurseries and distributing signs and information packs.

The contact person activities are expected to average less than one hour per week and can be undertaken by Council's Noxious Weeds Officers as part of normal duties. The \$2000 funding contribution can be provided within existing Noxious Weed funding for public education.

Inclusion in Related Council Policy and Activities

A number Council policies can be revised to incorporate the Bushland Friendly Nursery weed list to facilitate the aims of the scheme as follows:

- Landscape Information Sheet - This sheet forms part of the LEP and provides landscape guidelines for developers of residential units, industrial, commercial and tourist developments. It requires the preparation of a landscape plan for development consent. The information sheet includes a list of 29 undesirable species that are to be excluded from any proposed landscaping. This list can be revised to include the 80 Bushland Friendly Nursery weed species.
- Street Tree Masterplan - This plan guides street tree selection and planting across the city and also includes a list of undesirable species. This list can also be revised to include the listed weed tree species not already listed.

cont'd


E2 Environmental Weeds, Bushland Friendly Nursery Scheme (cont'd)

- Council nursery operations and garden planting - Council has been using a number of the listed species, in particular Orange Jessamine and Duranta on public lands. Seedlings of these plants have been noted in bushland areas and it is recommended that their use be ceased and plants removed from the gardens over a period of time. It is recommended that Council cease the propagation and planting of any of the listed species. Existing plantings should be removed and replaced with suitable species over a period of time as part of normal garden or street tree maintenance and renovation.
- Tree Preservation Orders - Existing Tree Preservation Orders apply only to native trees, in particular Koala food trees and do not inhibit the removal of the listed weed species. No action required.
- Environmental Education - Council's Environmental educational programmes are to include a series of information sheets and other educational activities on a range of environmental issues including environmental weeds and responsible gardening. This forms part of the Environmental Awareness Strategy and Biodiversity Strategy. The Bushland Friendly Nursery information should be used as a basis for this information to ensure consistency.

The scheme complements environmental weed education that has been undertaken by Coffs Harbour Regional Landcare in recent years through Environmental Levy Funding.

- Noxious Weed Control - Council is responsible for the control of Noxious weeds listed under the Noxious Weeds Act for the local area. Of the listed environmental weeds:
 - 4 weeds are currently listed as noxious in the City of Coffs Harbour - Large Leaf Privet, Narrow Leaf Privet, Chinese Celtis and Broad Leaf Pepper. See attachment B for a full listing of Noxious Weeds in Coffs Harbour.
 - 5 weeds are to be nominated as new noxious weeds listings as a priority - Chinese Tallow, Honey Locust, Kudzu, Mysore Thorn and Yellow Bells. A separate report recommending Council's support of these listings has been prepared.
 - 11 weeds are proposed for consideration for future Noxious Weeds listing - Asparagus ferns (4 species), Balloon Vine, Cassia, Cats Claw Creeper, Glory Lily, Glush Weed, Madeira Vine, Mickey Mouse Plant, Paulownia and Trad (Wandering Jew).

Under the Noxious Weeds Act, the status of the existing and proposed noxious weeds listed above is either "W2" – the weed must be fully and continuously suppressed and destroyed, or "W4b" – the weed must not be sold, propagated or knowingly distributed and existing weeds must be prevented from flowering and fruiting.

- Local Vegetation Draft Management Plan - The environmental weed listing should be noted for inclusion in Council's draft Vegetation Management Plan that is being prepared.
- Alien Plant Management Plan (see Local Weed Priorities below) 

Weed Assessment Criteria

The Bushland Friendly Nursery list was derived from an environmental weed risk assessment undertaken by the North Coast Weeds Advisory Committee in order to scientifically select the list of species for 'Bushland Friendly Nursery' status. The worst current and known potential environmental weeds were assessed by 16 leading environmental weed practitioners using Expert Choice Software.

cont'd

E2 Environmental Weeds, Bushland Friendly Nursery Scheme (cont'd)

The assessment was based on various weed characteristics including invasiveness, impact, potential distribution and control of the species. In addition to assisting the Bushland Friendly Nursery Scheme, the list provides a useful reference for public education and environmental management activities and policies.

Local Weed Priorities

The level of infestation of the listed weeds varies within the north coast region as local conditions such as rainfall, temperature and soils vary. All the listed plants have recognized weed potential and should be adopted in accordance with the precautionary principle even where current levels of infestation or spread are not severe.

An assessment of the listed weeds and other potential or known weed species at the local level should be undertaken. As well as assisting in weed control programmes and priorities this would help prioritise Council plant replacement programmes. A local assessment would form part of Council's proposed Alien Plant Management Plan (Biodiversity Strategy Action 3.2a).

Implementation Date / Priority:

The Bushland Friendly Nursery Scheme is being established at local nurseries throughout the North Coast region by consultants funded through the North Coast Weeds Advisory Committee during January and February 2003. Continuation of the programme by Council's Noxious Weeds Officer will commence upon Council's approval

Revisions to Council's Landscape Information Sheet and Street Tree Masterplan will be made on Council's approval.

Replacement of plants in Council gardens will be undertaken over a period of 1-3 years subject to budget.

Educational information for Council's Environmental Awareness Strategy is currently being prepared.

The city wide weed management plan including a review of local environmental weed priorities will be undertaken as soon as resources are identified.

Recommendation:

That Council:

- 1. Adopt the Bushland Friendly Nursery Environmental Weeds List (Attachment A).**
- 2. Support the Bushland Friendly Nursery Scheme through existing Noxious Weed control budgets and duties.**
- 3. Revise undesirable plant listings included in Council's LEP Landscape Information Sheet and city wide Street Tree Masterplan to include all Bushland Friendly Nursery Environmental Weeds.**
- 4. Cease propagation of the Bushland Friendly Nursery Environmental Weeds at Council's nursery and their use on Council managed land including parks, gardens, streets and community facilities. Existing plants of these species on Council managed land are to be removed over a period of time and suitable replacement planting carried out.**

cont'd

E2 Environmental Weeds, Bushland Friendly Nursery Scheme (cont'd)

- 5. Use the Bushland Friendly Nursery educational information (weed species and alternative garden plants) as the basis for related Council environmental education programmes.**
- 6. Consider the environmental weed list for relevant Council strategies or policy such as the draft Coffs Harbour Local Vegetation Management Plan.**
- 7. Review local environmental weed priorities before or in conjunction with the proposed Alien Plant Management Plan.**

ATTACHMENT 'A'



80 Species
(61 Genera)

Bushland Friendly
Nursery Scheme
shane@mrg.com.au
Ph: 6685 9999
POB 1012,
Byron Bay 2481

BFNS ENVIRONMENTAL WEEDS list 15-9-02 (alphabetical order)

Note: Species marked * have been nominated for declaration as either W4(d) or W2 noxious weeds in either all or some LGAs. Species marked # are already currently declared noxious in some LGAs.

<u>Common -name</u>	<u>Latin - name</u>
Aerial Yam	<i>Dioscorea bulbiferum</i>
African Olive	<i>Olea africanus</i>
Asparagus Ferns	* <i>Asparagus aethiopicus, africanus, asparagoides & plumosus</i>
Balloon Vine	* <i>Cardiospermum grandiflorum</i>
Black Locust	<i>Robinia pseudoacacia</i>
Black-eyed Susan & Blue Trumpet Vine	<i>Thunbergia alata & grandiflora</i>
Blue Billygoat Weed	<i>Ageratum houstonianum</i>
Brazilian Cherry	<i>Eugenia uniflora</i>
Broad-leaved Pepper Tree	* <i>Schinus terebinthifolius</i>
Bulbil Watsonia	<i>Watsonia meriana</i>
Butterfly Bush	<i>Buddleja davidii & madagascarensis</i>
Cadaghi	<i>Eucalyptus torelliana</i>
Camphor Laurel	# <i>Cinnamomum camphora</i>
Canna Lily	<i>Canna indica</i>
Cape Ivy	<i>Delairea odorata</i>
Cassia	* <i>Senna pendula var. glabrata & Senna X floribunda</i>
Cat's Claw Creeper	* <i>Macfadyena unguis-cati</i>
Cherry Guava and Guava	<i>Psidium cattleianum & guajava</i>
Chinese Celtis	* <i>Celtis sinensis</i>
Chinese Golden Rain Tree	<i>Koelreuteria paniculata</i>
Chinese Tallow	* <i>Triadica sebera (Sapium sebiferum)</i>
Climbing Nightshade	<i>Solanum seaforthianum</i>
Cocos Is. Palm	<i>Syagrus romanzoffianum</i>
Coffee	<i>Coffea arabica</i>
Coral Berry	<i>Ardisia crenata</i>
Cotoneaster	<i>Cotoneaster spp.</i>
Crabs-eye Creeper	<i>Abrus precatorius</i>
Cuphea	<i>Cuphea carthagenensis</i>
Duranta	<i>Duranta repens</i>
Dutchmans Pipe	<i>Aristolochia littoralis & elegans</i>
Fishbone Fern	<i>Nephrolepis cordifolia</i>
Fountain Grass	<i>Pennisetum setaceum</i>
Glory Lily	* <i>Gloriosa superba</i>
Glush Weed	* <i>Hygrophila costata</i>
Golden Willow Wattle	<i>Acacia saligna</i>
Hairy Commelina	<i>Commelina benghalensis</i>
Honey Locust	* <i>Gleditsia triacanthos</i>
Ice Cream Bean	<i>Inga paterna</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Kahili Ginger	<i>Hedychium gardnerianum & coronarium</i>
Kudzu	* <i>Pueraria lobata</i>
Lantana & Creeping / Mauve Lantana	<i>Lantana camara (except red) & montevidensis</i>
Leucaena	<i>Leucaena leucocephala</i>
Loquat	<i>Eriobotrya japonica</i>
Madeira Vine	* <i>Anredera cordifolia</i>
Mickey Mouse Plant	<i>Ochna serrulata</i>
Morning Glory's	* <i>Ipomoea alba, cairica, indica & purpurea</i>
Moth Vine	<i>Araujia sericiflora</i>
Mother of Millions/Resurrection Plant	# <i>Bryophyllum spp.</i>
Mysore Thorn	* <i>Caesalpinia decapetala</i>
Narrow Leaf and Large Leaf Privet	*# <i>Ligustrum sinense & lucidum</i>
Orange Firethorn	<i>Pyracantha fortuneana</i>
Orange Jessamine	<i>Murraya paniculata</i>
Parrot's Feather	<i>Myriophyllum aquaticum</i>
Passionfruit	<i>Passiflora edulis, suberosa & subpeltata</i>
Paulownia	* <i>Paulownia tomentosa and fortunei</i>
Singapore Daisy	<i>Wedelia trilobata</i>
Slash and Radiata Pine	<i>Pinus elliotti & radiata</i>
Trad	* <i>Tradescantia fluminensis</i>
Umbrella Tree	<i>Schefflera actinophylla</i>
Yellow Bells	* <i>Tecoma stans</i>

ATTACHMENT 'B'

SCHEDULE OF NOXIOUS WEEDS THROUGHOUT THE CITY OF COFFS HARBOUR AS DECLARED AS OF JANUARY 2003

Common Name	Botanical Name	Category
Alligator weed	<i>Alternanthera philoxeroides</i>	W1
Bathurst/Noogoora/Californian/Cockle burrs	<i>Xanthum</i> spp.	W2
Bitou Bush Boneseed	<i>Chrysanthemoides monilifera</i>	W3
Black knapweed	<i>Centaurea nigra</i>	W1
Blackberry	<i>Rubus fruitcosus</i> (agg. Spp)	W2
Broad Leaf Pepper	<i>Schinus terebinthifolius</i>	W2
Cabomba(except pink cabomba)	<i>Cabomba</i> spp. except <i>Cabomba furcata</i>	W4g
Chinese Celtis	<i>Celtis sinensis</i>	W2
Columbus grass	<i>Sorghum x almum</i>	W2
Crofton weed	<i>Ageratina adenophora</i>	W2
Dodder	<i>Cuscuta campestris</i>	W2
Fireweed	<i>Senecio madagascariensis</i>	W3
Giant Parramatta grass	<i>Sporobolus indicus</i> var. <i>major</i>	W3
Giant rat's tail grass	<i>Sporobolus pyramidalis</i>	W2
Green cestrum	<i>Cestrum parqui</i>	W2
Groundsel bush	<i>Baccharis halimifolia</i>	W2
Harrisia cactus	<i>Harrisia</i> spp.	W4f
Hawkweed	<i>Hieracium</i> spp.	W1
Horsetail	<i>Equisetum</i> spp.	W1
Johnson grass	<i>Sorghum halepense</i>	W2
Karoo thorn	<i>Acacia karoo</i>	W1
Kochia	<i>Kochia scoparia</i> except <i>K scoparia</i> subsp. <i>trichophylla</i>	W1
Lagarosiphon	<i>Lagarosiphon major</i>	W1
Lantana (Red flowered)	<i>Lantana camara</i>	W3
Miconia	<i>Miconia</i> spp.	W1
Mistflower	<i>Ageratina riparia</i>	W3
Pampas grass	<i>Cortaderia</i> spp.	W2
Parthenium weed	<i>Parthenium hysterophorus</i>	W1
Prickly pears	<i>Opuntia</i> spp. except <i>O. ficus indica</i>	W4f
Privet – broadleaf	<i>Ligustrum lucidum</i>	W4b
Privet – narrowleaf	<i>Ligustrum sinese</i>	W4b
Rhus tree	<i>Toxicodendron succedaneum</i>	W2
Salvinia	<i>Salvinia molesta</i>	W2
Senegal tea plant	<i>Gymnocoronis spilanthoides</i>	W1
Siam weed	<i>Chromolaena odorata</i>	W1
Spiny burr grass	<i>Cenchrus incertus</i>	W2
Spiny burr grass	<i>Cenchrus longispinus</i>	W2
Spotted knapweed	<i>Centaurea maculosa</i>	W1
Water hyacinth	<i>Eichhornia crassipes</i>	W2
Water lettuce	<i>Pistia strantos</i>	W1
Willows	<i>Salix</i> spp. except <i>S. babylonica</i> , <i>S. reichardtii</i> and <i>S. calodendron</i>	W4g
W1	The presence of the weed on land must be notified to the local control authority and the weed must be fully and continuously suppressed and destroyed.	
W2	The weed must be fully and continuously suppressed and destroyed.	
W3	The weed must be prevented from spreading and its numbers and distribution reduced.	
W4	In accordance with sections 8(3) and 9 of the Act, the action as specified below must be taken in respect of the weed.	
	a.	Where the letter "a" appears beside the control category W4 in the third column of the Schedule - the weed must not be sold, propagated or knowingly distributed and any part of the weed must be prevented from growing within 3 metres of the boundary of a property.
	b.	Where the letter "b" appears beside the control category W4 in the third column of the Schedule – the weed must not be sold, propagated or knowingly distributed and any existing weed must be prevented from flowering and fruiting within 100m of any habitable dwellings, schools or public buildings on all Council controlled, public and private land.
	c.	Where the letter "c" appears beside the control category W4 in the third column of the Schedule – the weed must not be sold, propagated or knowingly distributed and the weed must be prevented from spreading to an adjoining property.
	d.	Where the letter "d" appears beside the control category W4 in the third column of the Schedule – the weed must not be sold, propagated or knowingly distributed and the weed must be removed if it is: <ul style="list-style-type: none"> • three metres in height or less or • within half a kilometre of remnant urban bushland as defined by SEPP 19, and is not deemed by a local control authority as having historical or heritage significance, or • is over three metres in height and not included in a Management Plan approved by the local control authority.
	e.	Where the letter "e" appears beside the control category W4 in the third column of the Schedule – the weed must be fully and continuously suppressed and destroyed. All reasonable precautions must be taken to ensure produce, soil, livestock, equipment and vehicles are free of the weed before sale or movement from an infested area of the property.
	f.	Where the letter "f" appears beside the control category W4 in the third column of the Schedule – the weed must not be sold, propagated or knowingly distributed. Any biological control or other control program directed by a local control authority must be implemented.
	g.	Where the letter "g" appears beside the control category W4 in the third column of the Schedule – the weed must not be sold, propagated or knowingly distributed.

E3 DECLARATION OF CHINESE TALLOW, KUDZU, HONEY LOCUST, MYSORE THORN AND YELLOW BELLS AS NOXIOUS WEEDS

Purpose:

To seek Council's recommendation for the declaration of Chinese Tallow, Kudzu, Honey Locust, Mysore Thorn and Yellow Bells as W2 Noxious Weeds.

Description of Item:

Chinese Tallow (*Triadica sebifera*) which can reach of height of 8-12m, poses a threat to Australian ecosystems, particularly in coastal regions and wetlands (Tonks 2001). It is very invasive and readily out competes native species. Its habit of forming dense thickets reduces the quality and diversity of fauna habitat. The milky sap in both leaves and the berries is poisonous to animals.

Kudzu (*Pueraria lobata*) is a serious weed in at least 15 countries and is listed in the Worlds 100 Worst Invasive Alien Species. It is a vigorous perennial vine capable of growing up to 30cm/day and 20m/year. Over 7 million acres of land are infested by this in south eastern USA, which has a much similar climate to that of the North Coast Region. The expansion of the weed each year in USA is estimated to increase management cost by \$6m US each year. Kudzu currently has limited distribution in the region, however it already has significant environmental, agricultural and social impacts on the sites that it has infested.

Honey Locust (*Gleditsia triacanthos*) is a long lived, fast growing tree that grows to a height of 15-25m and is capable of causing tremendous agricultural, environmental and social impacts in the region. It can quickly form dense thickets, smothering productive pasture. Readily spread by water and animals, it can form dense impenetrable thickets along watercourses, roadsides and on the edge of forest areas. Large spines or thorns growing from the trunk and branches are capable of inflicting substantial injuries to humans and animals. Spines can also puncture vehicle tyres and hence vehicle movement is substantially restricted near infestations.

Mysore Thorn (*Caesalpinia decapetala*) is a vigorous growing thorny plant capable of climbing and engulfing native vegetation, fences, bridges, sheds, road signs and other infrastructure. It especially favours creeklines where it forms dense thickets restricting access and water flow and down stream movement of debris, leading to increased flood damage. Mysore Thorn is capable of growing in a range of environments and severely impacts on biodiversity by smothering. The sprawling thickets provide habitat for foxes and other pest fauna.

Mysore Thorn currently has an isolated distribution in the North Coast. There is only one infestation that has been identified in Coffs Harbour City Council area and that is at Woolgoolga Creek Road, Woolgoolga.

Yellow Bells (*Tecoma stans*) is a Central South American tree capable of reaching 12m in height. It is a serious threat to Australian ecosystem, particularly in coastal regions and wetland. Areas where Groundsel Bush has done well are very suitable for Yellow Bells. In northern NSW the plant has naturalized principally on roadsides and reserves. It is considered a major problem in Brisbane, the Sunshine and Gold Coasts where it is being considered for declaration.

Yellow Bells produces vast numbers of pods 10-20cm long, each containing many 6mm oblong seeds capable of spread by wind and water.

cont'd

E3 Declaration Of Chinese Tallow, Kudzu, Honey Locust, Mysore Thorn And Yellow Bells As Noxious Weeds (cont'd)

Sustainability Assessment:

Environment

Declaration of these weeds under the Noxious weeds Act will help to address the serious impact of these weeds on native bushland and natural ecosystems.

Social

These weeds have considerable impact on agricultural activities and can pose a safety hazard to humans.

Economic

Control of these weeds will address existing and possible future loss of productive agricultural land. There will be a short term financial impact on private landowners and land managers until these weeds are controlled. Infestations are in isolated pockets and not extensive.

The implementation of coordinated awareness, inspection and control programme to prevent the establishment and spread of these weeds throughout the City can be incorporated into existing Noxious Weed and Environmental Levy programmes and additional funding will be sought through Noxious Weed Grant funding after declaration has occurred.

Related Policy and / or Precedents:

All Councils and Weed County Councils affiliated with the North Coast Weed Advisory Committee have been asked to have these weeds declared as W2 Noxious Weeds as per our Regional Weed Management Plan for each of the above five (5) weeds.

For a W2 Noxious Weed, the weed must be fully and continuously suppressed and destroyed as per the Noxious Weeds Act 1993, Section 9

Consultation:

Extensive consultation was carried out with many stakeholders before the Regional Weed Management Plan for each of these weeds was accepted by the North Coast Weeds Advisory Committee. Stakeholders are:

Stakeholder Local Control Authorities (LCAs)

Far North Coast Weeds, Clarence Valley Weeds Authority, Coffs Harbour City Council, Bellingen Shire Council, Nambucca Shire Council, Kempsey Shire Council, Hastings Council, Greater Taree City Council.

Other Stakeholders

Mid North Coast Weed Advisory Committee, wholesale and retail nurseries including chain stores, public and private gardeners, landscaping organisations, NSW Agriculture, NPWS, DLWC, Landcare, Catchment Management Boards (Northern Rivers, Upper North Coast and Mid North Coast), Australian Association of Bush Regenerators, Regional Native Vegetation Committees, Local Council's Environmental and Parks and Gardens officers, research institutions such as Southern Cross University, University of New England and Alan Fletcher Research Station Brisbane.

cont'd

E3 Declaration Of Chinese Tallow, Kudzu, Honey Locust, Mysore Thorn And Yellow Bells As Noxious Weeds (cont'd)

Issues:

The NSW North Coast Weeds Advisory Committee recommends that these five plants be declared W2 Noxious Weeds and this requires that these plants be fully and continuously suppressed and destroyed.

The highly invasive nature of all five of these plants and the capability each has of forming dense thickets that displaces native trees and other vegetation, change the ecology of natural areas particularly reserves, roadsides and creek banks.

Three out of the five plants have spines that can inflict serious injury to humans and animals.

There are only isolated pockets of all these weeds in the Coffs Harbour area, and declaration of a W2 Category would prevent them becoming a major weed and eventual eradication may be possible.

Recommendation:

That Council support the recommendation of the North Coast Weeds Advisory Committee to have Chinese Tallow, Kudzu, Honey Locust, Mysore Thorn and Yellow Bells declared as W2 Noxious Weeds under the Noxious Weeds Act 1993.

E4 CROWN LICENCE FOR FOOTBRIDGE OVER MOONEE CREEK

Purpose:

Seeking Council authority for execution under seal of a Licence Agreement between Council and the Minister for Land and Water Conservation for pedestrian bridge over Moonee Creek, between Tiki Road (ROW) and Moonee Nature Reserve.

Description of Item:

A dilapidated footbridge, in very poor condition has previously existed over Moonee Creek, providing pedestrian access between the eastern end of Tiki Road (ROW) and the Moonee Nature Reserve.

In view of the liability aspects associated with continuing public use of this footbridge it became necessary to pursue replacement of the bridge with a more modern and safe facility. As a result of liaison between Council, the Department of Land and Water Conservation, National parks and Wildlife Service and others, arrangements were made for the subject footbridge to be replaced.

An opportunity arose for the replacement cost of the footbridge to be shared through government grant funding, Council Environmental Levy funding as well as private contribution.

As the footbridge is located on the banks of, as well as over, Moonee Creek it is located upon Crown Land. In view of this situation the Department of Land and Water Conservation has required that Council hold a Licence for the area of Crown Land occupied by the footbridge. Council has now received formal Licence documents (in duplicate), for execution under seal.

Sustainability Assessment:

Environment

This report seeks documentation authority only. Environmental impacts and benefits of the bridge construction would have been addressed during the initial consideration of replacement of the footbridge.

Social

Similar comments as for Environment.

Economic

Similar comments as for Environment.

Issues:

The new footbridge has been constructed in the location as indicated on the plan attached to this report. The old Footbridge and Jetty have now been demolished. Council does not require the licence to cover the previous Jetty location (in view of the jetty's removal) and the Licence Agreement will be amended accordingly.

The Department of Land and Water Conservation requires that this occupation of Crown land is to be covered by a standard Departmental Licence. This is normal practice and is in line with matters agreed to as part of the bridge re-construction proposal.

cont'd

E4 Crown Licence For Footbridge Over Moonee Creek (cont'd)

As indicated, the new footbridge was constructed as a result of funding made available through government grant, Council's Environmental Levy and private contribution. The footbridge itself is required for the provision of future public access, as part of the Coastal Walk, as well as being associated with a pedestrian network for the future Moonee residential area to the south.

Details of the Licence agreement are as follows:

Licence Area

The bed of Moonee Creek from easement for public access within Lot 1 DP531614 to Moonee Beach Nature Reserve (Area of bridge – 88.8m²).

Licensee

Coffs Harbour City Council

Use

Occupation of Crown land for construction, use and maintenance of Footbridge (48m x 1.8m).

Initial Rent

\$70 per annum, with market review after five years.

Term

Commences on the date of execution of the Licence and continues until such time as terminated in writing by either party.

Insurance

Council is required to hold public liability insurance cover in an amount of \$10 million.

It is recommended that Council grant approval for execution of the Licence under seal, as required by the Department of Land and Water Conservation.

Implementation Date / Priority:

The Licence Agreement (in duplicate) will be executed under the Common Seal of Council as soon as possible following Council's approval.

Recommendation:

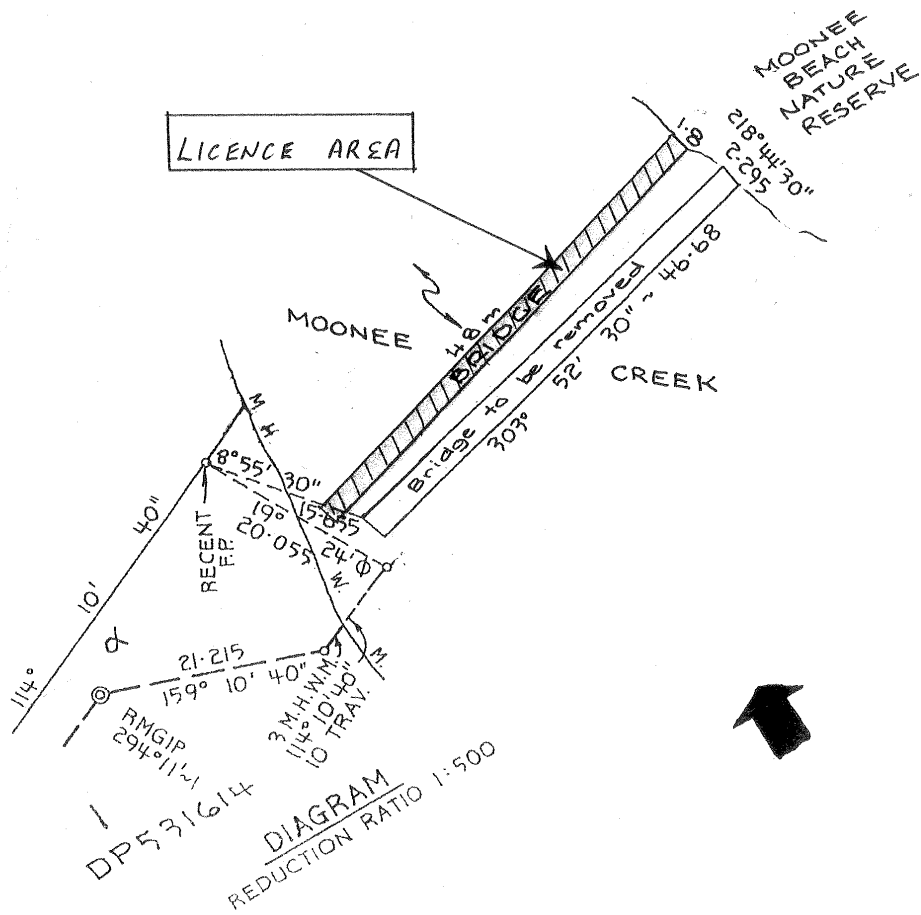
That the Licence Agreement between Council and the Department of Land and Water Conservation for the Crown land occupied by the footbridge constructed over Moonee Creek, being the land as indicated on the plan attached to this report, be executed under the Common Seal of Council.

Attachments:



Licence No.: LI 342260
Page: 18

SCHEDULE 3



LICENCE AREA: Bridge - 88.8m²
Jetty - 9.6m²

Diagram Showing		Parish:	Moonee
Licence No:	342260	County:	Fitzroy
Holder:	Coffs Harbour City Council	Council:	Coffs Harbour City Council
Location:	Moonee	District Office:	Grafton
	REDUCTION RATIO: Not to Scale Lengths in metres	File No:	GF02 H 142
		Date Drawn:	2 December, 2002

E5 PRECISION HELICOPTERS PTY LTD - PROPOSED PURCHASE OF HANGAR

Purpose:

Seeking Council approval for proposed sale of Council owned hangar, Aviation Drive Coffs Harbour Regional Airport to Precision Helicopters Pty Limited.

Description of Item:

In 1999 Council finalised negotiations with Mr Ralph Smith (Brilyn Pty Limited) for the purchase of a large hangar building (including internal air-conditioned offices and training rooms) situated on Lot 16 DP 793009 Aviation Drive Coffs Harbour Regional Airport. Council's acquisition of the hangar building served a dual purpose of assisting the building owner and lessee surrender his lease agreement with Council, and also providing a building suitable for establishment of a pilot training programme that Council was pursuing at that time with Navair International Flying College Pty Limited (Mr Frank Young) and the Southern Cross University.

Following its purchase by Council (for the sum of \$125,000), the hangar building was subsequently leased to Navair at a concessional rent level equivalent to approximately 60% of the then assessed market rental. This was in line with a general approach being adopted by Council to assist and foster general aviation activities/businesses at the airport.

Subsequent to the above, Navair ceased operating from the facility and Council was forced to ultimately take possession of the premises in late 2002. It has been necessary to seek a new tenant for the premises as a result of this action.

Since 1999 Council has received a total of \$48,795 in rental income for this property.

In late November 2002 Council received an approach from a company based at Barraba (near Tamworth) NSW, Precision Helicopters Pty Limited, which was seeking to relocate part of its operational base to a larger coastal centre. Company representatives indicated they were investigating alternative centres from the north and to the south of Coffs Harbour.

Precision Helicopters expressed a preference for purchase, rather than lease of suitable premises, and as such negotiations have centred on a proposed sale of the ex-Navair hangar to the company.

Following consideration of various options, including lease/purchase spread over a period of up to three years, agreement (subject to formal Council approval) has been reached on a preferred option of an up-front purchase by Precision Helicopters at a price of \$96,000. Valuation exercises undertaken by the Property Manager indicate that, in the present circumstances, this sum represents an appropriate sale price for Council.

Sustainability Assessment:**Environment**

It is noted that the sale of the subject hangar represents a change of ownership only, and as such there would be no adverse environmental impact arising from this action. The ex-Navair hangar was originally constructed by a company known as Heliscene Pty Limited (Mr Graeme Davidson), which operated and maintained rotary-wing aircraft at the subject premises.

cont'd

E5 Precision Helicopters Pty Ltd - Proposed Purchase Of Hangar (cont'd)

Social

Precision Helicopters is a conservative and well established company that has been providing aerial services throughout New South Wales for approximately ten years. The company already provides aerial charter services, noxious weed control and other aerial works for the Coffs Harbour City Council along with other Councils in the area including Bellingen, Kempsey, Nambucca, Port Macquarie and Taree to name a few. The company is also involved in fire fighting activities, and at the time of writing this report has one aircraft involved in fire control work in the Tumut area.

The company will base part of its operations at Coffs Harbour Airport and in addition to existing activities, intends to incorporate and grow tourism-based activities, as well as rotary-wing aircraft pilot training.

It is considered that these activities will provide substantial social benefits for Coffs Harbour.

Economic

As indicated above, this is a well established company providing various helicopter services for the community. The company operates with a rural/agricultural base initially established in the Barraba/Tamworth area. It has grown to provide further services along the east coast of the State of New South Wales and south Queensland. The company started with a single, piston engine aircraft and now has three, fully owned, turbine aircraft.

Initially, the company proposes to permanently base one Jet-Ranger aircraft at Coffs Harbour. A licensed aero mechanical engineer is to be immediately based at the facility together with their operational manager and a pilot. All will bring families to the area. A second pilot will be based here toward the end of 2003.

It is considered that the location of a part of this company's operations at Coffs Harbour Airport will bring economic benefit to the airport, as well as to the community.

Issues:

In reviewing the purchase proposal by Precision Helicopters, consideration has been given to the policy which has previously been followed by Council in providing a certain level of financial incentive or support to new, incoming businesses at the airport. This has been demonstrated in giving, by way of initial subsidised rental levels, of assistance to companies such as Combined Aviation Services (office and residential accommodation); Synaptic Junction Pty Limited (Coffs Coast Jet Centre - charter lounge, offices and hangar building), and Navair International Flying College (hangar, offices and training rooms).

In these instances, hangar and office buildings have been leased with up to three months rent free at commencement of lease, with rental levels being set at approximately 60% of assessed market rent for up to two years prior to rental review.

Negotiation with Precision Helicopters has taken account of these previous support arrangements for other businesses at the airport. Although this particular matter involves sale of the facility rather than lease, the finally agreed sale price makes allowances for an up front sale price, as compared against a two to three year lease/purchase arrangement with deferred part payments and a deferred final payment. (*Note: A deferred purchase arrangement was one option being sought by Precision Helicopters to assist in its relocation and establishment programme.*)

cont'd

E5 Precision Helicopters Pty Ltd - Proposed Purchase Of Hangar (cont'd)

It is also worth noting that the company will not be able to purchase freehold title to the land, as this is held (and will be retained) by Council. As such, Precision Helicopters must also take account of the fact that it will need to hold a lease of the land from Council, as well as allow for amortisation of the hangar cost over the period of the lease arrangement to be granted by Council. This results in a depreciating value for the building owner, ie Precision Helicopters.

As indicated, in view of the hangar purchase by Precision Helicopters, Council will be required to grant a ground lease to cover occupation of the hangar site. The proposed lease arrangement is in line with other commercial hangar leases at the airport. Details of the associated lease are as follows:

Lessee - Precision Helicopters Pty Limited (ACN 059 188 448)
Lease Term - Twenty (20) years
Rental - \$3,536 per annum, subject to annual CPI increases, as well as being subject to market reviews after each five year period of the lease term.

Other Terms -

- a) Premises to be used as a hangar and offices for the storage and maintenance of aircraft/helicopters and associated general aviation activities of the lessee.
- b) Lessee to be responsible for rates, taxes and charges in respect of the premises.
- c) Lessee to be responsible for costs associated with the leasing of the premises, including Council's solicitor's reasonable costs.
- d) Lessee to hold Hangar Keeper's public liability insurance cover in a minimum amount of \$10 million (or such other amount as may be advised by Council from time to time). Council to be noted as an interested party in respect of such insurance cover.
- e) Lessee to hold Workers Compensation insurance cover in respect of any employees working at the premises.
- f) Lessee to maintain the premises in good condition at all times during the term of the lease.
- g) Lessee to be responsible for all costs associated with its occupation and use of the premises, including electricity, telephone, water, cleaning, and maintaining the building and grounds.
- h) Lessee to keep the premises clean and tidy and to regularly remove all rubbish and waste.
- i) Lessee not to erect any signs without first obtaining the written approval of Council.
- j) Lessee not to make any additions or erect any additional structures without the written approval of Council.
- k) Lessee to comply with requirements of the Occupational Health and Safety Act and associated regulations in respect of its use and occupation of the premises.
- l) Lessee to comply with all relevant legislation, laws, statutes, rules and regulations relating to use and occupation of premises within an airport facility (including any Council rules and regulations concerning activities on the airport).
- m) Any additional terms and conditions as may be advised or required by Council's solicitor.

It is also noted that the hangar building is currently being used, under a licence arrangement, by the Australian Air League Incorporated for its regular weekly meetings. Mr Ean Rosenberg, the Air League's Squadron Officer Commanding, has previously been informed of Council's proposal to either lease or sell the hangar building, and the Air League uses the facility (as indicated) only under a temporary licence arrangement. Precision Helicopters is aware of this arrangement and has indicated that it is prepared to discuss use of the facility with Mr Rosenberg.

Council acquired the subject hangar building in order to assist, together with the Southern Cross University, establishment of the Navair International Flying College at Coffs Harbour regional Airport. This project did not grow as anticipated and Council has now regained possession of the facility. The issues involved in sale of this facility have been discussed with the Airport Manager and it is not considered essential that Council retain ownership of the hangar building.

cont'd

E5 Precision Helicopters Pty Ltd - Proposed Purchase Of Hangar (cont'd)

Ownership of the building by Precision Helicopters provides the company with a higher level of tenure security and also provides it with greater incentive to 'grow' its business operations at Coffs Harbour. Council still retains the security of ownership of the hangar site (ie the land) and a long-term lease agreement with the company.

It is recommended that Council agree to this sale and lease proposal.

Finally, it is noted that Precision Helicopters has its aircraft engineer commencing at Coffs Harbour prior to the end of January. In view of the urgency of gaining possession of an appropriate hangar facility, occupation of the ex-Navair building has been granted under a temporary licence arrangement, pending Council's decision in the matter. In the event that Council should not agree with this proposal then Precision Helicopters will vacate the premises upon written notice.

Implementation Date / Priority:

It is intended to immediately implement Council's decision in the matter.

Recommendation:

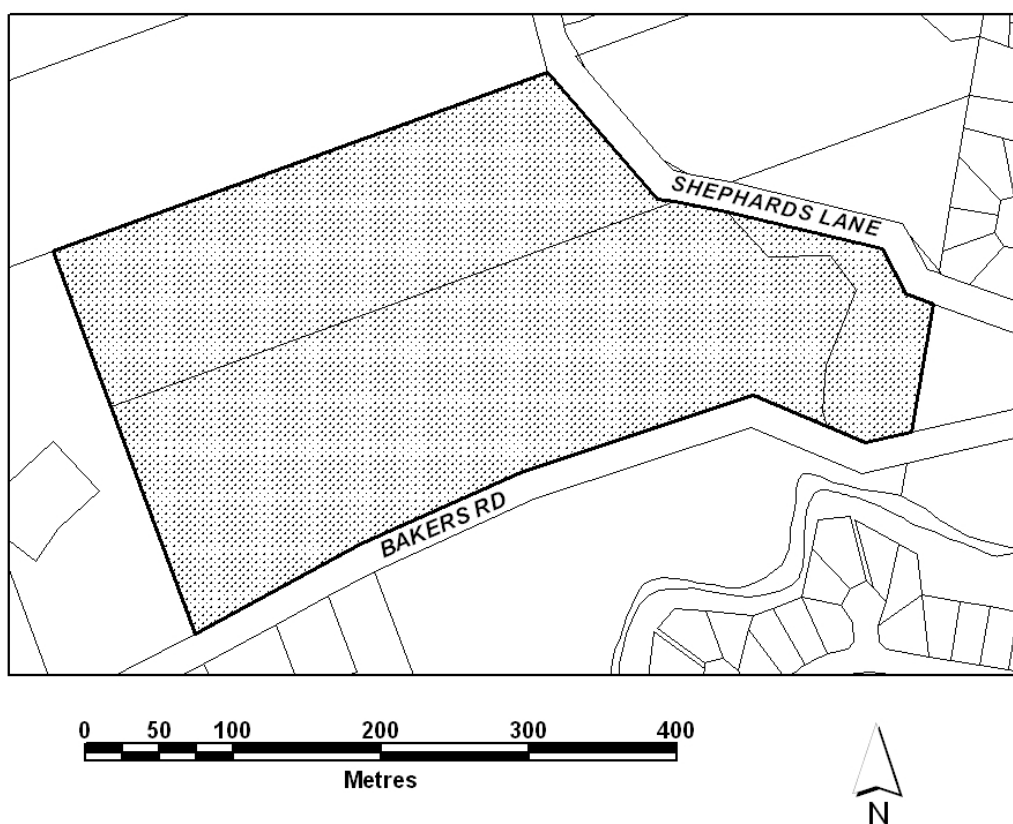
- 1. That Council agree to sell the hangar building situated on Lot 16 DP 793009 Aviation Drive Coffs Harbour Regional Airport to Precision Helicopters Pty Limited (or associated company of which Mr Mark Hodgson is Director) for the sum of \$96,000 with settlement to be finalised in accordance with standard commercial practices.**
- 2. That, in association with Item 1 above, Council agree to lease Lot 16 DP793009 to Precision Helicopters Pty Limited for a term of twenty (20) years at a commencing rental of \$3,536 per annum in line with the general terms and conditions as outlined in the body of the report.**
- 3. That any necessary documents associated with sale of the hangar building on Lot 16 DP793009 and the associated lease of the subject site be executed under the Common Seal of Council.**

Pat Littler
Director Economic and Community Enterprises

PED5 DEVELOPMENT APPLICATION NO. 354/03 - SUBDIVISION OF LAND (54 LOTS INCLUDING FOUR COMMUNITY TITLE LOTS) - LOTS 11 AND 12, DP 7956 AND LOT 2, DP 529089, SHEPHARDS LANE, COFFS HARBOUR

Purpose:

The purpose of the report is to advise Council on Development Application No. 354/03 which proposes the subdivision of land into 54 residential lots in the west of the City. The report recommends conditional approval of the application.



Description of Item:

The development is proposed on land adjoining the southern side of Shephards Lane. It comprises hilly land, and a tributary of Coffs Creek.

The subdivision seeks to create lots for residential purposes, and will include the construction of a collector road which will connect Shepherds Lane to Bakers Road; it will involve crossing the Coffs Creek tributary. As well, a roundabout will be constructed at the intersection of the collector road and Shephards Lane.

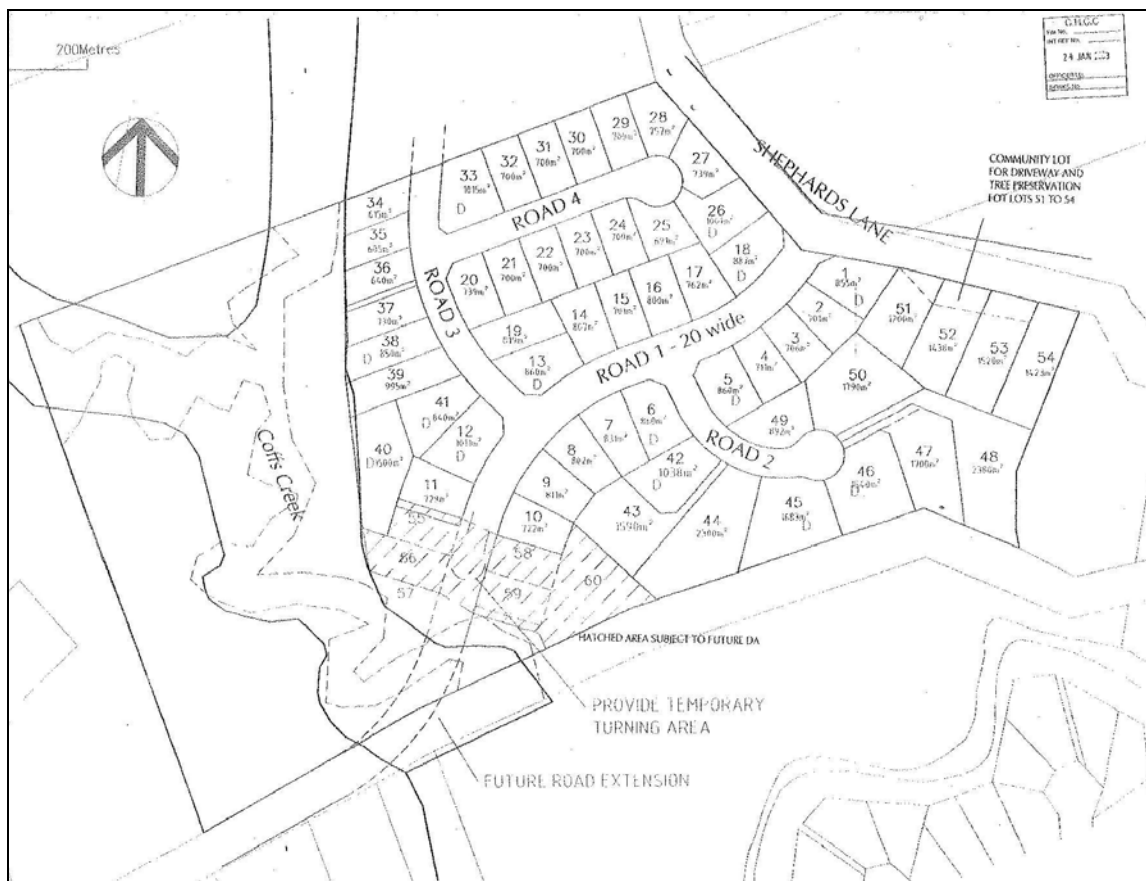
The site is mostly cleared.

The subdivision will involve significant earthworks, which will involve the levelling of some of the steeper parts of the site as well as the filling of some of the gullies. This must be done in order that the roads through the subdivision meet Council's minimum grade requirements for public roads.

cont'd

Ped5 Development Application No. 354/03 - Subdivision Of Land (54 Lots Including Four Community Title Lots) - Lots 11 And 12, Dp 7956 And Lot 2, Dp 529089, Shephards Lane, Coffs Harbour (cont'd)

Four of the lots fronting Shephards Lane will share a common access (driveway), and contain mature eucalypts which have habitat (koala) and scenic value. To provide for the more effective management of the driveway and retention of the trees, these lots are to be included in a community title scheme.



Consultation:

The application was notified to adjoining landowners and advertised. Only one submission was received.

The application requires the concurrent approval of the Department of Land and Water Conservation given that earthworks are proposed within 40 m of the Coffs Creek tributary.

Initially consent was sought for 60 lots, but this has since been amended to 54 lots.

The collector road through the site will eventually cross the Coffs Creek tributary; its construction is to be funded via section 94 contributions.

The collector road, where it crosses the Creek, will require a permit from NSW Fisheries and, in this regard, they have inspected the site and confirmed that the proposed crossing is appropriately located.

cont'd

Ped5 Development Application No. 354/03 - Subdivision Of Land (54 Lots Including Four Community Title Lots) - Lots 11 And 12, Dp 7956 And Lot 2, Dp 529089, Shepherds Lane, Coffs Harbour (cont'd)

Sustainability Assessment:

- **Environment**

A number of large eucalypts are located adjacent Shepherds Lane within lots 51-54. These trees have habitat value (koalas), as well as providing amenity to the wider locality. These lots are to be community title lots, which will allow for their protection via the community title management statement.

The development of the site for urban purposes will result in an increase in the intensity and volume of storm water discharged to the Coffs Creek environment. Given the slope of the land and the large catchments involved, little opportunity exists for the treatment of storm water on-site. It is important to note however that Council is currently investigating further controls relating to water sensitive urban design, with such controls seeking to regulate both the volume of storm water discharged from a development (i.e. use of rain water tanks with houses), and the quality of this water (i.e. use of grass swales to remove particulates as opposed to traditional kerb and gutter).

- **Social**

The development will have little social impact. It will provide for future housing within the limits of the City, on land identified for such a purpose.

- **Economic**

There are no significant economic issues associated with the development save that it will provide for housing within the limits of the City – close to services (e.g. shops, schools, social services etc.).

Statutory Requirements:

The application has been assessed having regard to:

- Environmental Planning and Assessment Act 1979;
- Rivers and Foreshores Improvement Act 1948;
- Environmental Planning and Assessment Regulation 2000;
- North Coast Regional Environmental Plan 1988;
- Coffs Harbour City Local Environmental Plan 2000;
- Subdivision Development Control Plan;
- Notification Development Control Plan;
- West Coffs Information Sheet;
- Council's Floodplain Policy.

cont'd

Ped5 Development Application No. 354/03 - Subdivision Of Land (54 Lots Including Four Community Title Lots) - Lots 11 And 12, Dp 7956 And Lot 2, Dp 529089, Shephards Lane, Coffs Harbour (cont'd)

Issues:

- **Compatibility with proposed Bakers Road flood mitigation detention basin**

Council resolved toward the end of last year to amend the West Coffs Information Sheet and Contributions Plan to accommodate the construction of a flood mitigation detention basin near Bakers Road. The basin has the potential to reduce flood levels downstream (within the City).

The flood mitigation detention basin is to be partly located over land adjoining the subdivision; the subdivision has been designed so as to provide for the basin.

- **Flooding**

The rear of a number of the proposed lots along the edge of the detention basin may be partly subject to flooding (1 in 100 year flood). While these areas could be filled to ensure they remain flood free, this would result in retaining walls having to be constructed along the rear of these properties and adjoining Council land. Such walls would be costly to maintain, and would be unsafe.

The front of each flood affected lot remains flood free, capable of accommodating a house.

To ensure that no buildings or structures are located within the flood affected area of each of these lots, a restriction as to use will be required over the affected area, prohibiting the erection of buildings or structures.

- **West Coffs Information Sheet**

The subdivision is reasonably consistent with the masterplan provided in the West Coffs Information Sheet.

Conclusion:

Given the hilly nature of the site, a large amount of cut and fill is required with the subdivision. This is unavoidable as minimum grades must be achieved for proposed roads.

While a number of lots may be partly flood affected, this is unavoidable given that Council is investigating the construction of a flood mitigation detention basin on part of the site.

The subdivision is generally consistent with the masterplan provided in the West Coffs Information Sheet, and makes provision for the construction of the proposed Bakers Road flood mitigation detention basin.

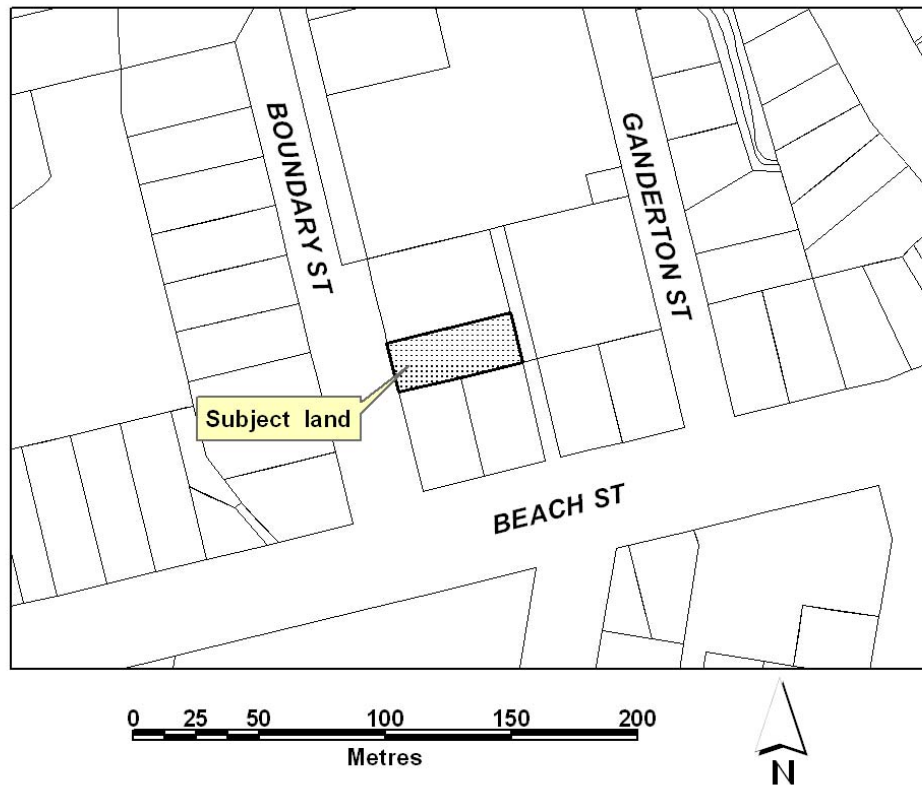
Recommendation:

That Council approve Development Application No. 354/03 subject to conditions foreshadowed within the report as well as technical conditions.

**PED6 DEVELOPMENT APPLICATION NO. 339/03 - SENIOR CITIZENS CENTRE - LOT 117,
DP 752853, 6 BOUNDARY STREET WOOLGOOLGA**

Purpose:

The purpose of this report is to advise Council on Development Application No. 339/03 which proposes a Senior Citizens Centre in Woolgoolga. The report recommends conditional approval of the application.



Description of Item:

The development is proposed on land located between the Woolgoolga Neighbourhood Centre and the Woolgoolga Community Village, Boundary Street, Woolgoolga.

The Woolgoolga Girl Guides Hall is currently located on the site. However, it is proposed to relocate the hall to a private residence in Hearn's Lake Road, Woolgoolga. The land is flat and contains an area of 1009 m².

The proposed building is 454 m² in area and the external brickwork and Colorbond roof will complement the Woolgoolga Library.

Eight on site car parking spaces and 12 undercover scooter parking spaces have been provided for the development. In addition, two community buses are proposed to be utilised to transport seniors to the centre.

cont'd

Ped6 Development Application No. 339/03 - Senior Citizens Centre - Lot 117, Dp 752853, 6 Boundary Street Woolgoolga (cont'd)

The use of the centre will be predominantly by senior citizens from the area. Hours of operation will be Monday to Friday, 9.30 a.m. to 5.00 p.m.; Saturday 9.30 a.m. to 12.30 p.m.; and Sundays and public holidays on request. A general restriction of 10.00 p.m. closing time has been proposed for the facility. The projected number of attendees per day is approximately 20-40 people.

A landscaping plan has been submitted with the majority of the works proposed to be undertaken by the seniors and volunteers.

An air conditioning unit is proposed to be installed in the north east corner of the building. This is an appropriate location for the unit, as it will be enclosed to minimise any noise impacts or detract from the appearance of the building. In addition, it is sufficiently located away from the adjoining residential development to the west of the proposal.

One full-time centre co-ordinator, one part-time administrative assistant, one part-time cleaner/gardener and one part-time caterer are proposed to be employed to run the centre.

The project cost is \$280,000.

Sustainability Assessment:

- **Environment**

It is considered highly unlikely that the proposal will result in any significant impacts on the local natural and built environment. The proposed development is compatible with adjoining land uses with the Woolgoolga Neighbourhood Centre to the south, Woolgoolga Community Village to the north, the Woolgoolga Library to the east and residential development to the west. In addition, it is proposed to utilise any compostable green waste on the garden beds.

- **Social**

The social impacts on the community, particularly the seniors, will be positive as a result of the proposal. The centre will provide seniors with the opportunity to interact and socialise with each other and provide a designated meeting place for this particular demographic age group.

- **Economic**

The economic impacts associated with the development are again expected to be positive, particularly during the construction phase for local trades' people. In addition, once the centre is fully constructed it will be completely self sufficient as future maintenance costs are expected to be minimal. This is due to the design of the building and the materials used in its construction which will endeavour to keep ongoing running costs at a minimum.

Consultation:

The application was advertised and notified for a period of 21 days from 23 December 2002 until 12 January 2003. No submissions were received.

Comments from Council's Engineering Department and Parks and Recreation Branch have been received. These have been incorporated into the conditions of development consent for the proposal.

cont'd

Ped6 Development Application No. 339/03 - Senior Citizens Centre - Lot 117, Dp 752853, 6 Boundary Street Woolgoolga (cont'd)

Statutory Requirements:

The application, amongst other Council policies/codes, has been assessed in accordance with the relevant provisions under the following legislation:

- NSW Coastal Policy;
- North Coast Regional Environmental Plan 1988;
- Coffs Harbour City Local Environmental Plan (LEP) 2000;
- Notification Development Control Plan;
- Off Street Car Parking Development Control Plan.

Under LEP 2000 the land is zoned 5A Special Uses (Community Purposes). The proposed development is consistent with the aims and objectives of this zone.

Issues:

A parking study has been provided with the development application. The analysis and recommendations in the study are based on the amount of parking provided for Senior Citizens' Centres in the Bellingen and Grafton local government areas.

Although the provision for car parking for the proposed development is not in accordance with Council's Off Street Car Parking Development Control Plan, the amount of off street car parking provided for the centre is considered to be acceptable. This will necessitate sharing of on street parking spaces with the Woolgoolga Neighbourhood Centre and Woolgoolga Bowling Club if the demand arises.

Summary:

The proposed Senior Citizens Centre will provide an important and essential outreach service for seniors in the Woolgoolga locality. In addition, the facility is strategically located and is within close proximity to shops, banks, medical services, and other essential services.

The proposed development will provide some off street car parking and scooter parking but will rely on sharing car parking spaces in front of the Woolgoolga Neighbourhood Centre and Woolgoolga Bowling Club. The access arrangement is considered to be satisfactory.

Once completed, the facility will be self sufficient with seniors and volunteers undertaking any future maintenance works, particularly with respect to landscaping of the site.

It is recommended that consent, subject to conditions, be granted to the application.

Recommendation:

That Council approve Development Application No. 339/03 for a Senior Citizens Centre on Lot 117, DP 752853, 6 Boundary Street, Woolgoolga, subject to conditions foreshadowed within the report as well as technical conditions.

**KR Power
Director Planning Environment and Development**