



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(CITY SERVICES COMMITTEE)
COUNCIL CHAMBER
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
16 OCTOBER 2003
Commencing at the conclusion of
Planning Environment & Development Committee

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CONFIDENTIAL ITEMS

The following items either in whole or in part may be considered in Closed Meeting for the reasons stated.

72 TENDERS - SAWTELL BEACH HOLIDAY PARK MOVEABLE DWELLINGS 37

A portion of this report is confidential for the reason of Section 10A (2):

- (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret.

and in accordance with Section 10A (1) the meeting may be closed to the public.

73 TENDERS - PLANT REPLACEMENT PROGRAM - SUPPLY TRUCK MOUNTED WATER TANKER - CONTRACT 03/04-146-TO 42

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PLANNING ENVIRONMENT & DEVELOPMENT DEPARTMENT REPORT 45

PED79 TENDER: WASTE SERVICES SUPERVISION AND GENERAL MAINTENANCE, CORAMBA WASTE TRANSFER STATION - CONTRACT NO. 03/04-140-TO 45

A portion of this report is confidential for the reason of Section 10A (2):

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(CITY SERVICES COMMITTEE)

16 OCTOBER 2003

Mayor and Councillors

GENERAL MANAGER'S REPORT

20 PACIFIC HIGHWAY BYPASS

Purpose:

The purpose of this report is to define a corridor that reflects Council's intention in its motions adopted in relation to the Pacific Highway at the City Business Units Committee meeting on 4 September 2003.

The report recommends the adoption of the plan (circulated separately to Councillors) as describing Council's preferred corridor for a Pacific Highway Bypass.

Description of Item:

The map describes a corridor line extending from Englands Road to Red Hill and broadens westerly towards the Lower Bucca State Forest, with the eastern boundary being the route option known as the Coastal Ridgeway/Option A.

The broken line represents the recommended western corridor boundary which takes into account the issues raised at public addresses to Council at its meeting held on 18 September 2003. The broken line better reflects the notion of a corridor between ridge lines west of Coffs Harbour.

The map should be referred to the Roads and Traffic Authority in order to clarify Council's position in the development of the Pacific Highway Planning Strategy.

cont'd

20 Pacific Highway Bypass (cont'd)

Sustainability Assessment:

- **Environment**

The alignment shown on the map seeks to avoid fauna and flora areas such as Ulidarra National Park, but inevitably cuts across State Forest land and private land which will have some environmental impact. The proposed alignment also crosses the newly proclaimed Sherwood Nature Reserve in the north. The corridor represents a strategic phase in the development of the roadway and opportunities for tunnelling, compensatory habitat, wildlife overpasses and underpasses will all need to be considered.

- **Social**

Council's adopted position represents the best outcome for the majority of the local community as expressed at Council's Community Forums; it meets the objectives and criteria set for the Pacific Highway Planning Strategy at the Forums.

- **Economic**

This corridor does not represent the lowest cost option; a higher value has been placed on local community aspirations.

Recommendation:

That Council adopt the road corridor outlined on the map as Council's preferred corridor option for the Pacific Highway Bypass.

CITY SERVICES DEPARTMENT REPORTS

65 TRAFFIC COMMITTEE MEETING 8/2003

Purpose:

To confirm minutes from the Traffic Committee Meeting held on 7 October 2003.

Recommendation:

T.58 – Pacific Highway, Woolgoolga - Noise Pollution (511410 [754115])

That 'Bus Zone' signs and 'No Stopping' signs be installed on Pacific Highway, Woolgoolga, north of Clarence Street roundabout, as shown on Plan T.58.

T.59 – Ray McCarthy Drive, Coffs Harbour - 'No Parking' signs (509920 [768022])

That 'No Parking' signs be installed in Ray McCarthy Drive, Coffs Harbour, either side of the driveway at Mills Transport, as shown on Plan T.59.

T.60 – Cavanba Road, Toormina (501250 [754438])

That a 'No U Turn' sign be installed in Cavanba Road, Toormina, adjacent Toormina Primary School's pedestrian crossing, as shown on Plan T.60.

Attachments:

**COFFS HARBOUR CITY COUNCIL
TRAFFIC COMMITTEE MINUTES 9/2003
7 OCTOBER 2003 - 1.30PM**

Present: Graham Carthew, Roads and Traffic Authority
Sgt John Patacko, Coffs Harbour Police
Peter West, Coffs Harbour Taxi Cab Network
George Stulle, Coffs Harbour City Council
Peter Smith, B-Double Operator (part of meeting)

Apologies: Cr Bill Palmer, Coffs Harbour City Council
Jenny Tooth, Bus & Coach Association
Anne Shearer, Road & Safety Officer

Minute Taker: Ann Graham

T.58 – Pacific Highway, Woolgoolga - Noise Pollution (511410 [754115])

Complaint of noise pollution caused by trucks parking at night on both sides of the Pacific Highway adjacent to Clarence Street, Woolgoolga.

Recommended: that 'Bus Zone' signs and 'No Stopping' signs be installed on Pacific Highway, Woolgoolga, north of Clarence Street roundabout, as shown on Plan T.58.

T.59 – Ray McCarthy Drive, Coffs Harbour - 'No Parking' signs (509920 [768022])

Consideration to a request for 'No Parking' signs to be installed either side of the driveway at Mills Transport, Bricks & Pavers in Ray McCarthy Drive, Coffs Harbour.

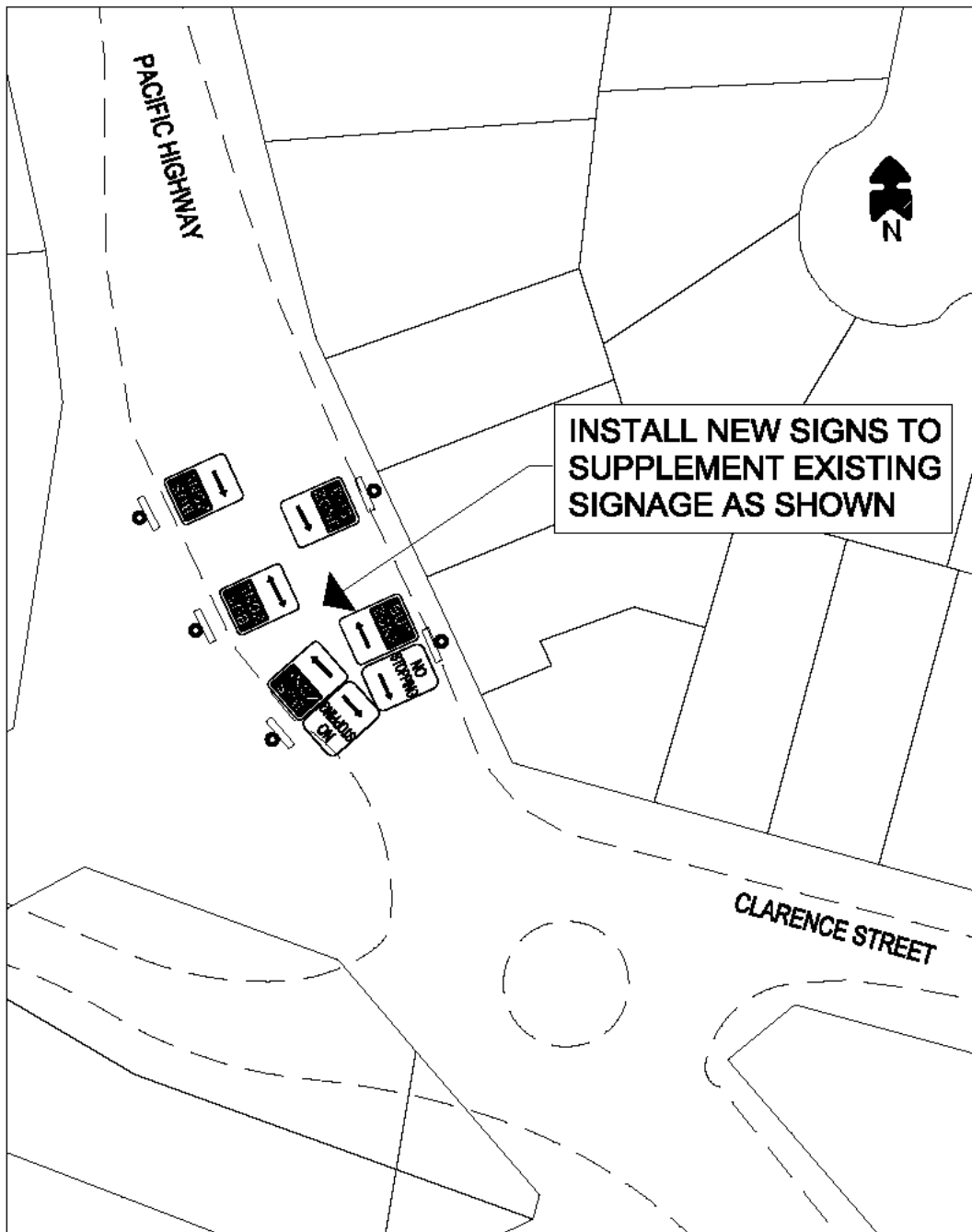
Recommended: that 'No Parking' signs be installed in Ray McCarthy Drive, Coffs Harbour, either side of the driveway at Mills Transport, as shown on Plan T.59.

T.60 – Cavanba Road, Toormina (501250 [754438])

Consideration to the dangerous situation for school children at Toormina Primary School, Cnr Cavanba Road and Jane Circuit, just before pedestrian crossing where children are trying to cross road when parents are doing U-turns after dropping them.

Recommended: that a 'No U Turn' sign be installed in Cavanba Road, Toormina, adjacent Toormina Primary School's pedestrian crossing, as shown on Plan T.60.

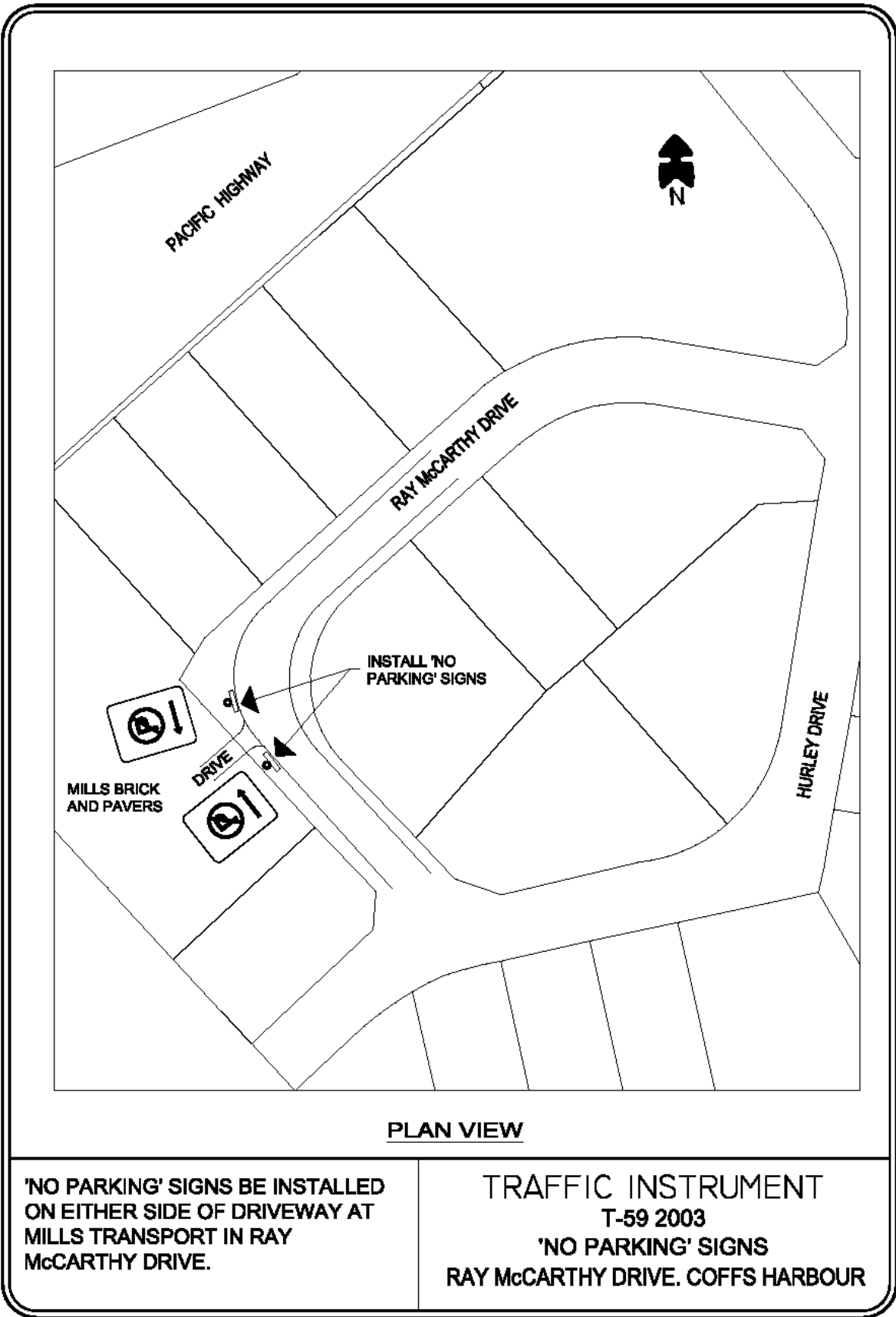
The next meeting will be held on Thursday, 6 November 2003 at 10.30am.



PLAN VIEW

'BUS ZONE' SIGNS AND 'NO STOPPING' SIGNS BE INSTALLED ON PACIFIC HIGHWAY NORTH OF CLARENCE STREET ROUNDABOUT

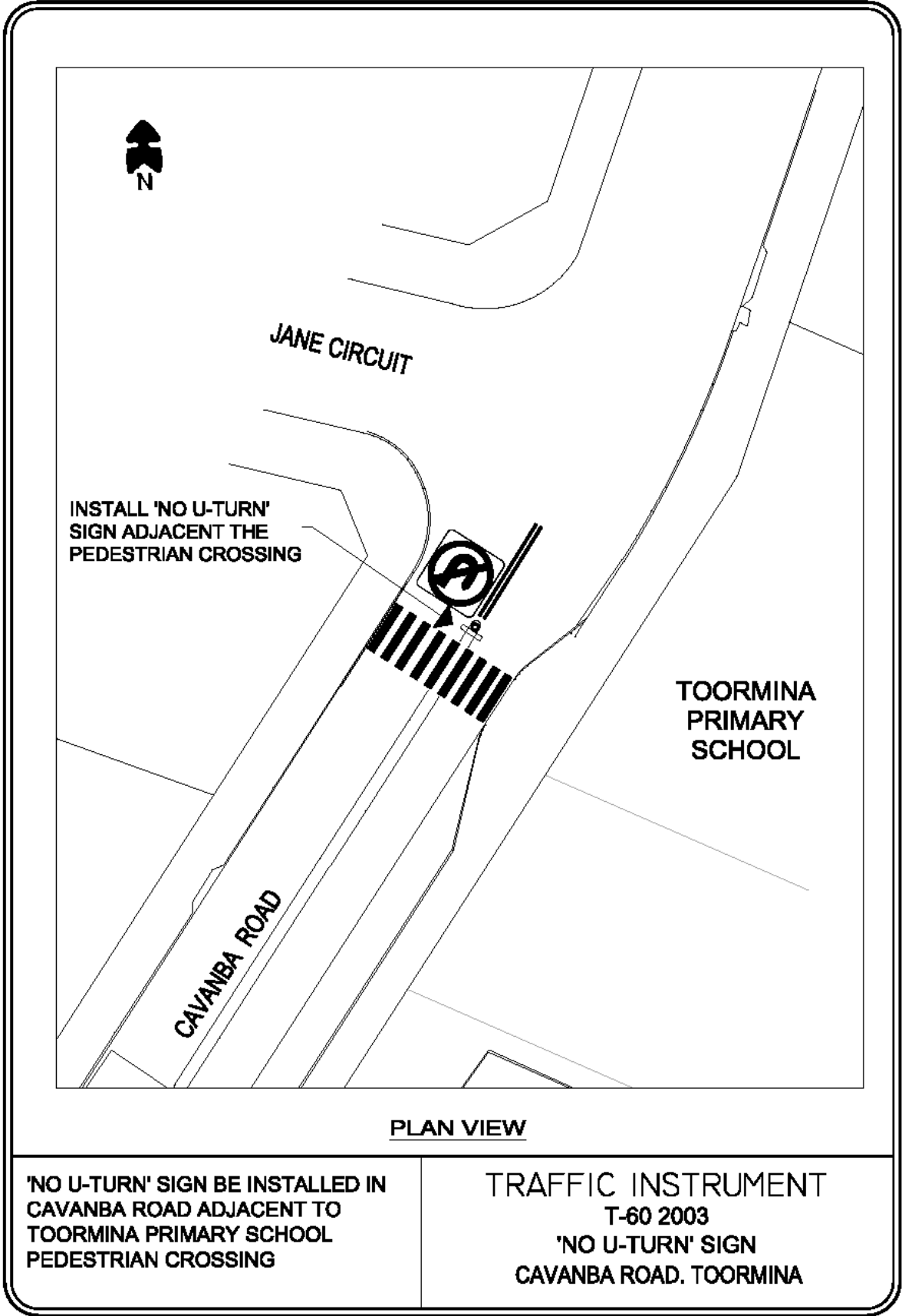
**TRAFFIC INSTRUMENT
T-58 2003
'NO STOPPING' AND 'BUS ZONE' SIGNS
PACIFIC HIGHWAY, WOOLGOOLGA**



PLAN VIEW

'NO PARKING' SIGNS BE INSTALLED ON EITHER SIDE OF DRIVEWAY AT MILLS TRANSPORT IN RAY MCCARTHY DRIVE.

**TRAFFIC INSTRUMENT
T-59 2003
'NO PARKING' SIGNS
RAY MCCARTHY DRIVE. COFFS HARBOUR**



**'NO U-TURN' SIGN BE INSTALLED IN
CAVANBA ROAD ADJACENT TO
TOORMINA PRIMARY SCHOOL
PEDESTRIAN CROSSING**

**TRAFFIC INSTRUMENT
T-60 2003
'NO U-TURN' SIGN
CAVANBA ROAD. TOORMINA**

66 CAMPING AT EASTERN DORRIGO SHOWGROUND, ULONG

Purpose:

The purpose of this report is to request that Council commence the process to amend the existing Plan of Management for Sportsgrounds to enable camping on the Eastern Dorrigo Showground located at Ulong.

Description of Item:

The Eastern Dorrigo Showground and Community Hall is managed by a Council committee. The land is Crown Reserve and Council is the Trust Manager. The committee has received numerous requests from the community regarding the availability of camping facilities at the showground. These requests come mainly from bushwalking clubs, bird watching groups, the Caravan and Motor Home Association and various other groups and individuals.

Camping is a prohibited activity under the current Plan of Management for Sportsgrounds which includes this site. Accordingly, an amendment to the Plan of Management is requested.

The committee wishes to enable camping allied to community, cultural, recreation and sporting events carried out on the grounds and in the community, together with overnight camping (maximum three night stay) for tourists.

The committee hopes to provide basic camping facilities such as water, toilets, shower and garbage disposal in a nominated area of the site. Some six camping sites are proposed in line with primitive camping provisions. Primitive camping regulations include the provision of water supply, toilet and refuse disposal facility. All of which can be accommodated. Please see plan attached for designated campsite areas.

In relation to the operation of the camping facility it is proposed that there be no on-site supervision however the committee shall be responsible for bookings in conjunction with the use of the Ulong Rural Transaction Centre for the taking of a nominal camping fee.

Sustainability Assessment:

- **Environment**

The committee shall ensure no habitat disturbance as the location of the campsites will be designated on an already cleared area of the site close to the amenities. Given the small number of camp sites it is anticipated that only a minimal increase in water usage and waste be generated. The existing waste disposal is adequate.

- **Social**

Available camping on the showground site will have a positive effect by enabling increased participants from the outer regions to attend cultural, social and recreational events held at the showground or in the local Ulong community. It would also promote Ulong as a tourist destination potentially benefiting local resident artists and businesses. It would also provide a central point or link to the surrounding National Park and State Forests. It should also be noted that historically camping was very much associated with the traditional showground event.

cont'd

66 Camping at Eastern Dorrigo Showground, Ulong (cont'd)

- **Economic**

The economic benefits in the provision of camping include increased income and usage of the showground and community hall but in particular a likely increase in visitors to the Ulong and Eastern Dorrigo area benefiting local businesses and resident artists. The committee has \$22,700 for the provision of shower, amenities and barbeque. Upgrading access onto the site and the provision of car parking has already been addressed by Council.

Consultation:

The land is Crown Reserve, accordingly the Department of Lands has been consulted and on 11 July 2003 they advised "that under the Crown Lands Act 1989 a reserve for public recreation is broad purpose, which covers a group of purposes which are comparable. The purpose of camping is included in this group".

The Department of Lands concurs with the amendment of the existing Plan of Management to allow a primitive camping ground under Section 65 of the Local Government Regulation 95.

Statutory Requirements:

The draft revision to the Plan of Management will be prepared by the City Parks and Reserve Section and is to be exhibited in accordance with the Local Government Act.

A minimum exhibition period of 28 days with an additional 14 days for comments to be submitted is required under the Act. It is recommended that the exhibition period be 42 days (six weeks) to cover this requirement.

Issues:

The issues include lack of supervision, noise, damage to grounds and facilities, cleaning, security and lighting. The current management committee is unable to supervise these grounds, however, are of the opinion that a campground not dissimilar from a primitive campground provided in many National Parks and State Forests could be possible. The committee propose that the members will be contactable in relation to noise, security and any excess cleaning issues. However, should camping at the showground become onerous, for example costly damage to grounds and excessive noise complaints then this would result in Council not renewing the annual camping approval required. It is envisaged that the Plan of Management amendment process shall consider these and any other issues raised from the local Ulong community.

The committee aims to obtain camping fees by providing showers in the near future, a key to access the shower will need to be obtained from the Ulong Rural Transaction Centre for a fee. A hiring form inclusive of drivers licence details will be required. A fee structure will need to be developed and brought to Council for approval when all other approvals have been obtained.

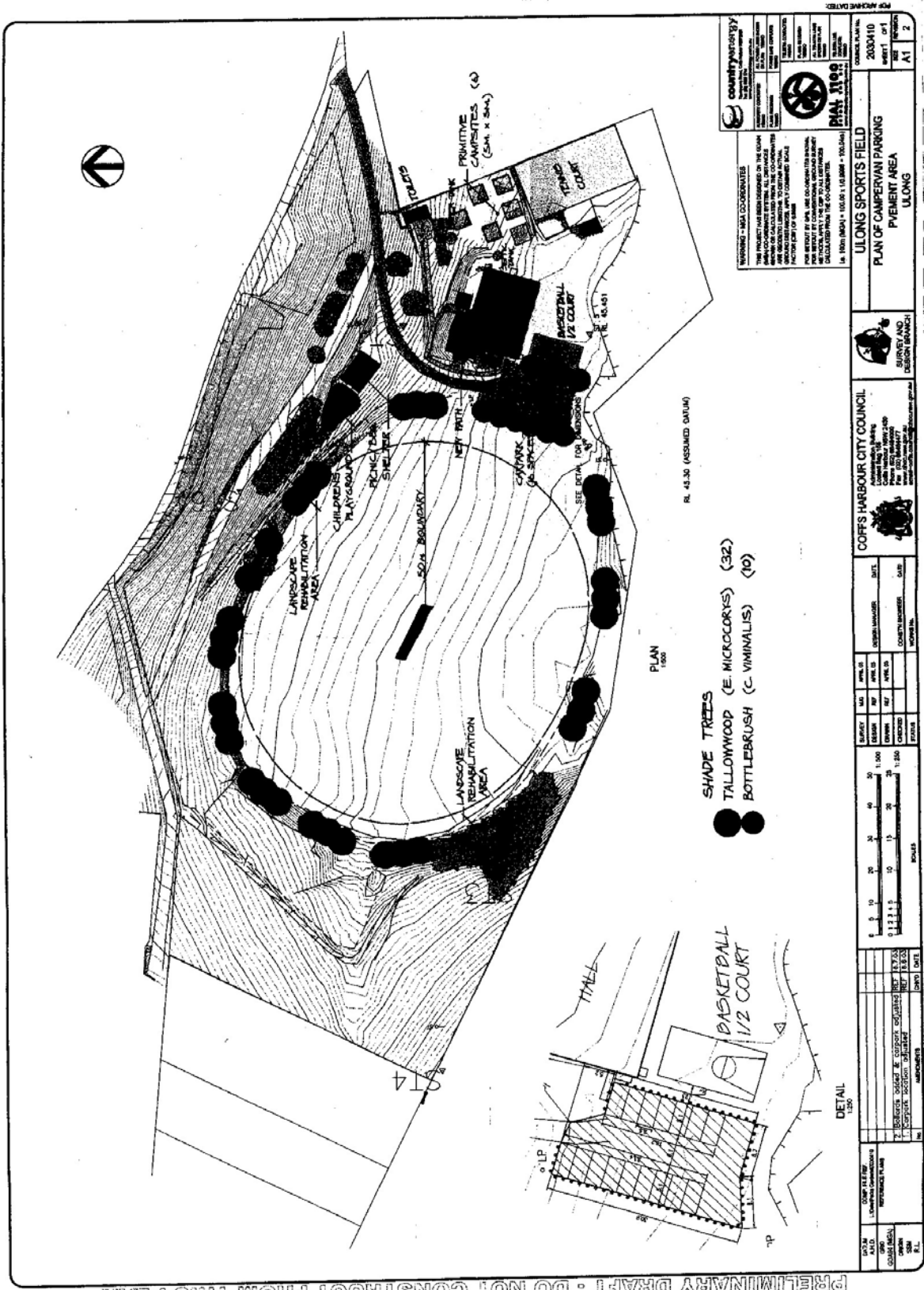
Implementation Date / Priority:

Amending the Plan of Management to allow camping is likely to take approximately six months, this includes the exhibition period. Should camping be permitted, a development application will then be lodged to construct a shower and toilet facility.

Recommendation:

That Council commence the process to amend the Plan of Management for Sportsgrounds in relation to permitting camping on the Eastern Dorrigo Showground located at Ulong.

Attachments:



PRELIMINARY DRAFT - DO NOT CONSTRUCT FROM THIS PLAN

countrycity
 LANDSCAPE ARCHITECTURE
 11/1100 BROADWAY
 SUITE 100
 MELBOURNE VIC 3000
 PH: 03 9594 1100
 WWW.COUNTRYCITY.COM.AU

PLAN 1100
 THIS PROJECT HAS BEEN DESIGNED BY THE DESIGN TEAM AND CALCULATED WITH THE COORDINATES AND DIMENSIONS PROVIDED. ANY CHANGES TO THE DESIGN OR DIMENSIONS MUST BE APPROVED BY THE DESIGN TEAM.
 THIS PLAN IS A PRELIMINARY DRAFT AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE DESIGN TEAM.
 IN 1:1000 SCALE - 1:5000 - 1:10000 - 1:20000

PROJECT NO. 2000410
 SHEET 01
 OF 02
 DATE 11/11/11

ULONG SPORTS FIELD
PLAN OF CAMPERVAN PARKING
PIEMENT AREA
ULONG

COFFS HARBOUR CITY COUNCIL
 ADDRESS: 100 WILSON STREET
 COFFS HARBOUR NSW 2430
 PHONE: 02 6620 2000
 WWW.COFFSHARBOURNSW.CITY.COUNCIL.NSW.GOV.AU

SURVEY AND DESIGN BRANCH

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

DATE	DESCRIPTION	BY	SCALE
11/11/11	DESIGN DEVELOPMENT	[Name]	1:500
11/11/11	FINAL DESIGN	[Name]	1:500

DATE	DESCRIPTION	BY	SCALE
11/11/11	DESIGN DEVELOPMENT	[Name]	1:500
11/11/11	FINAL DESIGN	[Name]	1:500

DATE	DESCRIPTION	BY	SCALE
11/11/11	DESIGN DEVELOPMENT	[Name]	1:500
11/11/11	FINAL DESIGN	[Name]	1:500

DATE	DESCRIPTION	BY	SCALE
11/11/11	DESIGN DEVELOPMENT	[Name]	1:500
11/11/11	FINAL DESIGN	[Name]	1:500

67 MEMBERSHIP OF THE REGIONAL GALLERY ADVISORY COMMITTEE

Purpose:

To obtain Council approval for the appointment of a member to the Regional Gallery Advisory Committee

Description of Item:

The Committee is looking to replace Margaret Ackland, a professional artist representative who resigned at the last meeting on 27 August, 2003.

Sustainability Assessment:

- **Environment**

There are no environmental issues.

- **Social**

That the appointment of a professional artists who is employed as a teacher at Coffs Harbour TAFE's art department would enhance discussion and decision-making at Committee meetings. Mr Willis holds a BA with Honours in Fine Arts and a Master of Arts in Printmaking from the University of the West of England, Bristol. He has exhibited his work at galleries in the UK, US, Europe and Australia.

- **Economic**

There are no economic implications.

Consultation:

The prospective member has expressed interest in and willingness to be appointed to the Committee.

Issues:

There are no adverse issues.

Recommendation:

That Council appoint Mr J P Willis as a member to the Regional Gallery Advisory Committee

68 COFFS HARBOUR CITY GALLERY EXHIBITIONS POLICY

Purpose:

To obtain Council approval for the adoption of the Coffs Harbour City Gallery Exhibition Policy.

Description of Item:

The attached Exhibitions Policy was developed by the Gallery Director and a sub-Committee of the Regional Gallery Advisory Committee. The final version was recommended for approval by Council at the Advisory Committee's meeting on 27 August, 2003.

Sustainability Assessment:

- **Environment**

There are no environmental issues.

- **Social**

As the Policy articulates the parameters for exhibitions at the City Gallery, it will be a useful tool for individual artists, groups or institutions seeking to show their work. It will also be a useful tool for the Gallery Director and the Advisory Committee when assessing exhibition proposals.

- **Economic**

There are no economic implications.

Consultation:

The Gallery Director obtained copies of other regional gallery's exhibition policies to use as a guide.

Related Policy and / or Precedents:

There are no adverse issues.

Recommendation:

That the Coffs Harbour City Gallery Exhibitions Policy be adopted by Council.

Attachments:

COFFS HARBOUR CITY GALLERY EXHIBITIONS POLICY

1.0 GENERAL

- 1.1 In this policy document the term “exhibition” will be taken to mean the display of one or more artworks to stimulate public interest and enjoyment and the promotion of critical engagement.
- 1.2 It is through the exhibition programme that works of art will be experienced not only as discrete objects, but also as vehicles of more comprehensive and complex meanings within the context of the production, interpretation and experience of culture within the community.
- 1.3 Coffs Harbour City Gallery will develop a diverse and interdependent range of activities so that the interaction between art, ideas, criticism and the production of new creative work becomes part of its institutional momentum.

2.0 ETHICS

- 2.1 The City Gallery will seek to ensure that protocols and customs of diverse people and communities are reflected in the activities of the Gallery. (Ref. Australia Council, Protocols for Producing Indigenous Australian Visual Arts and Craft).
- 2.2 The City Gallery will seek to protect the freedom of artistic expression and oppose any proposal, from whatever source, that attempts to restrict the form or content of artistic activity within its programmes.
- 2.3 The City Gallery will recognise the financial needs of artists by observing current Australian copyright regulations on the reproduction of works of art and pursuing accepted standards in payment of artists’ fees.
- 2.4 The City Gallery will enter into appropriate contracts with participating artists, curators, agents, writers, lenders, donors or lecturers when accepting works or material for exhibition, publication, collection or performance and shall adhere to the terms of such contracts.
- 2.5 Sponsorship, donations, and other patronage will be actively sought and appreciated, but will not determine, compromise or hinder the professional commitments or public obligations of the City Gallery.
- 2.6 The City Gallery will give proper acknowledgment of authorship and ownership on display labels when works are on public display and in all publicity where works or texts are referred to or reproduced, but will respect the right of an owner to remain anonymous.
- 2.7 Where appropriate and feasible the City Gallery will respect the installation and display requirements of artists, but in the case of disputes concerning installation and/or display the decision of the Director shall be final.

3.0 SCOPE AND BALANCE

- 3.1 Gallery exhibitions will vary in terms of focus, size, scope and audience. The programme may include exhibitions which look in depth at the work of a particular country, culture, theme or artist and small project exhibitions that engage with changing issues and the latest art developments. Both categories may include exhibitions by local and/or regional artists selected on the basis of artistic merit combined with (but not superseded by) local/regional relevance.
- 3.2 Exhibitions may comprise works in any medium in use as a means of artistic expression in the visual arts, including film, video, performance, light and sound, laser and neon, computer – and/or – electronically-based works. They may also encompass other creative fields not necessarily classifiable as fine arts, such as design, ceramics, jewellery, art clothing and architecture.
- 3.3 The City Gallery may develop and support exhibitions which are innovative, challenging and critically engaging, notwithstanding that they may be controversial. The frequency of these shall be balanced by exhibitions (if and when available) illustrative of significant movements and periods in art history, having regard to the isolation of this community from the great museums where such works are perpetually on view.
- 3.4 In the event of a permanent collection developing, the exhibition programme shall periodically include a display of the whole or part of the collection. Works from the collection shall also be displayed on occasions when the works (or some of the works) relate particularly to works in another exhibition, in order to place the collection in the wider context of Australian art.
- 3.5 City Gallery exhibitions may be curated in-house, guest-curated or received from appropriate outside professionally curated sources.
- 3.6 All exhibitions by local/regional artists will be selected, curated and catalogued by the Director and no works not so treated shall be accepted for display.
- 3.7 The City Gallery will, to the best of its resources, document and display didactic and biographical material relating to exhibitions curated by it and will endeavour to augment such material relating to touring exhibitions where this is lacking. These will be chosen and/or developed so as to foster criticism and scholarship whilst making the art accessible, challenging and relevant to viewers.

4.0 DURATION OF EXHIBITIONS

- 4.1 No exhibition should run for longer than eight weeks or less than four weeks, excepting in special circumstances, at the discretion of the Director.
- 4.2 Each exhibition accepted for display shall be entitled to be displayed without compromise or disturbance during the hours the Gallery is advertised as being open to the public and for its contracted period. The integrity of exhibitions shall have priority over activities such as concerts, lectures, civic receptions, fundraising events etc. except in cases where the Director has consulted the artist/organisation and obtained agreement.

5.0 SAFETY AND SECURITY

- 5.1 The City Gallery will maintain proper environment and security controls to ensure the safety of all works of art on Gallery premises and will properly maintain works of art under its control in good condition while in storage.
- 5.2 The City Gallery will provide suitable crates and packing materials for works of art packed and forwarded by it to other destinations, and will take every care in re-packing and returning works from outside sources.
- 5.3 The City Gallery will ensure that all works of art are insured against all risks while on its premises or on transit from it to another place.

6.0 EXHIBITION PROPOSALS

- 6.1 The first step for any artist/s wishing to be considered for exhibition at the City Gallery is to submit an Exhibition Proposal form to the Director and the City Gallery Advisory Committee. These forms are available on application to the Director.
- 6.2 The proposed exhibition should be in accordance with City Gallery policy.
- 6.3 The proposal must be fully discussed with the Director.
- 6.4 The security of the exhibits is the responsibility of the organisers unless otherwise agreed.
- 6.5 Any separate charges or fees and each party's financial responsibilities are according to the terms of the City Gallery's standard exhibition contract, signed by the Director and the artist/s or organiser/s prior to the opening date.

7.0 PRESENTATION

- 7.1 The City Gallery shall endeavour to ensure that all works displayed are framed and protected from the public by glass, perspex or other appropriate material when this is deemed necessary by the Director.
- 7.2 Exhibitions shall be documented for educational and archival purposes and such material shall be available to students and/or researchers on request, with appropriate notice and subject to the resources of the City Gallery.
- 7.3 The City Gallery will not display an object if, in the opinion of the appropriate curator, conservator or other relevant professional, the condition of that object would be seriously impaired or endangered by display.

8.0 SPONSORSHIP AND FUNDING

- 8.1 When appropriate, the City Gallery and its Advisory Committee will accept corporate and private funding to support its exhibition and educational activities provided such sponsorship or financial support does not compromise or determine City Gallery exhibition policies or procedures.

69 PERFORMANCE VENUES

Purpose:

To report to Council on various issues relating to options for the development of venues for performance and civic purposes.

Description of Item:

Council resolved in April 2002 to accept the recommendations from Pegasus Venue Management to refurbish the Jetty Memorial Theatre and to convert the gymnasium at the Showground into a flat floor performance venue.

Work has commenced on the Development Application for the conversion of the gymnasium. A number of issues have arisen and these include :

- Constraints as a result of zoning and wetland boundaries.
- Limitations in terms of building design and effective operation.
- Parking, traffic and access issues.

In recent months a number of other ideas/concepts have also been raised regarding performance venues for the City. These have included:

1. Purchase and operation of a Tent as a performance base for Coffs Harbour.
2. Purchase and refitting of the current Bunnings (North) building as an Entertainment/Conference Centre.
3. Continuing to implement the decision by Council to develop the gymnasium building at the Showground with an increase in cost.
4. As part of an overall City Plan construct a number of facilities including a purpose built Civic/Entertainment Centre on a site to be determined in the City.

From Council's April 2002 resolution the Jetty Theatre project is now nearing completion. The outstanding issue is in relation to another performance venue.

Sustainability Assessment:

The purpose of this report is to inform Council of the issues associated with the ideas regarding performance venues. For simplicity these will be referred to as the following options with options 1, 2 and 3 including a sustainability assessment:

Option 1 - Tent Proposal

Option 2 - Bunnings Proposal

Option 3 - Showground Proposal

Option 4 - Purpose Built Proposal

cont'd

69 Performance Venues (cont'd)

OPTION 1 - TENT PROPOSAL

In November 2002 Cr McKimm tabled a report and gave a presentation outlining a proposal to provide a state of the art purpose built tent as a performance base for Coffs Harbour. Council requested that a report be brought back looking at the feasibility of using this type of facility as a performance base for Coffs Harbour.

- **Environment**

In terms of the feasibility of using a tensile membrane structure as a performance base for Coffs Harbour, the significant environmental issues are noise and security.

Issues such as biodiversity, vegetation disturbance, water consumption, quality of waste water, waste generation and some energy efficiencies are seen to be able to be managed, depending on the site on which the structure would be erected.

In relation to the air conditioning of the facility this type of structure is likely to require more energy to adequately air condition than a conventional, insulated building.

As the proposal is for a structure to be utilised as a performance base in Coffs Harbour then the requirements applied to a permanent building would apply to this facility. This would result in the issues regarding noise mitigation needing to be addressed to meet Environment Protection Authority requirements. While advice received indicates that it is possible to mitigate the noise from tensile membrane structures, these measures are costly and result in the facility losing its unique appeal as a "tent type" structure.

In relation to the previous experience of a touring show using such a facility in Coffs Harbour, residents in the area in which the shows have taken place have indicated that they tolerate the noise and light levels because they see it as a short time and being good for the City.

Previous advice regarding the siting of performance venues in Coffs Harbour is that to have the greatest chance of success there needs to be some linkage with other associated opportunities such as restaurants, cafes and shopping. This limits, to a degree, the site options for a facility such as this.

Regarding site options there is also the need to consider the issues of parking and traffic management. The volume of cars and therefore parking and traffic movements would be significant. Additional public transport options may be considered, however, it is unlikely these options would see any major reduction in the reliance on private vehicles, certainly in the short term.

The issues of security for the structure itself are also seen as presenting challenges in terms of aesthetics and cost.

- **Social**

The use of a facility such as this in an area like Coffs Harbour could result in the development of a unique performance venue for the City. There is the potential for many sections of the community to access performances and enhance quality of life through the performing arts locally, through touring performances and through associated industry development. Skills development programs, educational and recreational activities and employment generation may all be possible through such a venue. There is a particular opportunity in terms of young people to develop and experience a range of aspects of the performing arts industry.

69 Performance Venues (cont'd)

The site on which such a facility is placed will have an impact on issues such as public transport, safety and security and general amenity of an area. This would need to be considered separately to this report.

This tent concept represents an opportunity for tiered seating which is of benefit in terms of the diversity of uses for the venue.

- **Economic**

The capital cost of this facility is difficult to quantify as variations will occur depending on the site chosen. An indicative cost of approximately \$1.5 million has been provided to Council. This is based on a six pole structure with hard side walls (subject to design requirements) to be anchored onto a concrete slab. It could have permanent anchor points with stage equipment, seating and facilities, foyer, kiosk and toilets, with minimal sound and lighting equipment. Advice received regarding sound and lighting is that these vary from performance to performance and are usually toured with each production. That would not necessarily be so for community groups within the region. The above design would not address the issues of noise and light outlined previously in this report. These indicative costs would increase when issues such as services, landscaping, security, site access, car parking and traffic management are addressed.

Advice received also indicates that this \$1.5 million investment would have a life of up to ten years on some sites if not regularly relocated. If it was seen as viable to "tour" the tent within the region this lifespan could be as short as three years. This is a potential depreciation loss of between \$150,000 per annum and \$500,000 per annum.

The ongoing operation of the facility would also need to be met by Council. Due to the lack of energy saving aspects of the facility these are likely to be higher than a conventional facility.

Major touring production groups have already demonstrated willingness to tour with their own tent. These groups will continue to tour and look to include Coffs Harbour. There is therefore the potential for a company to want to bring and use their own facility or otherwise use Council's facility without incurring hiring costs.

Ongoing management of the facility could be undertaken through a management company from within the industry operating the facility on behalf of Council. This has the potential to generate employment within the industry.

OPTION 2 - BUNNINGS PROPOSAL

This idea has been raised by a number of community representatives and also the Coffs Harbour Chamber of Commerce, since it was announced that the Bunnings North warehouse would cease operating in the near future. The proposal involves purchasing and refitting the current building as a performance venue, conference centre and for other uses such as a Senior Citizens Centre and office accommodation as space permits.

Investigations have been undertaken with independent companies regarding this proposal. The issues raised by these assessments have included:

cont'd

69 Performance Venues (cont'd)

The building is adequate for an auditorium with an estimated potential capacity of 1,000 to 1,200 with foyer, with a number of breakout rooms and also office space (the auditorium would need to be unusually long and narrow and the size is limited by the existing columns and current ceiling height).

The current "Nursery" area lends itself as the stage house and could incorporate a fly tower.

The location has high visibility and good vehicular access although there is likely to need to be work undertaken to reduce impacts on traffic flow on the existing highway for large events and also for additional car parking to be created.

This location is not associated with other businesses and outlets which encourage the event experience such as restaurants.

The most recent investigations into the likely acquisition costs indicate a figure of up to \$6.5 million and cost estimates to develop the venue into an entertainment centre could be in the order of \$4.5 million, bringing it into the same cost category as a purpose built facility.

Design compromises would need to be made which would not be required in a purpose built facility.

- **Environment**

In relation to this proposal the concept of utilising the building for community/cultural purposes would be permissible, with consent, under the current 3B zoning. Habitat disturbance and biodiversity may be impacted on in a limited way during the refitting period, however, there would be no disturbance to vegetation.

As this would represent a change of use for the existing building there would be an increase in water consumption and disposal and there would also be an increase in waste. As part of the design of the building energy efficiency principles for things such as heating, cooling, lighting and food preparation could be applied to ensure a reduction in the use of electricity. There will be issues regarding noise, traffic flows and parking which will need to be addressed although there are limited residential properties in the immediate vicinity.

As the building is currently used as commercial premises there would need to be an increase in public transport to the area which is like to occur with increased demand. There will however need to be a transport and parking evaluation undertaken to address the issues which would result from the change of use. Should the evaluation indicate a need for more formal car parking this will have an impact on the surrounding environment. A preliminary evaluation is that there are limited options for secure pedestrian and bicycle access with the current road and parking arrangements.

The issues of the highway route will also have an impact on this proposal.

- **Social**

Some of the issues associated with this proposal are similar to Option 1 in that a number of opportunities would be created for industry, professional and community development associated with the performing arts industry. This option would also allow for the exhibition/conference and events markets to be expanded, thus creating employment and skills development opportunities.

cont'd

69 Performance Venues (cont'd)

There are however issues about the location having limited synergy or connection to other businesses in the area. It also does not strengthen the cultural precinct concept identified in the City Centre Strategic Plan.

- **Economic**

Perhaps the most significant economic consideration is that with a possible cost in the vicinity of \$11 million it would seem more viable to consider a purpose built facility which requires limited design compromise.

The capacity of the facility to allow for the development of the conference, event and concert market is present. The whole performing arts industry is likely to grow with a facility such as this, which would lead to an increase in employment, educational and recreational options for local residents.

Council would need to continue to address the ongoing operation of the building, however, there is the potential for commercial office space to be included in the development.

OPTION 3 - SHOWGROUND PROPOSAL

A development application for this proposal was commenced but has not been completed. As a result of issues that came up during this process there would need to be significant modifications to the original concept to make it work. The original concept was to extend the gymnasium building at the showground on the eastern and western sides to allow for a flat floor performance venue and to include an amphitheatre on the eastern end of the building. Constraints such as zoning boundaries and wetlands and the need to ensure the building operated effectively would have resulted in the building needing to have extensions on the eastern, western and southern sides of the building and would not have included an amphitheatre option. Considerations were also given to including some tiered seating in the facility as this was seen as further enhancing the options for use of the building. If these enhancements had been made there would have been an increase in the overall costs. The project would have cost in the vicinity of \$3 million.

As the issue of the concept of this proposal was reported to Council in April 2002 a sustainability assessment was not included in that report.

- **Environment**

This proposal to convert the gymnasium into an entertainment centre would have no impact in terms of heritage, however, it would see maintenance of an existing building. There would likely be disturbance to vegetation and habitat during access road and parking development. This would also likely cause disruption to biodiversity.

As the proposal would be designed to significantly increase usage there would be an impact on water quantity consumed and disposed of, but not on water quality. It is likely there would be an increase in waste quantity but not the type of waste.

In relation to Greenhouse gas emission, this would increase with air conditioning of the building. There would be significant opportunities for using energy efficient approaches to lighting, electricity usage, heating and cooling.

cont'd

69 Performance Venues (cont'd)

In terms of public transport, it is likely that the increase in usage would see an increase in the availability of transport, although given the location of the venue reliance on private vehicles would likely continue.

Noise and light pollution levels will increase, and efforts could be made to mitigate these as much as possible during the development phase.

Concerns have been raised from residents in the Marcia Street area about the impact of the access road on their properties. These concerns include noise and light generated from venue use, vehicles and patrons. Residents are also concerned about traffic flows and the impact this will have in Marcia Street. Security issues were also raised. Alternatives for access to the site were discussed with the residents, with any other viable options adding significantly to the costs of the proposal.

- **Social**

As with Options 1 and 2 this proposal would promote new and enhanced opportunities for expression and cultural development as there would be an increase in the availability of quality space for the performing arts. This would allow for local, national and international performances and acts in Coffs Harbour. It would allow for local groups to use the facility at an affordable level and also encourage use by the conference and exhibition market.

It is envisaged that the proposal could have significant opportunities for community activities, with a commitment to ensuring local groups have access to a state of the art performance facility and also for involvement with operations.

There are some issues that would need to be addressed in terms of the sense of safety patrons experience using the facility, particularly at night. This could be addressed through design and lighting of the area.

It should be noted that the Coffs Harbour Chamber of Commerce has expressed opposition to this proposal on a range of issues including: the site, amenity, cost, access, operation and concept.

- **Economic**

As with the other options, as the usage levels increase and the performance, conference and exhibition markets expand there is likely to be significant employment and business opportunities in direct and indirect industries within the area.

As stated in an earlier report to Council on this development, there will be an ongoing financial commitment for the facility beyond the development and construction costs.

An application was made, in conjunction with the Coffs Harbour Showground Trust, for \$500,000 to the Commonwealth Regional Solutions Program. Council was successful in its application and was granted \$350,000 (excluding GST). At this point no funding money has been forwarded to Council. Should Council resolve not to proceed with this proposal representation will be made to the Commonwealth to assign the funding to an alternative, similar, project undertaken by Council for the City.

cont'd

69 Performance Venues (cont'd)

OPTION 4 - PURPOSE BUILT FACILITY

This option has been considered by Council in the past.

At this stage, as a result of the proposal put forward by the Coffs Harbour Chamber of Commerce, the option of an overall City Plan for the provision of a range of facilities on sites such as Brelsford Park is being examined. This proposal is in the very early concept stages and involves ensuring current sporting users are well catered for elsewhere. The concept is currently being examined by an internal working group. Once the concept is developed to a stage where it is a firm proposal with possible costings and funding options, a full report, including a sustainability assessment will be presented to Council.

Consultation:

Consultation has been undertaken on the following basis:

Option 1 - Tent Proposal

Consultation has occurred internally with Councillors and staff and also externally with people involved in the operation of such facilities, those involved in the promotion and production of events in tents and also for advice regarding technical issues.

Option 2 - Bunnings Proposal

Consultation has occurred internally with Councillors and staff and also externally with people involved in the conversion and operation and management of facilities such as these.

Option 3 - Showground Proposal

Consultation has occurred with user groups, Councillors, staff, the Showground Trust, the Marcia Street residents, relevant government agencies, the Coffs Harbour Chamber of Commerce and community representatives.

The Coffs Harbour Showground and Public Recreation Trust Incorporated have previously indicated in principle agreement and endorsement for the development of an alternative access road into the Showground and the conversion of the gymnasium. In preparation of this report discussion was held with representatives of the Trust to gain feedback on the implications if Council resolves not to proceed with the Showground proposal at this time. The Trust expressed disappointment that the alternative access road into the Showground may not proceed. There was also a sense of disappointment that the original simple, relatively cheap and fairly quick solution for a venue may not proceed. The Trust also indicated that should Council not proceed with the proposal they would look to the Commonwealth to re-allocate the Regional Solutions grant to the Trust. This would allow them to undertake the refurbishment work on the gymnasium building including the addition of a stage area which therefore would increase the community's use of the facility.

The offer of funding through the Regional Solutions Grants Program was made to Coffs Harbour City Council as the applicant. As stated earlier in this report should Council resolve not to proceed with this proposal representation will be made to the Commonwealth to re-assign the funding elsewhere for the City.

cont'd

69 Performance Venues (cont'd)

Option 4 - Purpose Built Proposal

Council has been involved in various consultations on the proposal to provide a purpose built facility for the City. The Coffs Harbour Chamber of Commerce has made representation to Council in relation to this proposal.

Related Policy and / or Precedents:

Issues:

Following the examination of the issues for each of the options it is clear that Option 4 is the most viable option to pursue for the city at this time.

Recommendation:

- 1. That no further action be taken regarding the proposal to use a "tent" like structure as a performance base for Coffs Harbour at this time.**
- 2. That no further investigation be undertaken in relation to the proposal to purchase the Bunnings (North) premises at this time.**
- 3. That the Coffs Harbour Showground and Public Recreation Trust be formally advised that Council will not be pursuing the joint venture proposal for the gymnasium at this time.**
- 4. That an overall concept plan be developed for the provision of cultural/civic facilities for the City, in particular, addressing the feasibility of locating an entertainment centre on Brelsford Park or other appropriate sites or venues.**

70 WORKS BRANCH REPORT

Purpose:

To advise Council of the progress of construction and maintenance programs undertaken by Works Branch up to 3 October 2003.

Description of Item:

1. Completed Works

- Footpath Construction: Sawtell Road, Hogbin Drive to North Coast Rail bridge
- Water main extension, Myuna Place to Namoi Place, Coffs Harbour.
- Water main extension, interconnection from the old Coramba Bridge to the new bridge.
- Upgrade of stormwater capacity in Park Avenue.
- Park Avenue pavement rehabilitation between Gordon Street and the Highway.

2. Works in Progress and Commencing in September 2003

- Park Avenue street refurbishment and upgrade.
- Sawtell Road pavement reconstruction and kerb and guttering from Lamberts Road to Boambee Creek.
- Dorrigo Street, Coramba, water main renewal

A financial attachment detailing expenditure verse budget for the 2003/2004 financial year is included for Councils information.

3. Operations and Maintenance

Attached are graphs of budget vs expenditure for the operations and maintenance programs to 30 September 2003. Generally expenditure is within the allocated budgets, and will continue to be monitored.

Recommendation:

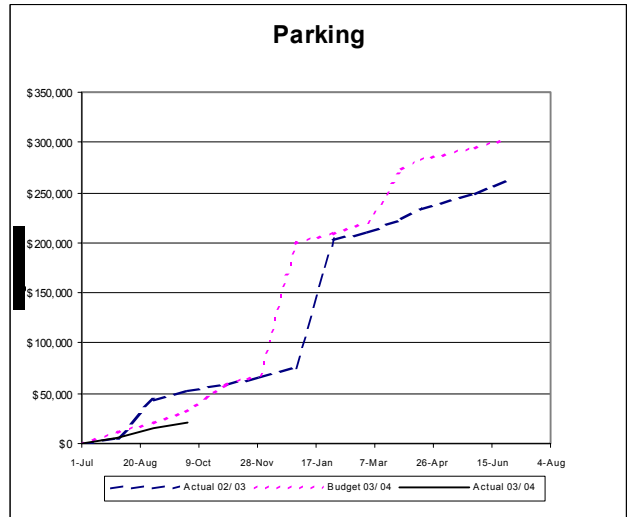
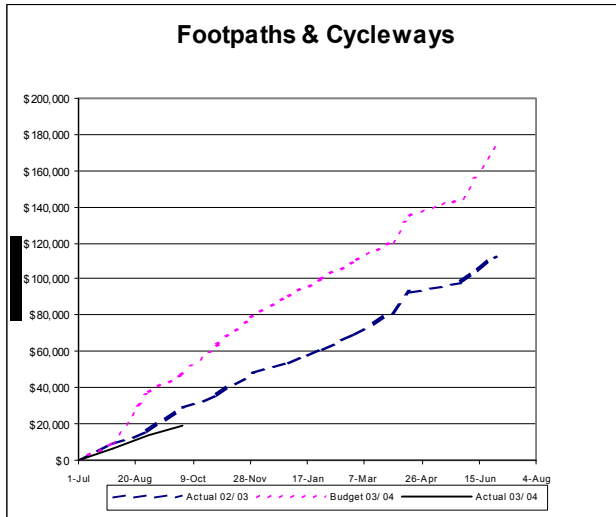
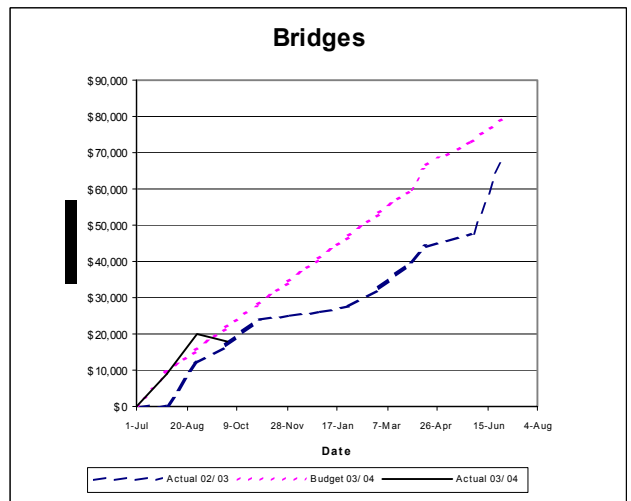
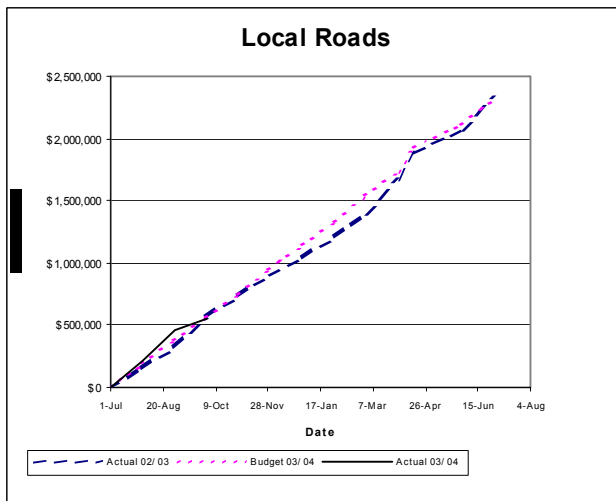
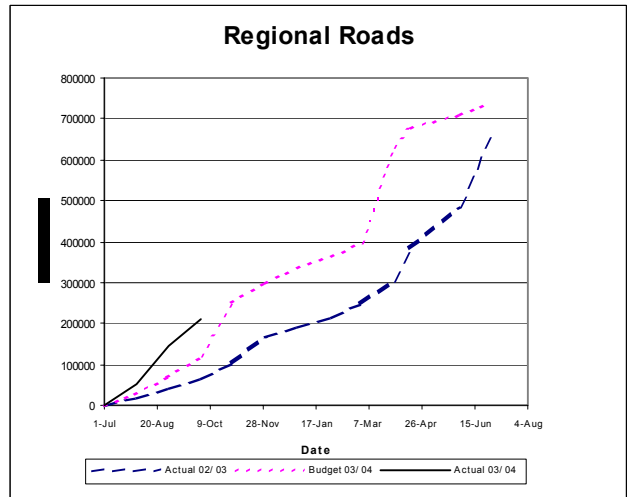
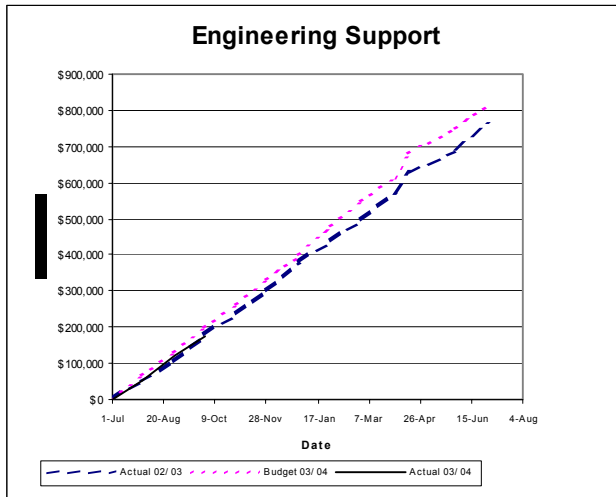
1. **That Council note the progress report on construction and maintenance works undertaken by Works Branch up to 3 October, 2003.**
2. **That Council note that individual program expenditures are being monitored to ensure that the total program costs for 2003/2004 are contained within the approved budget.**

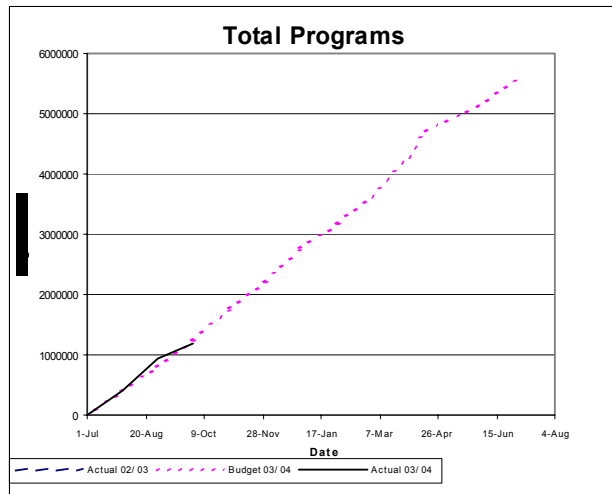
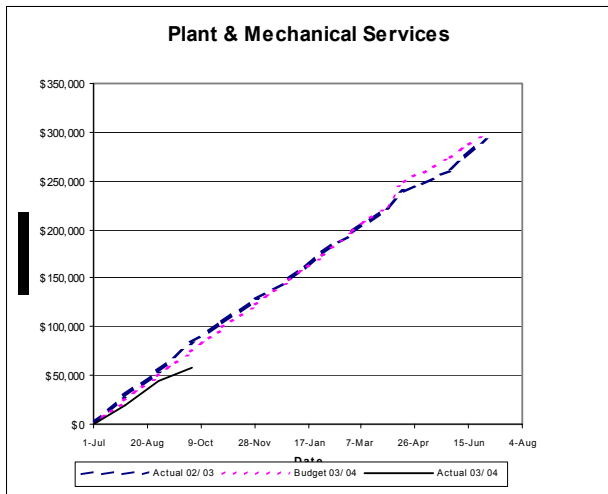
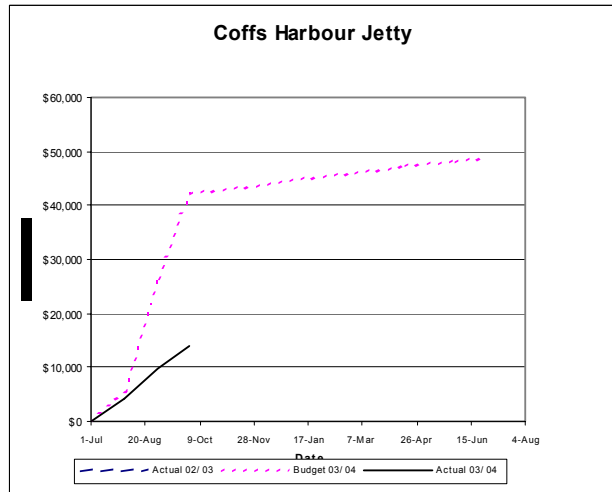
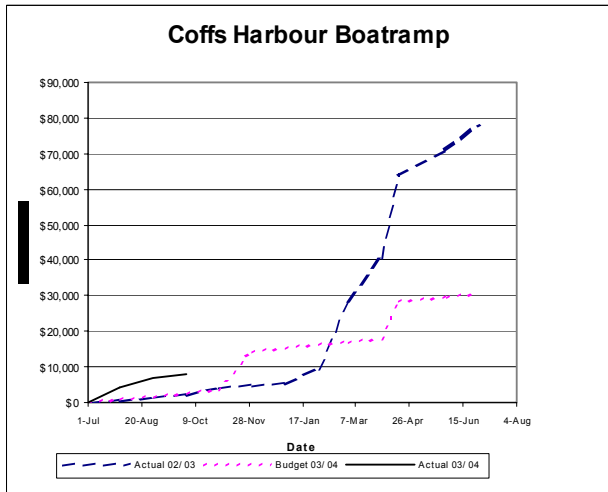
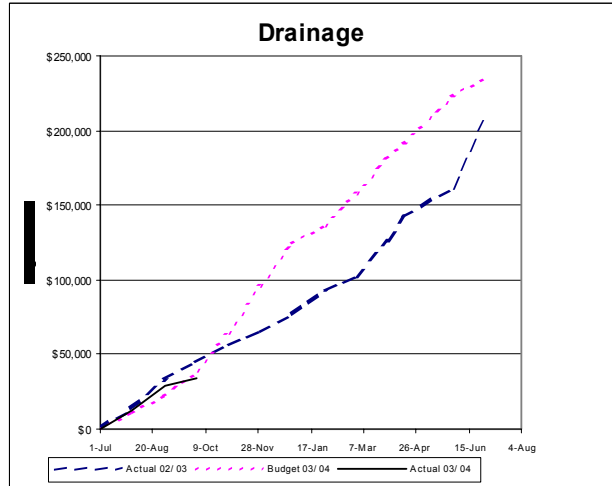
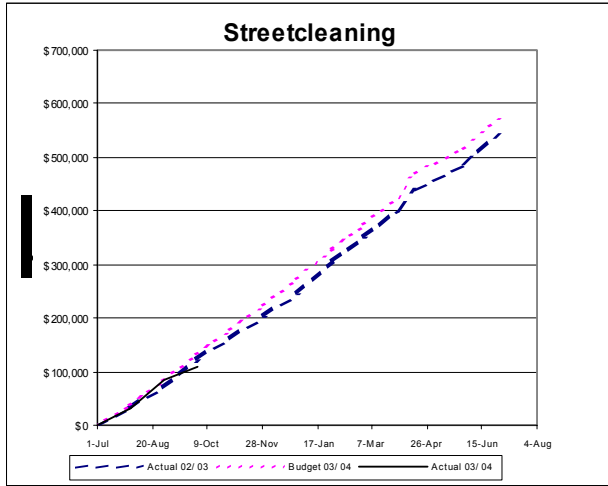
Attachments:**Works Branch-Construction Projects Budget/Expenditure**

2003/2004 Program

AS AT DATE: 3-Oct-03

Description	Revised Budget	Actual Expenditure	% Project Complete	% Costs Expended
Local Roads				
Sealed Roads Reseals	\$543,000	\$11,106	2%	2%
Sealed Roads Reseals - Asphalt	\$55,000	\$530	0%	1%
Sealed Roads Rehabilitation	\$1,280,584	\$324,500	24%	25%
Gravel Resheets	\$109,000	\$0	0%	0%
Dust Sealing	\$200,000	\$965	0%	0%
Total:	\$2,187,584	\$337,101		
Federal Roads to Recovery				
Residential Street Rehabilitation	\$287,810	\$0	0%	0%
Gravel Resheeting	\$50,000	\$9,426	18%	19%
Bitumen Sealing	\$69,753	\$0	0%	0%
Sawtell Rd reconstruction, Boambee Ck to Hamilton Dr	\$490,585	\$210,000	45%	43%
Total:	\$898,148	\$219,426		
Regional Roads				
3 X 3 Program	\$131,000	\$0	0%	0%
Total:	\$131,000	\$0		
Drainage				
Drainage Impts / Nuisance Flooding	\$342,000	\$67,889	19%	20%
Total:	\$342,000	\$67,889		
Bridges				
Hartleys Rd	\$53,000	\$112	0%	0%
Finlays Bridge, Korora	\$30,000	\$0	0%	0%
Strides Bridge, Molten	\$90,000	\$0	0%	0%
Upper Orara Road, Rail Bridge Approaches	\$35,580	\$0	0%	0%
Total:	\$208,580	\$112		
Footpaths / Cycleways				
Footpath Construction	\$518,000	\$204,925	38%	40%
PAMPS Footpath Works	\$36,553	\$0	0%	0%
Cycleway Projects	\$185,444	\$16,281	9%	9%
Total:	\$739,997	\$221,206		
Water Mains				
Mains Renewals	\$344,774	\$48,467	15%	14%
Mains Extensions	\$110,053	\$9,118	10%	8%
Total:	\$454,827	\$57,585		





71 COFFS HARBOUR WATER : MAINTENANCE REPORT FOR JULY, AUGUST, SEPTEMBER 2003

Purpose:

Information on maintenance and operation activities for July, August and September 2003 for Coffs Harbour Water.

Description of Item:

1. Water

In addition to the routine maintenance and operation activities, the following works and activities were carried out:-

1. Installed new stop valves, Woolgoolga High School, Surf Street, Emerald Beach.
2. Replaced three valves and poly pipe work Emerald Reservoir chlorine plant.
3. Assisted Construction gang in Sawtell Road with cut-ins and reconnections.
4. Drained and cleaned Red Hill balance tank.
5. Relayed water main in Park Avenue as part of street refurbishment.
6. Divers cleaned reservoirs at Nana Glen, Toormina and Scarborough Street.
7. Flushing program carried out in all areas connected to the town supplies between 2 and 19 September 2003.
8. Five yearly Dam inspections carried out by MEU at Karangi and Woolgoolga Dams.
9. Superchlorinated pipe work in new subdivisions for Pristine Waters Council.
10. Visit to Karangi Dam by students from Bishop Druitt College, Grafton TAFE and Ulong Primary School.
11. Talk given to Probus on status of water supply.
12. Level 1 water restrictions imposed on 27 September 2003.

Regional Water Supply Update

- Valve Chambers

The work on corrections to the valve chambers for safety and aesthetic reasons is well under way and is approximately 40% complete. Another three to four weeks should see completion of those chambers that affect the operation of the pipeline. At present the pipeline is operational due to pumping from the Nymboida to Karangi Dam, as the flows are now above the 225ML/d licence limit. Depending on rain, this may only be temporary.

- Nymboida Pipeline Construction

The tender for the remainder of the pipelines from the Nymboida Weir to the Crossover and the Crossover to Shannon Creek Dam and towards Rushforth Road was awarded to Eco Civil Pty Ltd on 2 September. The accepted tender amount was \$18.5 million compared to the original budget of \$20.5 million. The on-site construction is expected to commence before the end of October.

71 Coffs Harbour Water : Maintenance Report for July, August, September 2003 (cont'd)

- Storage Design

The completion of the storage design is scheduled for 19 December 2003. The storage construction is expected to commence in September 2004 after completion of the access road. Completion is programmed for late November 2006.

- Access Road

The Development Approval for the new section of the access road was submitted to Pristine Waters Council on 16 June 2003. Submissions closed on 28 July 2003, with submissions submitted by the community and government agencies including NPWS. A team has been established to prepare a response to a range of issues raised. It is expected that the approval could be delayed by up to five months, until February 2004.

- Environmental Monitoring

The monitoring program has been awarded to ERM Pty Ltd on 11 June 2003 in the amount of \$1,975,000 for an eight year program. The contract includes a "safety net" provision to enable the contract to be terminated at no cost to NCW at the conclusion of an initial pilot program, which is expected to cost \$120,000.

The field monitoring commenced on 20 July 2003 and has been completed with the exception of the bat monitoring which will be carried out in November.

Water Supply

		July	August	Sept
1.	Karangı Dam (%) (end of month)	98.7	98.9	87.1
2.	Rainfall at Karangı Dam (mm)	12.9	6.4	3.3
3.	Total Consumption – Karangı Dam Supply (ML)	456.1	470.0	585.2
4.	Average Daily Consumption (ML/d)	14.7	15.2	19.5
5.	Total Abstraction Cochranes Pool (ML)	471.7	112.8	0.0
6.	Inflow from new Regional Water Supply pipeline	477.1	113.8	0
7.	Orara River flow d/stream of P/S (ML/d) (end of month)	28.1	20.2	6.6
8.	Nymboida River flow (ML/d) (end of month)	432	279	123
9.	Total Karangı Dam Seepage (ML)	15.5	15.1	13.9
10.	Total Evaporation (ML) (average for month)	26.0	35.0	38.0
11.	Total Consumption Coramba (ML)		2.4	3.9
12.	Total Consumption Nana Glen (ML)		1.8	2.5

cont'd

71 Coffs Harbour Water : Maintenance Report for July, August, September 2003 (cont'd)

2. Sewerage

Below is a breakdown of the effluent reuse meters read throughout the City. Volumes shown are in kilolitres.

EFFLUENT VOLUMES (kL) - July to September 2003

		Total Effluent	Effluent Reused	Effluent Disposed	Rainfall
July	Coffs Harbour	307536	4104 (1.3%)	303432	7
	Sawtell	104283	2505 (2.4%)	101778	28
	Woolgoolga Moonee	57707.9	15520.8 (26.9%)	42187.1	5
August	Coffs Harbour	284117	11127 (3.9%)	272990	8.5
	Sawtell	96315	4083 (4.2%)	85188	11
	Woolgoolga Moonee	53814.8	21613.3 (40.1%)	32201.5	8
September	Coffs Harbour	268764	30790 (11.5%)	237974	0
	Sawtell	90461	5875 (6.5%)	59671	0
	Woolgoolga Moonee	47131	23446 (49.7%)	23685.4	3

REUSE BREAKDOWN (kL) - July to September 2003

	July	August	September	Total
COFFS HARBOUR TW	985	3135	5563	9683
OVERHEAD FILL POINT	1	2	1	4
UNMETERED TRUCK FILL POINT	0	35	555	590
PS 47	0	490	172	662
RSPCA	5	127	1406	1538
AIRPORT	216	172	4	392
RACE CLUB	350	1607	6314	8271
UNIVERSITY	0	0	0	0
ADVOCATE PARK	0	299	2197	2496
HOCKEY FIELDS	0	0	0	0
MOTO X	0	82	7	89
STADIUM	906	1803	3587	6296
FLUSHING POINT (STADIUM)	666	0	0	666
COFFS HARBOUR GOLF CLUB	0	2230	8913	11143
CITY HILL	22	20	195	237
REX HARD. OVAL	0	45	9	54
SAWTELL RUGBY UNION	0	1	1281	1282
SAWTELL NURSERY	56	634	585	1275
SAWTELL ROUNDABOUT (BARCOO)	897	445	1	1343
SUB TOTAL	4104	11127	30790	46021
SAWTELL TW	50	51	622	723
SAWTELL BOWLING CLUB	3	56	965	1024
CHINAMANS CK P/S	1056	653	282	1991
SAWTELL GOLF CLUB	1396	3323	4006	8725
SUB TOTAL	2505	4083	5875	12463

71 Coffs Harbour Water : Maintenance Report for July, August, September 2003 (cont'd)

WOOLGOOLA TW	9328.1	8439.5	8544	26311.6
WOOLGOOLGA PLAYING FIELDS (HIGH ST)	678.9	1062.3	1259	3000.2
MCCANNES	66.1	81.9	63.4	211.4
LOADERS	21.6	3	60.7	85.3
UNWINS RD (TOP)	561	728.1	1242	2531.1
UNWINS RD (BOTTOM)	66	121.9	2117	2304.9
KILPAL (CONDONS RD)	827.7	1481.6	2191	4500.3
BAINS (CONDONS RD)	0	397.4	808	1205.4
AVO'S (CONDONS RD)	120.8	156.6	46	323.4
BENNINGS (HOLLOWAYS RD)	834	5329.2	904	7067.2
MCFARM	789.6	524	806	2119.6
G. SMITH (SERVO)	0	168	595	763
G. SMITH (EMERALD)	0	0	133	133
DREEVENS	271.9	519	491.5	1282.4
MORGANS FARM 1	158.5	235	16	409.5
MORGANS FARM 2	1796.6	2365.8	3490	7652.4
BREED	0	0	679	679
SUB TOTAL	15520.8	21613.3	23445.6	60580

1. Deep Sea Release.

The Deep Sea Release is going according to the program. All materials are on site and the underbore under the railway line near the Coffs Harbour Water Reclamation Plant is completed. There is approximately two weeks work required to complete the jetty required for the installation of the pipeline in the surf zone. The assembly of the portion of the pipeline to be dragged out will commence in about four weeks time.

2. WRP Upgrades

The Alliance for the WRP upgrades is progressing well with a preferred method of treatment decided and preliminary design well under way.

3. Reclaimed Pipeline

The 500mm reclaimed water pipeline between Coffs Harbour WRP and Moonee WRP is well under way. The contractors have completed the section between Coffs Creek and Hogbin Drive in Orlando Street and the section between Arthur Street and the Pacific Highway near Charlesworth Bay Road.

Work is starting on the 2.3km section between Charlesworth Bay Road and the Old Coast Road along the western side of the Pacific Highway.

The section between Moonee Beach Road and Bucca Road is nearing completion and the section between Moonee Beach Road and Split Solitary Road is about 30% complete.

4. Pump Stations 12 (Midway) and 14 Brodie Drive upgrades are completed and being commissioned.

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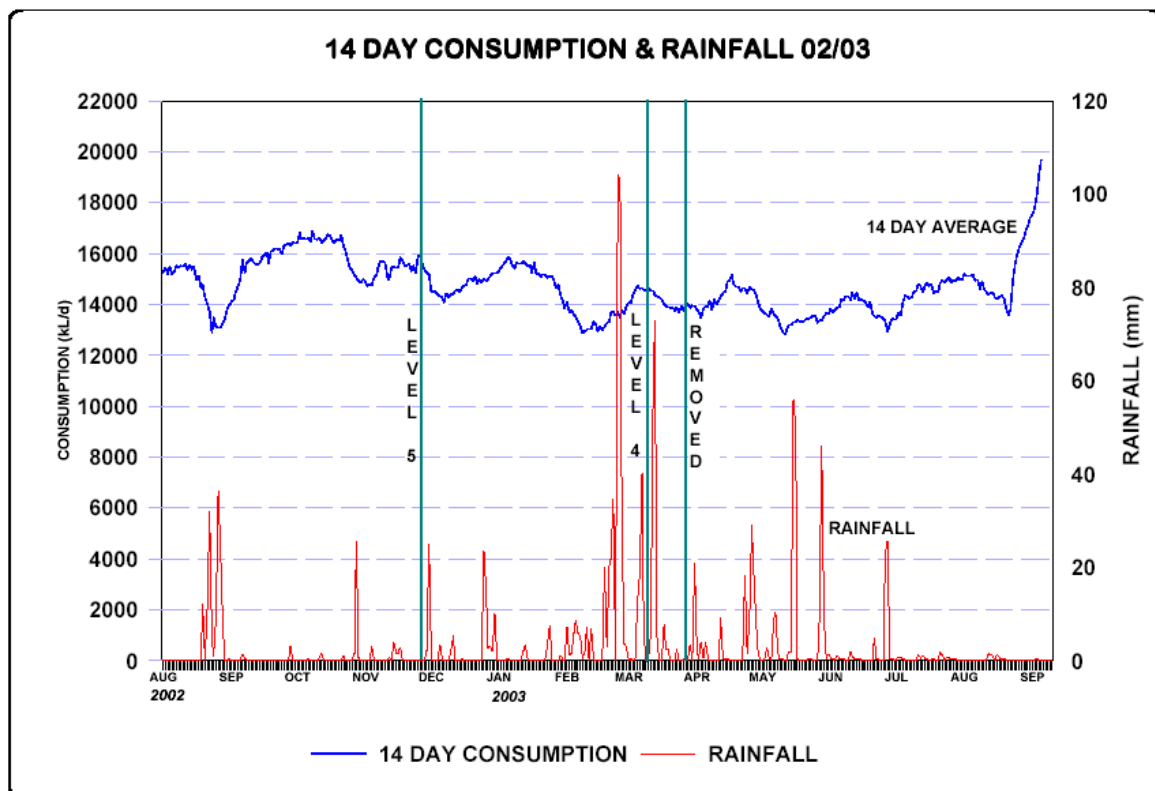
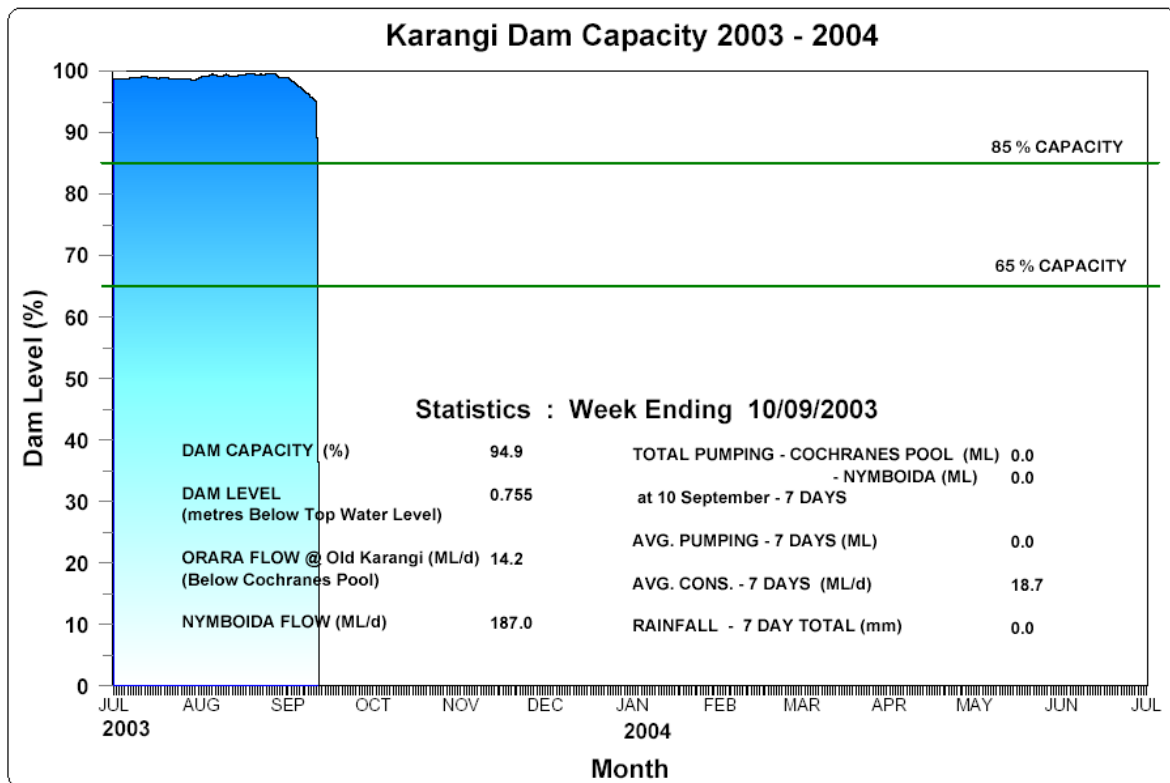
71 Coffs Harbour Water : Maintenance Report for July, August, September 2003 (cont'd)

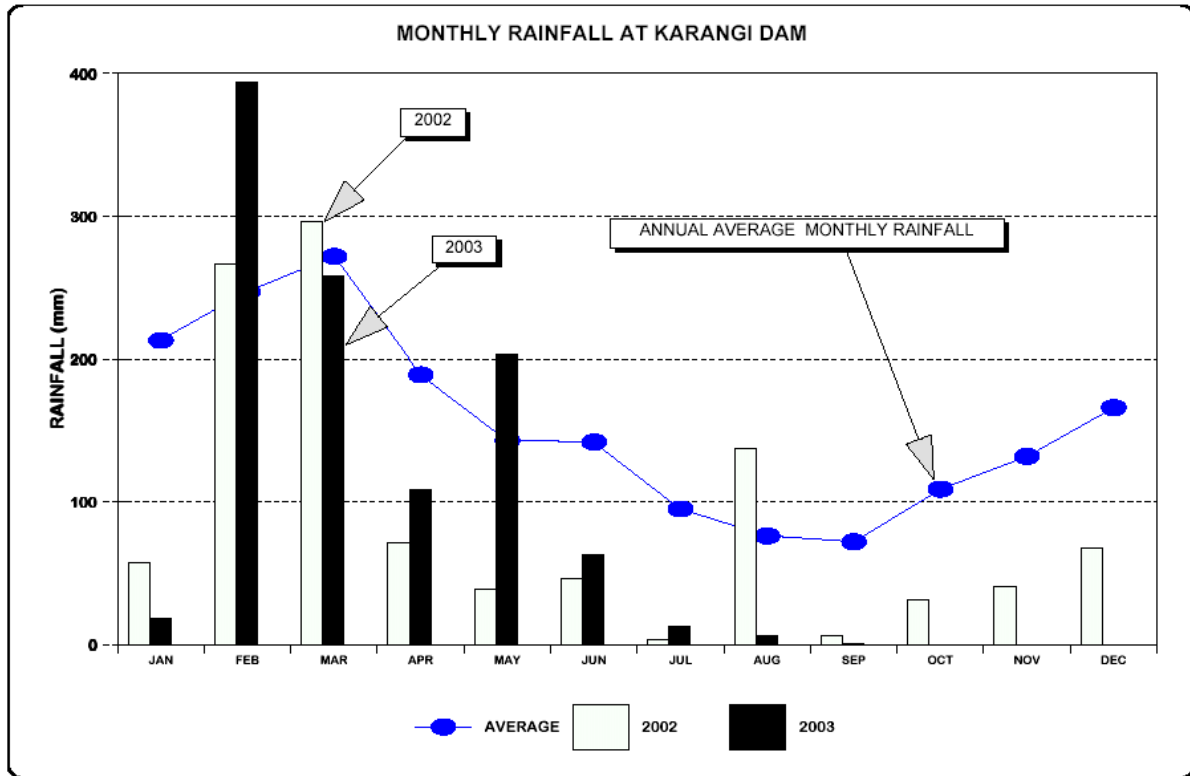
5. Pump Station 64 (James Small Drive) survey and design is completed.
6. Arararra-Mullaway Reticulation - Design is under way with detailed layout plans now on display at Arararra-Mullaway and detailed design progressing.

Recommendation:

1. That the report on Coffs Harbour Water maintenance and operation activities for July, August and September 2003, be noted.
2. That the average daily consumption for the quarter of 16.4 ML/day, total abstraction for the quarter from Cochranes Pool of 584.5 ML, total inflow to Karangi Dam from Regional Water Supply P/L of 591 ML, total consumption for the quarter of 1511 ML and Karangi Dam storage level of 87.1% on 30 September 2003, be noted.

Attachments:

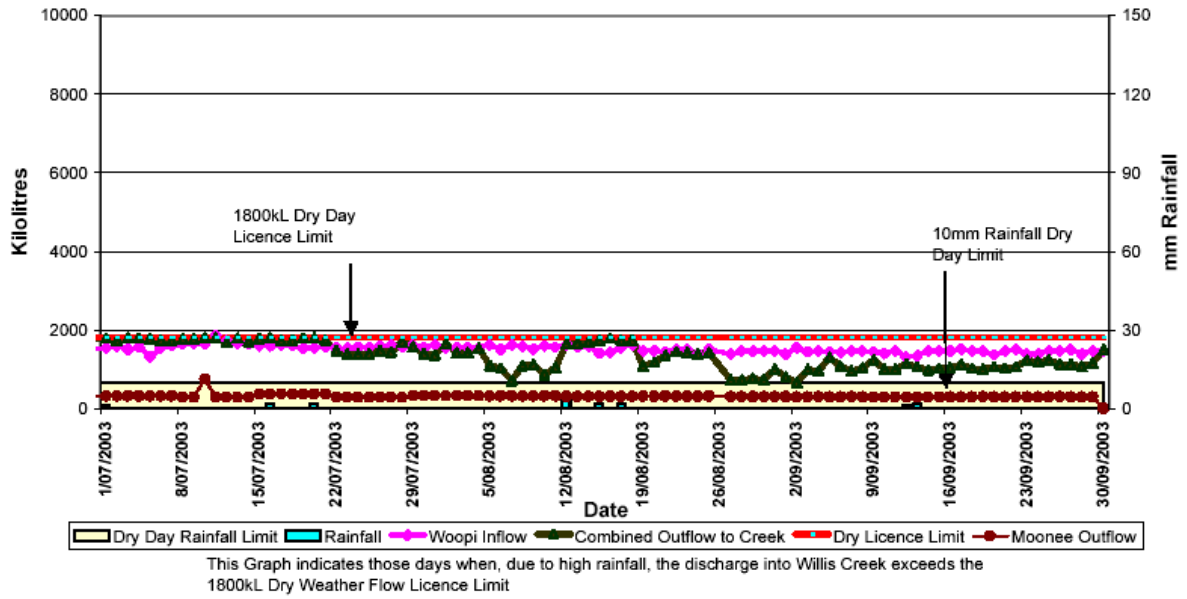




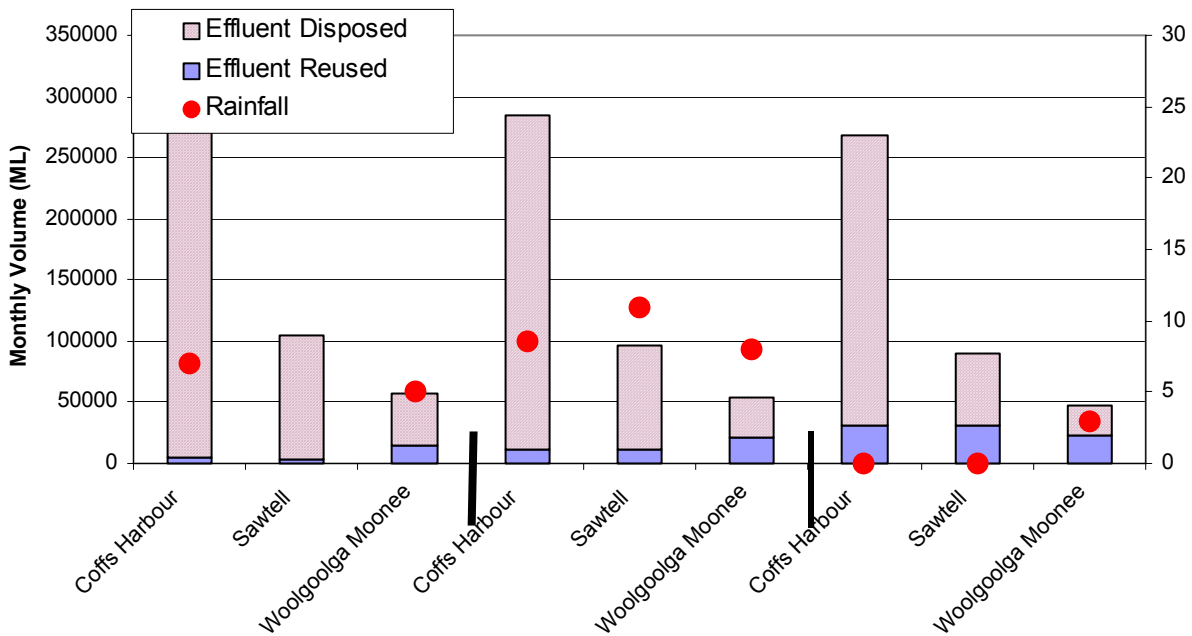
RAINFALL AT KARANGI DAM														
MONTH	AVG	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
JANUARY	213	198	122	130	24	161	385	164	62	237	174	147	57	18
FEBRUARY	247	156	262	110	148	413	157	206	160	255	78	413	266	394
MARCH	272	46	326	111	350	381	221	138	107	219	152	755	297	258
APRIL	189	90	194	84	22	64	102	25	166	319	145	155	71	108
MAY	143	137	81	40	106	183	786	154	28	161	136	103	39	203
JUNE	142	299	43	31	19	42	75	38	30	269	43	8	47	63
JULY	95	51	38	117	57	8	76	32	60	364	11	73	4	13
AUGUST	76	3	14	32	54	12	60	8	209	102	56	21	137	6
SEPTEMBER	72	3	11	28	15	34	30	52	131	89	13	32	6	3
OCTOBER	109	134	51	72	18	73	38	93	34	65	100	26	31	53
NOVEMBER	132	79	142	55	75	263	339	190	240	108	323	129	41	
DECEMBER	166	360	171	227	165	128	101	60	101	123	131	28	68	
TOTAL YEAR	1856	1556	1455	1036	1054	1760	2370	1159	1329	2312	1363	1849	1064	1044

Woolgoolga/Moonee WRP Flows
Third Quarter 2003

Figure 1



Total Monthly Effluent Volumes July to September 2003



72 TENDERS - SAWTELL BEACH HOLIDAY PARK MOVEABLE DWELLINGS

Purpose:

To report on tenders received for the manufacture and installation of six moveable dwellings at the Sawtell Beach Holiday Park and to recommend that Council decline to accept any tender and to commence negotiations with the view to entering into a contract.

Description of Item:

Tenders for contract 03/04-148-TO, supply of 6 moveable dwellings for the Sawtell Beach Holiday Park, were called in local and metropolitan newspapers and closed at 3:30pm on 30 September 2003. Two tenders were received from the following Companies.

1. Wendgold Pty Ltd
2. Alvannex Pty Ltd

Both Tenders are non-conforming as they fail to offer to complete the works by the time specified in the tender document.

Sustainability Assessment:

- **Environment**

The cabins are situated on cleared land and will not impact on flora or fauna. The impact on the built environment will be negligible as the cabins are of similar design and construction to those already existing.

- **Social**

The cabins for part of Council's tourism infrastructure and provide ongoing recreational opportunities.

- **Economic**

The Sawtell Beach Holiday Park operations provide a significant direct benefit the Council through profitable trading but also the local economy benefits through guest expenditure.

The lowest non-conforming tender was received from Wendgold Pty Ltd. Wendgold's price is within the 2003/2004 Management Plan budget allocation and the price for the first three cabins are similar to that tendered in 2001 for identical cabins. The price represents good value for money.

Related Policy and / or Precedents:

Tendering procedures were carried out in accordance with Council policy.

Council policy for tender review is that the conforming tender with the highest weighted score, following the application of the Tender Value Selection System, becomes the recommended tender. Notwithstanding that both tenders were non-conforming, the selection system was applied to determine the most advantageous offer. The tender assessment is contained in the confidential attachment.

cont'd

72 Tenders - Sawtell Beach Holiday Park Moveable Dwellings (cont'd)

Statutory Requirements:

The calling, receiving and reviewing of tenders was carried out in accordance with the Local Government (Tendering) Regulations.

In accordance with Clause 19(3)A of the Local Government (Tendering) Regulations Council must either:

- (a) accept the tender that, having regard to all the circumstances, appears to it to be the most advantageous, or
- (b) decline to accept any of the tenders.

A Council that decides not to accept any of the tenders or receives no tenders resulting from the Open Tendering procurement process must, by resolution, do one of the following:

- Postpone or cancel the project
- Go back to an open market and call fresh tenders based on the same or different details
- Enter into negotiations with any person (whether or not the person was a Tenderer) with a view to entering into a contract
- Carry out the work itself

If Council is to enter into negotiations then the resolution must state the reason for declining to invite fresh tenders.

Negotiation is permissible but only after Council has resolved in terms of the above.

Issues:

Prior booking commitments require three cabins to be available for the Christmas period.

Difficulties in obtaining contract documentation from consultants delayed the advertisement of tenders which has precipitated a very short completion time for some of the cabins. The work was split into two parts; Part 1 consisting of three cabins which are to be completed by 30 November 2003 and Part 2 consisting of another three cabins which are to be completed by 1 June 2004.

Tender documents were issued to five companies during the tender period however only two submitted an offer. Discussions with the potential tenderers has revealed a common difficulty in meeting the completion date for the first cabins which is probably the main reason for so few offers.

Both the submitted tenders are non-conforming because they offer a later completion date for the first cabins than specified in the tender document.

The Local Government (Tendering) Regulation does not permit Council to consider non-conforming tenders.

Re-tendering is not a viable option because it will further delay the first three cabins. The Tender Value Selection System was applied to determine the most advantageous tender, notwithstanding its nonconformity, with the view to possible negotiation.

cont'd

72 Tenders - Sawtell Beach Holiday Park Moveable Dwellings (cont'd)

It is recommended that Council decline to accept any of the tenders and the General Manager be delegated authority to negotiate with any person (whether or not the person was a Tenderer) with a view to entering into a contract. Negotiations will commence with Wendgold P/L and if acceptable terms cannot be achieved then Alvannex P/L would be approached. In the unlikely event that agreement cannot be achieved with one of these tenderers, then the other companies who obtained tender documents would be approached. There is a high degree of confidence that a satisfactory outcome can be negotiated with Wendgold P/L.

The reason for not calling fresh tenders is that it is highly unlikely to produce a better result. The two tenders are acceptable except for the completion date. Re-tendering will further delay the completion date and is unlikely to identify a more experienced or better performing Contractor. It is also unlikely to procure a lower price as the two prices have been submitted on the basis of the tenderer's assessment of a realistic completion date and are not inflated to cover the risk of not meeting an unachievable date.

The project cannot be postponed because of the loss of commercial opportunities over the Christmas period. To further delay the project will have adverse impacts.

Council does not have the resources or specialist expertise to carry out the works itself.

Implementation Date / Priority:

If Council resolves in accordance with the recommendation it is anticipated that negotiations can be concluded within one week and a contract awarded before the end of October 2003. Barring unforeseen delays and poor weather, the first three cabins should be available for the Christmas holiday period and the balance before the end of the financial year.

Recommendation:

- 1. Pursuant to Clause 19(1)(b) of the Local Government (Tendering) Regulations 1999 Council decline to accept either tender**
- 2. The General Manager be delegated authority to negotiate with suitable manufacturers of moveable dwellings with the view to entering into a contract for the supply and installation of six moveable dwellings at Sawtell Beach Holiday Park in accordance with Clause 19(3)(e) of the LG (Tendering) Regulations 1999. The terms and conditions of the contract to be the subject of negotiation.**
- 3. In accordance with Clause 19(4) of the LG (Tendering) Regulations 1999, the following reasons for Council declining to invite fresh tenders be noted;**
 - a) The two tenders received are satisfactory except for their completion dates for Separable Portion 1 (3 x Type 3 cabins) being later than the specified time which makes them non-conforming and incapable of consideration under the Local Government (Tendering) Regulation 1999.**
 - b) The cabins are required to be completed prior to the 2003 Christmas holiday period because of commercial commitments**

cont'd

72 Tenders - Sawtell Beach Holiday Park Moveable Dwellings (cont'd)

- c) It is highly unlikely that re-tendering will produce a more advantageous result due to:
 - i) The extra time required for the re-tender process which will be counter-productive in achieving completion prior to Christmas**
 - ii) All known manufacturers with the necessary experience, capacity and expertise to carry out the works have obtained tender documents and were aware of the time constraints. Re-tendering is unlikely to uncover another manufacturer capable of meeting the completion date.**
 - iii) The price submitted by the most advantageous non-conforming tender, Wendgold Pty Ltd, is very competitive and within budget allocation. Re-tendering is unlikely to improve on this price.****
- d) Both Wendgold Pty Ltd and Alvannex Pty Ltd are considered capable of undertaking the project. It is in Council's interest to decline to accept either tender, not invite fresh tenders and negotiate with Wendgold Pty Ltd, and Alvannex Pty Ltd if necessary, to secure a completion date for the first three cabins prior to the Christmas period. This result would obviate the need to call fresh tenders.**

73 TENDERS - PLANT REPLACEMENT PROGRAM - SUPPLY TRUCK MOUNTED WATER TANKER - CONTRACT 03/04-146-TO

Purpose:

To advise Council of tenders received for replacement of a truck mounted water tanker in the plant fleet and recommending acceptance of a tender.

Description of Item:

Tenders were called closing 9 September 2003 for the purchase of a truck mounted water tanker. Three conforming tenders were received from the following:-

1. K & J Trucks
2. Midcoast Trucks
3. RH Taylor

In addition, RH Taylor offered two alternative tanker trucks and five offers for purchase of the trade-in vehicle were received.

Details of the tender prices and purchase offers are set out in the confidential attachment.

Sustainability Assessment:

Tenders for the truck mounted water tanker were called following adoption of the 2003/2004 Plant Replacement Program. Sustainability issues have been considered in the specification and tender assessment.

- **Environment**

All vehicles greater than 4.5 tonnes are required to meet emission standards in accordance with Australian Design Rule 80 which is based on the European Standard (Euro 3).

- **Social**

The review of tenders included field performance testing to assess ergonomics and operator safety.

The location of the supplier, with a view to promoting business and employment in the local area, has been taken into account through the local business preference weighting in the tender evaluation.

- **Economic**

On the basis that Council accepts the recommendation for the replacement truck mounted water tanker, the actual change over price will be \$116,727.00 plus RTA registration costs and other equipment fit-out. It should be noted that the net change over cost to Council accounting for GST input credits will be \$98,999.00. Funds are available within the allocated budget for plant replacement in 2003/04 for this amount.

cont'd

73 Tenders - Plant Replacement Program - Supply Truck Mounted Water Tanker - Contract 03/04-146-TO (cont'd)

Consultation:

The tender evaluation has included consultation with plant operators, workshop staff and operational staff.

Related Policy and / or Precedents:

Tendering procedures were carried out in accordance with Council policy.

Statutory Requirements:

The calling, receiving, opening and reviewing of tenders was carried out in accordance with the Local Government (Tendering) Regulations.

Issues:

The Tender Value Selection System was applied to all tenders and the assessment details are contained in the attached confidential supplement.

The tendered items from RH Taylor were not subject to field testing, because the initial evaluation of their tenders showed that those tenders would not achieve higher weighted scores than the other two tenders.

When the best value trade-in tender from Heavy Equipment Rentals is taken into account, the best overall tender score is achieved by K & J Trucks under Option B (no trade-in).

Recommendation:

- 1. That Council accept the tender submitted by K & J Trucks, ABN 71 003 113 675, for a Mitsubishi FV51JKM2RFAA Truck with a tank and spray equipment for the purchase price of \$195,008.00, including GST.**
- 2. That Council accept the tender submitted by Heavy Equipment Rentals Pty Ltd, for the purchase of Council's trade vehicle of a Hino Shrike Water Truck, registration No. OMP 441, for the price of \$78,281.00, including GST.**

George Stulle
Acting Director of City Services

PLANNING ENVIRONMENT & DEVELOPMENT DEPARTMENT REPORT

PED79 TENDER: WASTE SERVICES SUPERVISION AND GENERAL MAINTENANCE, CORAMBA WASTE TRANSFER STATION - CONTRACT NO. 03/04-140-TO

Purpose:

To report on tenders received for the supervision and general maintenance at the Coramba Waste Transfer Station.

Description of Item:

The supervision of the Coramba Waste Transfer Station has been conducted by Coffs Premier Security for the past three years. The term of this contract is almost complete.

Public tenders were called in local newspapers and closed at 4.00 p.m., 29 July 2003. Three tenders were received as follows:

1. A & A De Groot Pty. Limited;
2. Coffs Premier Security;
3. Abacus Security and Surveillances Pty. Limited.

Price included the cost of handling, transport and disposal of white goods and light metal received at the facility.

The term of the contract will be one year with two 12 month extensions available subject to satisfactory performance.

Issues:

Council's Tender Value Selection System identified the tender of Coffs Premier Security as having the highest weighted score. In assessing the tenderers the following criteria was used:

- tender price;
- experience;
- financial capacity;
- quality of service proposed; and
- business address.

Sustainability Assessment:

- **Environment**

The preferred tenderer is the current contract holder. Their experience in the supervision of waste facilities will ensure that Council's strategy to treat wastes as a resource continues. Materials capable of being recycled or reused have been and will continue to be identified and diverted for beneficial uses. This will reduce the impact these wastes would have otherwise had at the Englands Road Waste Management Facility.

cont'd

PED79 Tender: Waste Services Supervision and General Maintenance, Coramba Waste Transfer Station - Contract No. 03/04-140-TO (cont'd)

- **Social**

Contracting the operations of the transfer station provides local employment opportunities.

- **Economic**

The price submitted by the preferred tenderer will result in no increase in the operating costs for the transfer station.

Implementation Date / Priority:

It is proposed to commence the contract on 1 November 2003.

Recommendation:

That Council accept the tender of Coffs Premier Security for the supervision of the Coramba Transfer Station, Contract No. 03/04-140-TO for the period commencing 1 November 2003 for a term of one year, with two 12 month extensions available subject to satisfactory performance.

Gina Vereker
Director, Planning Environment and Development