

The following document is the minutes of the Council and Committee meetings held on 7 April 2005. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 21 April 2005 and therefore subject to change. Please refer the minutes of that meeting.



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(CORPORATE SERVICES COMMITTEE)

COUNCIL CHAMBERS

COUNCIL ADMINISTRATION BUILDING

COFF AND CASTLE STREETS, COFFS HARBOUR

7 April 2005

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(CORPORATE SERVICES COMMITTEE)

7 April 2005

Present: Councillors K D Rhoades (Mayor), I D Hogbin (Deputy Mayor), J C Bonfield, W D Featherstone, C O Joass, R W McKelvey, I J Ovens, W R Palmer, G R Smithers.

Staff: General Manager, Director of City Business Units, Director of Planning, Environment and Development, Director of Corporate Services, Director of City Services, Administration Manager and Executive Assistant.

The meeting commenced at 5.19pm with the Mayor, Cr K D Rhoades in the chair.

CORPORATE SERVICES COMMITTEE

- 40** **RESOLVED** (Joass/Palmer) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Corporate Services Committee meeting, the time being 5.19pm.

The Mayor invited Councillor Hogbin to chair the Corporate Services Committee.

CORPORATE SERVICES DEPARTMENT REPORTS

F17 CHANGE TO COUNCIL MEETING DATES

To seek Councillors' confirmation to change certain meeting dates through to February 2006.

- C10** **RECOMMENDED** (Palmer/Smithers) that

1. That the Ordinary meeting scheduled for 4 August 2005 be cancelled and all business be dealt with at the Ordinary meeting scheduled for 18 August 2005.
 2. That no Council meetings be scheduled for January 2006.
 3. That the Council meeting scheduled for 2 February 2006 include the business of all Standing Committees.
-

F18 LOCAL GOVERNMENT SUPERANNUATION SCHEME

To advise Council of the re-introduction of contributions to the scheme following the close of the "contribution holiday" on the 30 June 2005 and the effect on Council's budget.

- C11 RECOMMENDED** (Palmer/Joass) that the advice from the Local Government Superannuation Scheme be noted and the impact of the reintroduction of the Retirement Scheme contributions be included in Council's 2005/06 Management Plan.
-

F19 2004 SASEBO STUDENT EXCHANGE PROGRAM

To advise Council of the successful completion of the 2004 Student Exchange Program and confirm the program for 2005.

- C12 RECOMMENDED** (Ovens/Smithers) that
1. That the report on the inaugural 2004 Sasebo Student Exchange Program be noted.
 2. That Council's representatives Ellyce O'Grady, Jodi Rayner, Sarah Sackville & Leanne Gennat be commended for their participation and conduct during the program.
 3. That John Paul College be thanked for assistance given during the course of the program.
 4. That Peter Nichols (President of the Australian – Japanese Society of Coffs Harbour) and Vince Brooker (Assistant Governor Rotary District 9650) be thanked for their assistance to Council with developing and running the program.
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F20 DEVELOPER CONTRIBUTIONS PLAN INVESTIGATION - PACIFIC HIGHWAY INTERSECTION MOONEE

To report on the results of investigations into the possibility of preparing a Developer Contributions Plan for the Pacific Highway/Moonee Beach Road intersection.

- C13 RECOMMENDED** (Palmer/Smithers)
1. That the results of the investigation into options for the development of a Section 94 Plan for upgrading works at the Pacific Highway/ Moonee Beach Road intersection be noted.
 2. That the developers of the Shopping Centre (D/A 1708/04) be advised that Council will not be pursuing a Section 94 Plan for the intersection upgrade.
-

F21 DRAFT NORTH BONVILLE DEVELOPMENT CONTROL PLAN AND DRAFT NORTH BONVILLE DEVELOPER CONTRIBUTIONS PLAN

To present to Council the Draft North Bonville release Area amended Development Control Plan (DCP) and Contributions Plan (CP) (supplied separately to Councillors). The report recommends that these plans be placed on public exhibition.

Cr Smithers declared a pecuniary interest in this matter because of his commercial involvement in one of the blocks of land being discussed. He vacated the Chamber for the duration of this item and took no part in the discussion or voting.

C14 RECOMMENDED (Rhoades/Palmer) that

1. That the amended North Bonville Development Control Plan and Developer Contributions Plans be placed on public exhibition for a period of 28 days
2. That no development applications pending or received for the release area be determined prior to final adoption of the draft DCP and Contributions Plan
3. That all landowners in the North Bonville Development Control Plan area be advised of Council's decision.

Cr Smithers returned to the Chamber and read the resolution adopted by Council.

F22 CONFERENCE "SUSTAINABLE ECONOMIC GROWTH FOR REGIONAL AUSTRALIA" - REPORT BY CR MCKELVEY

To provide a report to Council by Cr R McKelvey on his attendance at the Sustainable Economic Growth for Regional Australia – SEGRA Conference 6 – 8 September 2004.

C15 RECOMMENDED (McKelvey/Smithers) that the Council note the report and information provided by Cr R McKelvey on his attendance at the Sustainable Economic Growth for Regional Australia conference.

F23 CONFERENCE "TOURISM IS EVERYBODY'S BUSINESS" - REPORT BY CR R MCKELVEY

To provide a report to Council by Cr R McKelvey on his attendance at the Tourism Conference in Forbes from 13 – 15 March.

C16 RECOMMENDED (McKelvey/Palmer) that the Council note the report and information provided by Cr R McKelvey on his attendance at the LGSA's Tourism Conference.

F24 CONFERENCE "UPDATING DEVELOPMENT APPLICATIONS AND STATE ENVIRONMENTAL PLANNING POLICY 65 ASSESSMENTS" - REPORT BY CR R MCKELVEY

To provide a report to Council by Cr R McKelvey on his attendance at two planning seminars at the Powerhouse Museum, Sydney, on updating Development Applications and State Environmental Planning Policy 65 Assessments.

- C17 RECOMMENDED** (McKelvey/Palmer) that the Council note the report and information provided by Cr R McKelvey on his attendance at the planning seminars on Updating DA's and SEPP 65 Assessments.
-

F25 ADDITIONAL PLANT PURCHASE FROM PLANT RESERVE

To seek allocation of funds held in the Plant Reserve for the upgrading of existing plant and purchase of additional plant.

- C18 RECOMMENDED** (Palmer/Joass) that Council approve the allocation of funds from the Plant Reserve for the following plant acquisitions and upgrades:

<u>Description of Plant</u>	<u>Estimated Cost</u>
Bobcat upgrade	\$28,000
Crew Cab Tipper	\$47,500
Mower upgrade - Stadium	\$28,950
Small Street Sweeper	\$123,000
Trailer Mounted Tower	\$35,600
Tower Truck	\$320,000
Tractor Mower – Parks	\$80,000
	<u>\$663,050</u>

F26 GRANT APPLICATIONS AND APPROVALS FOR THE PERIOD 1 JULY 2004 TO 31 DECEMBER 2004

To provide Council with the current status of grant applications and approvals.

- C19 RECOMMENDED** (McKelvey/Palmer) that the report on the status of grant applications be received and noted.
-

F27 MONTHLY BUDGET REVIEW FOR FEBRUARY 2005

To report on the estimated budget position as at 28 February 2005.

- C20 RECOMMENDED** (Smithers/Joass) that the estimated budget position as at 28 February 2005 be noted:
-

	General Account \$		Water Account \$		Sewer Account \$
Original Budget	507,161	(D)	39,600	(D)	380,005 (D)
Approved variations to 31 January 2005	113,749	(S)	23,802	(S)	76,019 (S)
Recommended variations for February 2005	25,000	(D)			
Estimated result 2004/05 as at 28 February 2005	<u>418,412</u>	(D)	<u>15,798</u>	(D)	<u>303,986</u> (D)

F28 OUTSTANDING REPORTS AND RESOLUTIONS AWAITING IMPLEMENTATION

To provide Council with an update of requests for reports and previous resolutions to Council awaiting implementation.

C21 RECOMMENDED (Palmer/Joass) that the report be noted.

F29 BANK BALANCES AND INVESTMENTS AS AT 28 FEBRUARY 2005

To list Council's Bank Balances and Investments as at 28 February 2005.

C22 RECOMMENDED (Joass/Smithers) that the bank balances and investments totalling one hundred & five million, two hundred & ninety five thousand, eight hundred & eighty three dollars (\$105,295,883) as at 28 February 2005 be noted.

CITY BUSINESS UNITS DEPARTMENT REPORT

S16 ACQUISITION OF LAND FOR ROAD WIDENING PURPOSES - 4 MOONEE BEACH ROAD, MOONEE BEACH

Report seeking Council approval for the acquisition of land at Moonee Beach for road widening.

C23 RECOMMENDED (Palmer/McKelvey) that:

1. That Council acquire that land having an area of 103.8 square metres from Lot 30 DP 800261 on the terms contained within the confidential supplement attached to this report.
2. That the land acquired by Council be dedicated as Public Road under the provisions of the Roads Act 1993.
3. That all necessary documents be executed under the common seal of Council.

CONCLUSION OF CORPORATE SERVICES COMMITTEE MEETING

The Chairman advised that the business of the Corporate Services Committee was concluded and invited the Mayor to resume the chair.

OPEN COUNCIL

The Mayor requested a motion to close the Committee meeting and move into Open Council.

- C24** **RECOMMENDED** (McKelvey/Palmer) that the Committee now move into Open Council.

The Mayor resumed chairmanship of the meeting at 6.22pm.

ADOPTION OF CORPORATE SERVICES COMMITTEE REPORT

- 41** **RESOLVED** (Hogbin/Palmer) that the recommendations of the Corporate Services Committee meeting be received and adopted.
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QUESTIONS WITHOUT NOTICE

1. Driveways and Footpaths

Cr Hogbin asked if Council staff can respond to correspondence which he received from the Sawtell & District Progress Association in early March relating to properties being built with steep driveways and or footpaths with excessive crossfall.

The General Manager took the question on notice. The subsequent response will be forwarded to Cr Hogbin.

2. Boundaries Commission Decision – Red Rock

Cr Ovens asked for an update on the anticipated decision by the Boundaries Commission which will confirm whether Red Rock remains within the Coffs Harbour City Council boundary.

The General Manager advised that a decision is expected in April 2005.

3. Water Subsidy – Clarence Valley Water Scheme

Cr Ovens asked the General Manager for an update on the water subsidy for the Clarence Valley Water Scheme and the potential loss of \$9M and whether any shortfall will be allowed for in the Management Plan.

The General Manager advised that a decision has not yet been handed down by Government, and a shortfall will not be allowed for in the Management Plan.

4. Awaited High Court Decision - Mulligans Case

Cr Ovens asked for an update on the Mulligan Case in the High Court and whether Council has a contingency plan in the event that the decision is unfavourable.

The Director of Corporate Services advised that a decision is expected by the end of April 2005. If the decision is unfavourable the costs will be borne by Council's insurer and will be reflected in future premiums. However, due to the unpredictability of the outcome a contingency plan has not been established.

5. Application to Minister for Rate Variation

Cr Ovens enquired about the deadline for rate variation applications being forwarded for Ministerial approval.

Mayor Rhoades advised that a report on this matter will go to the Corporate Services Committee on 5 May 2005

Cr Ovens asked whether the above mentioned report would include comment on variations to the business rate.

The General Manager advised that Council's capacity to fund some of the proposed capital works is currently under investigation. Increasing rates is one of several options being explored to assist Council to deliver its outcomes.

6. Scheduling Roadworks in School Zones

Cr Ovens enquired whether roadworks in areas adjoining schools could be deferred to coincide with school holidays.

The Director of City Services agreed that school holidays would be considered when planning future roadworks, however rescheduling existing programmed works could prove difficult.

7. Jetty Memorial Theatre

Cr Hogbin asked whether the position of Theatre Manager for the Jetty Memorial Theatre has been advertised as yet. He also reminded the Council that the Jetty Memorial Theatre Advisory Committee still does not have a Councillor representative.

The Director of City Services advised that after completing a review of resources Council is now in a position to proceed with the advertisements for an Arts & Cultural Development Officer as well as a Theatre Manager. The Director also advised a report will go to the City Services Committee of 21 April requesting a nominee for a Councillor representative on the Jetty Memorial Theatre Advisory Committee.

The General Manager added that work will be undertaken to establish the future role of the committee. It is intended that the Jetty Memorial Theatre Advisory Committee will be involved in advising on the strategic development of the Jetty Theatre, but not the day-to-day running of the facility.

8. Pollution Issues - Moonee

Cr McKelvey asked if action can be taken against alleged pollution of waterways surrounding the Moonee Shopping Centre site.

The General Manager advised that Council Rangers will be asked to investigate the matter.

GENERAL BUSINESS

1. Tourism

Cr McKelvey forecast a Notice of Motion relating to tourism. Although the wording of the Notice has not yet been formalised the intent is to seek a holistic approach to the marketing, funding and professional management of tourist facilities in the City.

2. Primary Production Opportunities

Cr Palmer suggested that ideas such as the production of Duck Weed, which was outlined in the report given by Cr McKelvey, be brought to the attention of the management of Morgans Rd farm to establish whether further investigation into potential business opportunities is warranted.

Cr Palmer also referred to the current experiment being carried out by Southern Cross University in the production of Hemp, and the potential future business opportunities for the City.

3. Road Safety

Cr Hogbin raised safety concerns with regards to large vehicles (specifically B-Doubles) running red lights within the City, and suggested the Council research mechanisms which will ensure all road users obey the traffic controls.

Mayor Rhoades informed the Council that this issue is regularly raised by the Coffs/Clarence Local Command at the Police Accountability Community Team meetings. Unfortunately policing numbers are currently insufficient to address this issue.

Cr Featherstone asked whether signs could be installed along local roads indicating the phone number road users can call to report dangerous road activity.

Mayor Rhoades advised that dangerous road activity is classed as an emergency and it is appropriate for road users to call 000 to report such matters. Additionally, Mayor Rhoades suggested Council forward its concerns with relation to trucks using local roads to the Local Emergency Management Committee and the RTA.

4. Woolgoolga Town Centre - Upgrade

Cr Featherstone would like to put on record the excellent manner in which the work on the Woolgoolga Town Centre Upgrade has been carried out with particular reference to the minimal disruption that was caused to the public and retail traders during the construction period. Could the Director of City Services pass these sentiments on to all staff involved in the planning and construction of the Town Centre Upgrade.

5. Woolgoolga Town Centre - Parking

Cr Featherstone requested a review of parking arrangements in Woolgoolga's Town Centre be carried out by the Traffic Committee to look at disabled parking and more areas of restricted parking and could the restricted parking be policed on a regular basis to free up some of the restricted parking areas.

6. Relocation of State Government Departments

Cr Ovens asked whether the Council has a policy to continually pursue the relocation of State Government Departments to the city.

The General Manager advised that this is a strategic issue which Council is actively involved in.

7. Australian Water Initiative

Cr Ovens referred to the Australian Water Initiative which the Federal Government will be administering over the next five years, and suggested the Council submit an application for some of these funds. He also asked if there have been any developments with regards to subsidies for rain water tanks.

The General Manager indicated that funding has only been made available for rainwater tank subsidies in the Sydney/ Newcastle/ Wollongong areas at this stage.

The Director of City Services advised that a joint application will be submitted by Council, the Catchment Management Authority and Forests NSW for a \$50,000 Community Grant for Morgan's Road farm and that a report will be presented to Council over the next three months giving an update on the Water Initiative.

8. New Dwellings – Rainwater Tanks

Cr Palmer noted that other Councils are insisting that all new dwellings install a rainwater tank, and asked whether Council are considering implementing a similar rule.

The Director of Planning, Environment & Development advised that all Development Applications submitted throughout NSW after 1 July 2005 will require a BASIX Certificate. This certificate indicates energy efficiency and is obtained once the proposed dwelling earns a predetermined number of points. As an example points will be obtained if a rainwater tank is installed. A report will be submitted to Council closer to 1 July 2005 explaining how the system works and how it will impact on Council resources.

9. Local Roads - Load Limits

Cr Smithers asked whether Council could place load limits on local roads, and if not, can Council approach RTA to fund the restoration of road surfaces which have been destroyed.

The Director of City Services advised that a report is expected to be submitted to the City Services Committee meeting on 19 May 2005 outlining an initiative to sign an agreement with an adjoining Council to weigh load limits on semi-trailers on local roads. The initiative will include fines for non compliance.

10. Local Roads - Speed Limits

Cr Smithers requested a report to Council on the appropriateness of the speed limits on some of our rural roads, and in particular the 100km/hr zones.

Even though Cr Smithers' request was very general the Director of City Services undertook to submit a report outlining initiatives which the Council has developed over the past 18months with regards to reducing speed limits on local rural roads.

11. Hybrid Vehicles

Cr Smithers requested the Council review the notion of purchasing hybrid vehicles, which had previously been disregarded due to poor resale values.

The General Manager agreed to such a review.

12. Fluoridation of Local Water Supply

Cr Smithers questioned if a base line for drinking water can be established, and a year's worth of data be obtained, prior to the introduction of fluoridation.

The Director of City Services indicated that standard water sampling does not cover a lot of the base heavy metals. The Director indicated he would prepare notes for a briefing outlining the extra work and costs involved in additional testing.

The General Manager indicated that this topic would be the subject of a report to Council over the next couple of months linking in with the water treatment process and water treatment plant. Additionally, Council is working with the Government over issues surrounding the fluoridation of the water supply, considering it is unlikely that Council will be able to meet the November 2005 deadline indicated in the Fluoridation Direction.

This concluded the business and the meeting closed at 7.12pm.

Confirmed:

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K D Rhoades
Mayor