



**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(CITY SERVICES COMMITTEE)**  
**COUNCIL CHAMBER**  
**COUNCIL ADMINISTRATION BUILDING**  
**COFF AND CASTLE STREETS, COFFS HARBOUR**  
**21 APRIL 2005**  
**Commencing at the conclusion of**  
**Planning, Environment and Development**

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## CONFIDENTIAL ITEMS

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

S21      TENDERS: COFFS COAST RESOURCE RECOVERY FACILITY;      17  
            EARTHWORKS BLASTING

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.



**COFFS HARBOUR CITY COUNCIL**

**ORDINARY MEETING**

**(CITY SERVICES COMMITTEE)**

**21 APRIL 2005**

Mayor and Councillors

**CITY SERVICES DEPARTMENT REPORTS**

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**S16 MINUTES OF THE YANDAARRA ABORIGINAL CONSULTATIVE COMMITTEE MEETING AND PROPOSAL TO BID TO HOST 2007 NSW LOCAL ABORIGINAL NETWORK CONFERENCE**

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**Purpose:**

To report to Council matters arising from the Minutes of the Yandaarra Aboriginal Consultative Committee (YACC) meetings held 10 September and 12 November, 2004.

**Description of Item:**

Minutes of the Yandaarra Aboriginal Consultation Committee meetings of 10 September and 12 November, 2004 discussed a number of issues, with one issue needing particular attention by Council. This is the matter of CHCC hosting an Aboriginal Network Conference in 2007.

The Committee has requested that Council consider hosting the annual Network Conference in 2007.

Correspondence has been received by Council from the NSW Local Government Aboriginal Network Inc regarding bidding for the 2007 Conference.

For a location to be considered to host such a conference which normally attracts between 150 to 260 delegates there are requirements which need to be met. These requirements include:

- Support from the local Council
- Adequate accommodation
- An appropriate conference venue
- Willingness by the Council to sign a host agreement.

**cont'd**

## **S16 Minutes of the Yandaarra Aboriginal Consultative Committee Meeting and proposal to bid to host 2007 NSW Local Aboriginal Network Conference (cont'd)**

The NSW Local Government Aboriginal Network Conference is an annual conference for indigenous Council staff. It is held in different local government areas around the state, with the local Council from the area hosting the event.

### **Sustainability Assessment:**

- **Environment**

There are no environmental impacts regarding this issue.

- **Social**

The role the Advisory Committee plays in continuing effective working relationships between Aboriginal community and Council is a positive one.

CHCC bidding to host the Aboriginal Network Conference in 2007 would be seen as a very positive thing by the local community and also as a further concrete commitment to Aboriginal issues.

- **Economic**

#### **Broader Economic Implications**

There is likely to be some economic benefits to the City from the hosting of this conference, if the bid is successful.

#### **Management Plan Implications**

In examining this issue there are a number of economic matters which need to be considered. Some of these are difficult to quantify and also have a range of variables.

Should Council resolve to host the conference there are implications for the 2006/07 budget in relation to the bid and then in the 2007/08 budget to run the conference. These implications are discussed in the issues section of this report.

### **Consultation:**

Consultation has been undertaken with the YACC, other Councils who have hosted the Conference in recent years and also professionals in the conference/event management industry.

### **Related Policy and / or Precedents:**

Council has of course bid for and hosted other conferences in the past. This particular conference is yet to be hosted by CHCC.

**cont'd**

## **S16 Minutes of the Yandaarra Aboriginal Consultative Committee Meeting and proposal to bid to host 2007 NSW Local Aboriginal Network Conference (cont'd)**

### **Issues:**

Coffs Harbour fills all the requirements of the Network in terms of hosting this conference and in fact has all the necessary facilities and attractions to hold a very successful conference. The issue is whether this is an event that Council wishes to commit to provide funding towards making successful.

There are a number of issues which need to be considered. These include :

- The Process used to Host the Conference

In discussing this matter with other Councils who have hosted the conference it seems that the most appropriate way to ensure the best success is by engaging a professional company to manage the event.

- The Bid

Should Council resolved to pursue this conference a delegation of Councillors, staff and Aboriginal representatives need to attend the 2005 Annual Conference in Wagga Wagga in October. The bid would also need to be developed, in consultation with the management company and funded in the 2006/07 Budget. The cost would be in the vicinity of \$5,000.

- The Cost

Excluding the costs for the bid it is likely that, depending on a number of variables including delegate numbers, sponsorship deals negotiated, trade exhibitions and venue costs that the following are estimates of income and expenditure.

	Between	
Income	\$90,000	\$150,000
Expenditure	\$85,000	\$140,000
Profit/Loss	\$ 5,000	\$ 10,000

### **Recommendation:**

- 1. That the Minutes of the Yandaarra Aboriginal Consultative Committee for 10 September and 12 November, 2004 be noted.**
- 2. That Council will bid to host the 2007 Local Government Aboriginal Network Conference.**
- 3. That a delegation from CHCC attend the 2005 Local Government Aboriginal Network Conference in Wagga Wagga to bid to host the 2007 Conference.**
- 4. That consideration be given to including in the 2006/07 draft budget an allocation of \$5,000 to fund the bid.**
- 5. That if the bid is successful an appropriate income and expenditure budget allocation be made in the 2007/08 budget for hosting the conference.**

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## **S17 APPOINTMENT OF COUNCILLOR TO THE JETTY MEMORIAL THEATRE ADVISORY COMMITTEE**

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### **Purpose:**

To appoint a Councillor to the Jetty Memorial Theatre Advisory Committee.

### **Description of Item:**

Further to the Corporate Services Department meeting of 17 March 2005 in which Council adopted its committee structure and also raised at the Council meeting of 7 April 2005 there is a need to appoint a Councillor to the Jetty Memorial Theatre Advisory Committee.

The committee structure adopted by Council on 17 March 2005 makes provision for one Councillor to be appointed to the Jetty Memorial Theatre Advisory Committee.

### **Sustainability Assessment:**

- **Environment**

There are no environmental issues.

- **Social**

The appointment of a Councillor to this committee will enhance the working relationship between Council and the committee.

- **Economic**

#### **Broader Economic Implications**

There are no broader economic implications.

#### **Management Plan Implications**

There are no management plan implications.

### **Consultation:**

The Jetty Memorial Theatre Advisory Committee have been consulted in relation to this and would welcome the appointment of a Councillor to the committee.

### **Related Policy and / or Precedents:**

As stated earlier Council's committee structure makes provision for Councillor representation.

### **Implementation Date / Priority:**

The implementation date would be immediately following Council's approval of this report.

### **Recommendation:**

**That a Councillor be appointed to the Jetty Memorial Theatre Advisory Committee.**

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## S18 FLOODPLAIN MANAGEMENT ADVISORY COMMITTEE

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### **Purpose:**

To report minutes of the Floodplain Management Advisory Committee of 5 April 2005.

### **Description of Item:**

All items were of a routine nature except for the following recommendations of the Committee, which require consideration of Council.

#### 4. Coffs Creek Floodplain Risk Management Study

*FMAC5 that the following actions in relation to the draft Coffs Creek Floodplain Risk Management Study be undertaken:-*

- (a) Amend Section "12.6 Voluntary Purchase Schemes" To "recommend for further investigation" and make amendments to this section and other relevant sections as per the proposed amendments put forward by Kevin Gibson.*
- (b) Amend Section "12.7 Voluntary House Raising" schemes by elaborating on how the benefits from other measures such as detention basin reduce the severity of flooding and lower the benefit/cost ratio for affected house.*
- (c) That the above amendments be made to the draft Coffs Creek Floodplain Risk Management Study and the amended draft be put on public exhibition for a period of two (2) months.*
- (d) That Council's Community Consultation Officer prepare a communication plan for the exhibition of the draft;*
- (e) That information about Landcare and possible groups and works along Coffs Creek be integrated into the communication plan.*

#### 6. Committee Membership

*FMAC6 that if no suitable persons nominate for Community Representative positions on the Committee, then the Committee approach suitable persons to fill the positions.*

### **Recommendation:**

#### **That Council note:**

- 1. The minutes of the Floodplain Management Advisory Committee Meeting held on 5 April 2005.**
- 2. That the following actions in relation to the draft Coffs Creek Floodplain Risk Management Study be undertaken:-**
  - (a) Amend Section "12.6 Voluntary Purchase Schemes" To "recommend for further investigation" and make amendments to this section and other relevant sections as per the proposed amendments put forward by Kevin Gibson.**

- (b) Amend Section "12.7 Voluntary House Raising" schemes by elaborating on how the benefits from other measures such as detention basin reduce the severity of flooding and lower the benefit/cost ratio for affected house.
  - (c) That the above amendments be made to the draft Coffs Creek Floodplain Risk Management Study and the amended draft be put on public exhibition for a period of two (2) months.
  - (d) That Council's Community Consultation Officer prepare a communication plan for the exhibition of the draft;
  - (e) That information about Landcare and possible groups and works along Coffs Creek be integrated into the communication plan.
3. That if no suitable persons nominate for Community Representative positions on the Committee, then the Committee approach suitable persons to fill the positions.

**Attachments:**

**COFFS HARBOUR CITY COUNCIL  
FLOODPLAIN MANAGEMENT ADVISORY COMMITTEE**

**5 APRIL 2005**

The meeting of the Floodplain Management Advisory Committee (FMAC) commenced at 4.10pm.

**Present:** Councillor Bill Palmer, Coffs Harbour City Council (Chairperson)  
Mr Stephen Sawtell, Coffs Harbour City Council  
Mr Martin Rose, Coffs Harbour City Council  
Mr Clyde Treadwell, Coffs Harbour City Council  
Mr Kevin Gibson, Department of Infrastructure, Planning & Natural Resources  
Ms Dee Wallace, Community Representative, Regional Landcare Inc

**Apologies:** Councillor Gavin Smithers, Coffs Harbour City Council  
Mr Bob White, State Emergency Services  
Ms Gina Vereker, Coffs Harbour City Council

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**1. APOLOGIES**

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**FMAC3**      **RECOMMENDED** that the apologies be received and accepted.

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**2. CONFIRMATION OF MINUTES**

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**FMAC4**      **RECOMMENDED** that the minutes of the Floodplain Management Advisory Committee meeting of 14 February 2005 be confirmed.

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**3. BUSINESS ARISING**

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FMAC Role, Guidelines and Tasks. The existing description of the 'Role, Guidelines and Tasks' of the FMAC is out of date. It was recommended that Martin Rose and Clyde Treadwell review and amend the existing document and present to the next committee meeting for discussion.

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#### 4. COFFS CREEK FLOODPLAIN RISK MANAGEMENT STUDY

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The Committee discussed the draft study and in particular, comments from Dee Wallace. One of the recommended measures in the study is 'Creek Maintenance'. That includes removal of exotic species and rehabilitation with endemic species. Ms Wallace said the local Landcare Group would be willing to assist in this work and suggested that information on Landcare be included with letter to the community and be worked in with the community consultation process. The Committee supported this approach.

Ms Wallace also requested that Paragraph (c), Page 55, Section 73, Regional Environmental Plans requires clarification. This point was to be noted and included in possible amendments during the public exhibition stage. Kevin Gibson then raised the issue of 'Voluntary House Purchase'. In the draft the scheme is not recommended. Additional modelling has been undertaken and a high flow corridor risk area has been defined for Coffs Creek. The proposed planning controls don't permit residential development in this area. This is a change from the original draft and a small number of properties are impacted upon by the new risk area definitions. Kevin put forward an amendment to the section that Voluntary House Purchase be recommended for further investigation.

Discussion was had regarding 'Voluntary House Raising Schemes'. The scheme is not recommended, but the reasons given could be elaborated on by referring to benefits from other measures such as detention basins. The Committee agreed this should be amended in the draft.

The Committee then discussed the Public Exhibition and Community consultation of the draft Study.

It was agreed that the draft be exhibited for two (2) months and that Glenda Francis, Council's Community Consultation Officer, prepare a communication plan.

#### **FMAC5**

**RECOMMENDED** that the following actions in relation to the draft Coffs Creek Floodplain Risk Management Study be undertaken:-

- (a) Amend Section '12.6 Voluntary Purchase Schemes' To 'recommend for further investigation' and make amendments to this section and other relevant sections as per the proposed amendments put forward by Kevin Gibson.
- (b) Amend Section '12.7 Voluntary House Raising' schemes by elaborating on how the benefits from other measures such as detention basin reduce the severity of flooding and lower the benefit/cost ratio for affected house.
- (c) That the above amendments be made to the draft Coffs Creek Floodplain Risk Management Study and the amended draft be put on public exhibition for a period of two (2) months.
- (d) That Council's Community Consultation Officer prepare a communication plan for the exhibition of the draft;
- (e) That information about Landcare and possible groups and works along Coffs Creek be integrated into the communication plan.

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## 5. COMMITTEE MEMBERSHIP

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The Committee was informed of the resignation of Community Representative, Mr Fred Walker. Also that Expressions of Interest from community members were placed in Council's Notice Section of the local media. To date, no enquiries or requests for applications forms have been received with the closing date for nomination being Friday 8<sup>th</sup> April 2005. If no suitable applications are received, then the Committee will look at approaching suitable persons to join. A short list from people who were part of Coffs Creek Working Party will be invited along with a representative from the Chamber of Commerce.

**FMAC6**      **RECOMMENDED** that if no suitable persons nominate for Community Representative positions on the Committee, then the Committee approach suitable persons to fill the positions.

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## 6. GENERAL BUSINESS

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Martin Rose gave the Committee a quick update of the Boambee-Newport Flood Study plus the Bakers Road Detention Basin project.

It was recommended to the Committee that future agenda items be:-

- impact of the Highway Bypass on floodplains;
- future budgeting for floodplain projects.

Mr Bob White, SES, also requested that the meeting day be changed from Tuesday afternoons as that time conflicted with his regular SES duties. The Committee agreed to meet on Monday afternoons at 4.00pm. It was also suggested that the Committee do a site inspection of the Bakers Road detention basin site following the appointment of the new community representatives.

The meeting concluded at 5.35pm.

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## 7. NEXT MEETING

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**The next meeting of the FMAC will be held in approximately 4 to 6 weeks time.**

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## S19 WORKS BRANCH REPORT

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### Purpose:

To advise Council of the progress of construction and maintenance programs undertaken by Works Branch up to 31 March, 2005.

### Description of Item:

#### Capital Works

##### 1. Completed Works in March 2005

- Road rehabilitation work at Coronation Parade Sawtell (1980m<sup>2</sup>), Norman Hill Drive Korora (378m<sup>2</sup>), Avenue Street Coffs Harbour (1360m<sup>2</sup>), Grafton Street Lowanna (4728m<sup>2</sup>)
- West High Street water main renewal (410m and associated works)
- Cavendish Street Korora water main extension (50m)
- Regional Roads Coramba Road Shephards Lane roundabout asphalt (400m<sup>2</sup>) plus 70m subsoils
- PAMPS kerb ramps and pedestrian refuges at Toormina Road Toormina (Linden Avenue), First Avenue Sawtell (20<sup>th</sup> Avenue), Lyons Road Sawtell, Park Beach Road Coffs Harbour (Phillip Street)
- Footpaths, Sawtell Road (Heron Place to Rail bridge) 70m
- Gravel Road Dust Seal Ellems Quarry Road (2500m<sup>2</sup>)

##### 2. Works in Progress and Commencing in April, 2005

- Velodrome construction, Minorie Drive Toormina
- Regional Roads Rehabilitation. Coramba Road Nana Glen (3570m<sup>2</sup>), Coramba Road Buchannans Road (1610m<sup>2</sup>).
- Road rehabilitation work at Woolgoolga Creek Road (2322m<sup>2</sup>), Trafalgar Street Woolgoolga (738m<sup>2</sup>), Park Avenue Lane (1260m<sup>2</sup>), Thompsons Road Coffs Harbour (4625m<sup>2</sup>), Harbour Drive, Coffs Harbour (3065m<sup>2</sup>), MacKays Rd Coffs Harbour (2760m<sup>2</sup>), Kurrajong Street Coffs Harbour (2960m<sup>2</sup>), Gillibri Street Sawtell (4590m<sup>2</sup>)
- Englands Road CCRRF and MRF preparation work
- SH 10 and Thompsons Road Cycleway (345m), kerb and gutter 200m, parking area and associated works
- Beach Street beautification, Woolgoolga
- PAMPS - pedestrian refuges and kerb ramps at River Street Woolgoolga, First Avenue Sawtell (18<sup>th</sup> Ave),
- Footpaths Harbour Drive / Edinburgh Street
- Combine Street and Lyons Road Park stormwater drainage
- Mt Brown Rail Overbridge and approach roads

cont'd

## **S19 - Works Branch Report (cont'd)**

A financial attachment detailing capital expenditure verses budget for the 2004/2005 financial year is included for Councils information. Attachment A.

Council's spray bitumen reseals program is now complete, allowing Council's contractor, Boral Asphalt to carry out the asphalt reseal program as scheduled.

The Dust Sealing and Roads To Recovery Gravel Resheeting Programs have been completed allowing the Local Roads Gravel Resheeting program to continue.

### **Maintenance Works**

Upon recent inspection of Moleton Bridge No. 1, one of the four timber girders was found to be crushed allowing substantial deflections in the bridge decking. Two of the other girders are showing signs of deterioration. Temporary weight limits have been imposed on the bridge. Works are currently programmed to have the bridge replaced with a concrete culvert commencing mid May.

The replacement of the Jetty Landing is progressing with timber walers recently reinstated. The availability of piling contractors has been inhibitive however; the piling works are due to commence within the first week of the school holidays.

### **Recommendation:**

#### **That:**

- 1. Council notes the progress report on construction and maintenance works undertaken by Works Branch up to 31 March, 2005.**
- 2. Council notes that individual program expenditures are being monitored to ensure that the total program costs for 2004/2005 will be contained within the approved budget.**

**Attachments:**

**Works Branch –Construction Projects Budget/Expenditure  
2004/2005 Program  
AS AT DATE: 31-Mar-05**

<b>Description</b>	<b>Revised Budget</b>	<b>Actual Expenditure</b>	<b>% Project Complete</b>	<b>% Costs Expended</b>
<b>Local Roads</b>				
Sealed Roads Reseals	\$606,800	\$564,720	93%	93%
Sealed Roads Reseals - Asphalt	\$57,000	\$180	0%	0%
Sealed Roads Rehabilitation	\$1,286,318	\$696,603	56%	54%
Dust Sealing	\$155,000	\$137,255	100%	89%
Unsealed Roads Gravel Resheeting	\$140,900	\$44,378	33%	31%
Total:	\$2,246,018	\$1,443,136		
<b>Federal Roads to Recovery</b>				
Residential Street Rehabilitation	\$264,662	\$226,378	82%	86%
Gravel Resheeting	\$105,000	\$101,014	100%	96%
Bitumen Sealing	\$228,828	\$218,102	100%	95%
Total:	\$598,490	\$545,494		
<b>Regional Roads</b>				
3 X 3 Program	\$151,125	\$35,332	25%	23%
Total:	\$151,125	\$35,332		
<b>Drainage</b>				
Drainage Impts / Nuisance Flooding	\$259,265	\$299,394	100%	115%
Total:	\$259,265	\$299,394		
<b>Bridges</b>				
Major Repairs (includes Woolgoolga Rd No2)	\$204,746	\$111,652	55%	55%
Mt Brown Rail Bridge Approaches	\$35,580	\$0	1%	1%
Cathodic Protection (Fred Hanson Bridge)	\$100,000	\$0	0%	0%
Total:	\$340,326	\$111,652		
<b>Footpaths / Cycleways</b>				
Footpath Construction	\$305,540	\$167,209	60%	55%
PAMPS Footpath Works	\$111,987	\$48,577	45%	43%
Cycleway Projects	\$244,345	\$98,614	40%	40%
Total:	\$661,872	\$314,400		
<b>Water Mains</b>				
Mains Renewals	\$238,000	\$138,491	58%	58%
Mains Extensions	\$50,000	\$492	0%	1%
Total:	\$288,000	\$138,983		

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## S20 USAGE OF MAJOR ENGINEERING PLANT

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### **Purpose:**

To inform Council of the relationship that exists between the plant hours charged to programs and the actual hours operated by the same plant over a period of time.

### **Description of Item:**

To provide detail concerning the use of plant as requested by Councillor Featherstone at the Council meeting of 3 March 2005.

Minutes confirmed at Council meeting 3 March 2005:-

### 3. *USE OF PLANT*

*Councillor Featherstone requested the General Manager report back to Council on the usage of major engineering plant in particular what relationship exists between the hours charged out to jobs or plant and the hours operated by the same plant over either the operating life of the plant or say the last three years.*

*The General Manager advised that a report would be brought back to Council.*

This report complements the report that went to Council on 3 March, 2005 titled "*Utilisation of Council Plant*". In that report explanation was given of how utilisation of plant can be recorded at over 100%. Across the range of Council plant various levels of utilisation occurs with some plant achieving more than the budgeted target and hence showing usages above 100%.

### **Sustainability Assessment:**

- **Environment**

By Council controlling the plant and vehicles through the plant fund necessary maintenance is undertaken in accordance with the manufacturer's recommendations. In this way Council fulfills its responsibility in ensuring that emissions harmful to the environment are kept to accepted limits through the use of modern plant that is well maintained. It also reduces maintenance costs, and the usage of disposable replacement parts all which reduce environmental impacts created in manufacture, distribution and disposal.

- **Social**

Council's major plant items consist of modern, efficient plant that increases the safety of employees and the public.

The plant fund enables plant to be hired to the jobs at cheaper rates than are available externally. In this way a higher level of service is delivered to the community allowing more work to be done for the available budgets. Local government is consistently being loaded with responsibilities and services without additional funding being provided. The plant fund allows some of these responsibilities to be met by providing efficiencies in the operations through lower hire and plant rates than would be otherwise available. In this way the community benefits and is not called upon to bear additional expense of Council fulfilling part of these responsibilities.

**cont'd**

## S20 - Usage of Major Engineering Plant (cont'd)

- **Economic**

Council operates its plant fleet on the basis that it can own and operate the plant at a lower cost than to hire or lease the same plant. Internal hire rates are regularly compared to external leasing and hire opportunities to ensure that this criterion is met. The lower internal hire rates therefore return a premium to Council's programs, allowing more works and services than would otherwise be available with hired or leased plant. Notwithstanding, Council does use substantial numbers of contract plant items in addition to its own fleet and in this it supports local business and employment.

### Issues:

Council plant is booked out or charged to the job in an identical way to that which plant is hired out in the private sector. The plant funds acts as the plant provider, contracting plant to the various departments as would a contractor in private industry.

Accordingly minimum hire times to the programs have been established for major plant as follows:-

Plant	Council Minimum Hire	Private Sector Minimum Hire (with operators)
▪ Bobcat	2 hours	2 hours
▪ Backhoe	4 hours	2 hours
▪ Excavator	8 hours	8 hours
▪ Graders	8 hours	8 hours
▪ Rollers	8 hours	8 hours
▪ Small roller	2 hours	8 hours

The minimum hire times also ensure that Works Supervisors do not keep plant on the jobs in case it may be needed. Rather than have the plant on standby and being charged for it, it is transported off the job and to another site. The minimum hire on the backhoe is rarely, if ever, charged to a job as these items of plant are in constant demand, often being on a number of jobs in a day. This has improved plant utilisation and job planning to ensure the costs of the works are kept to a minimum.

As in the private sector if the actual hours that the plant item is used are less than the minimum hire time the hours charged will be the minimum hire period. For example if a grader is actively used on a job for five hours, and five hours is the recorded running time on the machine regardless, eight hours hire will be charged to the job. This is the standard way in which the civil plant contracting industry operates, and provides plant to principal contractors.

With the plant fund taking the role of the plant contractor minimum hire charges for plant are applied in an identical way to that which occurs in the private sector.

Below is a table showing the respective actual hours and booked hours for five of Councils major plant items. Included for comparison are the actual hours of similar plant from another North Coast Council.

**cont'd**

## S20 - Usage of Major Engineering Plant (cont'd)

Plant Item	Description	Internal Hourly Rate Including Operator	Actual Machine Hours	Booked hours	Actual Machine Hours Comparable Council	External Hourly Rate Including Operator
V7591-00	John Deere 315SG Backhoe	52.00	900	1704	900	88.00
V7580-00	Hitachi EX220-5 Excavator	77.00	1421	1751	1200	121.00
V7520-00	Ingersoll SD100D Roller	51.00	785	1064	650-700	93.50
V6620-00	Scania Prime Mover	68.50	2230	2230	N/A	77.00
V7570-00	Caterpillar 12H Motor Grader	70.00	766	1421	1200	\$3,500 per week bare hire

Council works are mostly undertaken within the established road reserves. This brings a complication that does not occur in works that are carried out for the private sector. Works such as water and sewer main renewal, drainage, footpath construction, road reconstruction and maintenance all are required to deal with obstacles and difficulties that are not encountered elsewhere. All these activities are commonly undertaken and the majority of the plant is employed in these works.

The unique situation of working in the road reserve and public places is that there is not the freedom to operate the plant continuously, nevertheless it is needed on site to enable the job to be done. For example trench excavation for a pipe laying operation is limited to having only two pipe lengths opened at any time, this is to ensure safety for both pedestrians and road users for the duration of the works. On a greenfield site there are no existing utility services to work around and a machine can open up hundreds of metres of trench, placing spoil wherever is convenient. In this way excellent production is achieved, hence actual hours should reflect the hours that the plant is invoiced to the job for.

Council works in a different environment rarely working away from traffic and utility services and hence the ratio of booked hours to actual running time reflects the nature of Council works. Where Council occasionally does work on greenfield sites, such as the velodrome site, the actual running hours are consistent with the booked times.

Some of Council's works are emergency response such as water and sewer main repairs, clearing of fallen vegetation, road repairs etc. Of the four backhoes administered by the plant fund, two are permanently on water and sewer renewals, extensions and repairs and 50% of a third backhoe performs the same duty at the Northern Beaches. When the plant is employed on these activities it cannot be continuously utilised. After the initial excavation is done the plant has to wait for the pipework to be completed before the backhoe is again required. Whether a Council backhoe or a contract machine is employed the actual running hours will be the same for both machines due to once again the nature of the work. In either situation the job would be charged for a backhoe continuously whilst the pipework was being completed.

Actual machine hours on comparable plant have been obtained from a Council which is similar to Coffs Harbour City Council. Both councils have an equivalent climate and topography, and provide similar maintenance and construction services. Each council runs a plant reserve and books major plant to jobs, however the comparable council books the plant to the job from the time it leaves the works depot, including wet days, which equates to some 1600 hours per annum. The comparison shows that the actual running hours of the major plant are similar to Coffs Harbour with the exception of the motor grader. This comparison reveals that actual plant hours and usage are consistent with another organisation that undertakes identical works as would be expected.

cont'd

## **S20 - Usage of Major Engineering Plant (cont'd)**

In reference to the motor grader the difference in the booked out and actual hours reflect the difficulties inherent in working in the road reserve under traffic, as has been previously discussed.

### **Related Policy and / or Precedents:**

Plant is booked out to the programs in accordance with the Internal Plant Hire Costing and Booking Policy. This policy reflects plant contracting arrangements that are in use in the private sector, specifying minimum hire times, responsibility for misuse etc.

### **Recommendation:**

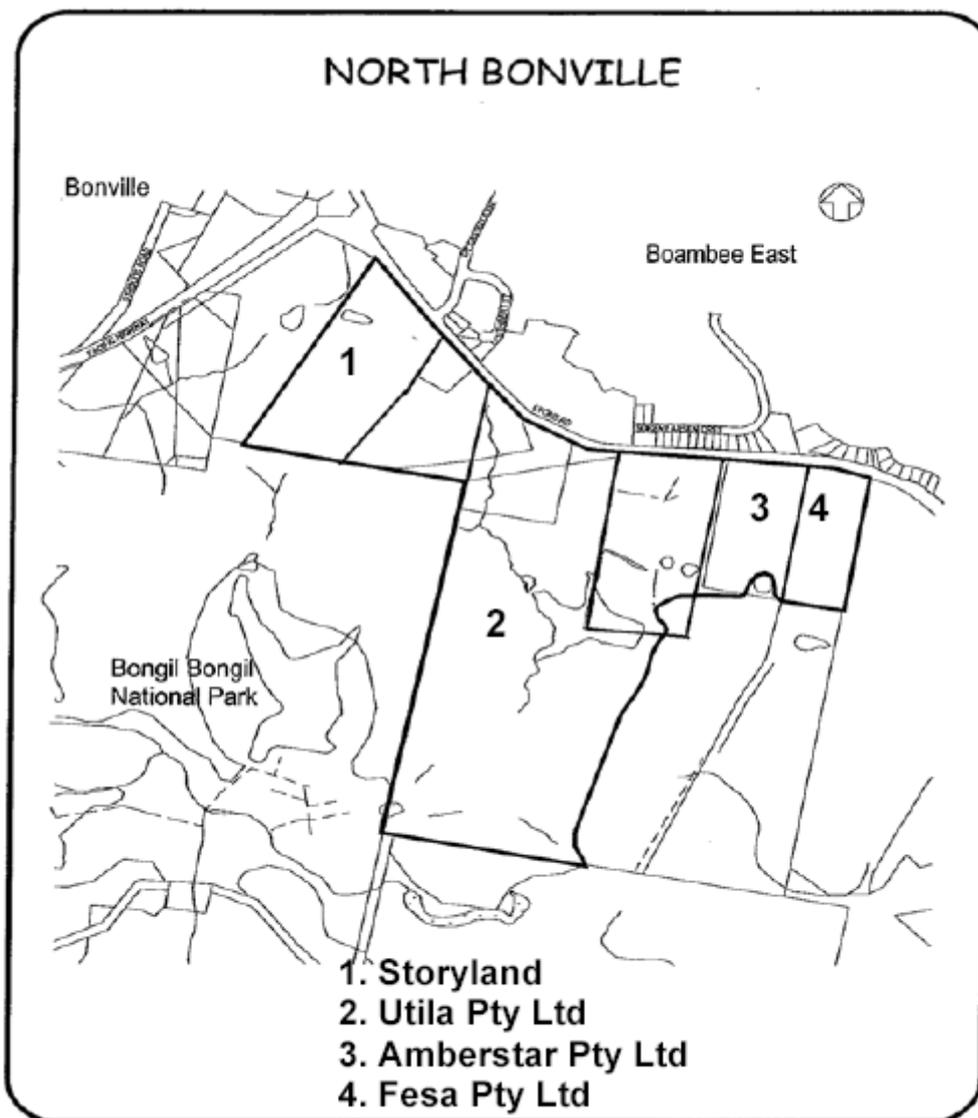
**That Council note that the plant booking system is in accordance with industry standards, and delivering a cost effective service to the works programs.**

## CORPORATE SERVICES DEPARTMENT REPORT

### F30 NORTH BONVILLE DCP COLLECTOR ROAD FUNDING

#### Purpose:

To seek Council's approval to forward funding a proportion of the cost of the main collector road in the North Bonville Release Area. This report recommends Council forward fund up to \$250,000 for the construction works required to facilitate further development within the release area.



#### Description of Item:

In November 2004 Council was approached by Consultants Newnham Karl Weir & Partners on behalf of five development companies to discuss the possibility of funding the construction of the main collector road in the North Bonville release area. Subsequent to that meeting formal correspondence has been received requesting that Council forward fund part of the costs of the works. The balance is to be funded by developers within the catchment. The total cost of the works as provided by Newnham Karl Weir is \$750,000. Council's Design Branch have reviewed the costs and generally concur with the estimates.

cont'd

### F30 - North Bonville DCP Collector Road Funding (Cont'd)

The funding proposal is as follows:

Utila Pty Ltd	30 lots @ \$5,734	= \$172,020	D/A lodged
Amberstar Pty Ltd	15 lots @ \$5,734	= \$ 86,010	D/A lodged
Fesa Pty Ltd	Contribution	= \$ 40,000	D/A approved
Contributions received to date		= \$205,827	
Total		= \$503,857	
Shortfall		=\$ 246,143	

It is proposed to forward fund the shortfall from funds held within the S94 contributions held for other future works.

Note the amounts per lot above are based on the per lot contribution rate for roads and stormwater works within the release area. Preliminary discussions have been held with a representative for the developers of the Storyland site and it is possible they will contribute towards the construction with their contribution being offset against future S94 contributions. This would reduce the amount required to be forward funded by Council.

#### Issues:

Currently the North Bonville release area is accessed by a temporary intersection to the Palm Trees Estate from Lyons Road. With further development proceeding within the release area it is prudent to remove the temporary intersection and replace it with a type "B" intersection and collector road as is intended in the DCP. Utila Pty Ltd are the owners of the land on which the collector road is to be constructed. As part of the funding agreement, Utila P/L will dedicate a reserve of 30 metres which will include water sensitive urban design components and permit extensive landscaping of a centre island and verges creating an impressive entrance to the release area.

The proposal from Newnham Karl Weir includes a notation that the forward funding will be undertaken subject to a condition that subdivision plans not be released by Council until the intersection and collector road works are completed. This report includes a recommendation to that effect. However this condition cannot be applied to D/A 1773/04 for Fesa Pty Ltd as this application is approved and subdivision works are well advanced.

It should be noted that the Rural fire Service has conditioned the Amberstar Pty Ltd Development Application such that the Plan of Subdivision cannot be released unless the collector road is in place. This will most likely occur on other pending Applications.

#### Sustainability Assessment:

- **Environment**

Whilst there will be some impacts on the environment due to the construction works, there is expected to be minimal effects. The location of the collector road was determined during the initial planning for the release area.

- **Social**

The construction of the new intersection and collector road will result in increased safety and amenity for residents of the North Bonville release area.

cont'd

## **F30 - North Bonville DCP Collector Road Funding (Cont'd)**

### **Economic**

#### **Broader Economic Implications**

The proposal as put forward by Newnham Karl Weir will result in the majority of the works being forward funded by developers within the catchment. It is proposed to offset contributions for roadworks and stormwater drainage against future development contributions as they become due.

#### **Management Plan Implications**

Forward funding of the shortfall will be undertaken from funds held in the Section 94 Reserve and therefore there will be no impact on Council's Management Plan.

#### **Other Issues:**

There are currently two development applications with Council. One is for 30 lots for Utila Pty Ltd for Stages 2 and 3 of Sawtell Park Estate . The balance of this lot will accommodate approximately 100 lots but no D/A has yet been lodged. Amberstar Pty Ltd have lodged an application for the land immediately east of the Palm Trees Estate. This is expected to yield approximately 15 lots. An application is pending for the "Storyland" site which is expected to yield 45 lots.

The above represents a total of 90 lots which will yield \$516,060 in contributions over time.

Fesa Pty Ltd has an existing approval for 35 lots on the most eastern parcel within the release area. This development is currently underway with a linen plan for 10 lots expected within the next three months. It is therefore anticipated that the forward funded amount will be recouped in a relatively short period.

#### **Recommendation:**

- 1. That Council forward fund intersection and collector works to a total value of \$250,000**
- 2. That should the cost of the proposed works exceed the estimated cost of \$750,000, then this is to be forward funded by developers within the release area**
- 3. That no subdivision plans be released by Council until the intersection and collector road works are completed with the exception of D/A 1773/04 for Fesa Pty Ltd as the D/A is approved and works are well progressed.**

Kyme Lavelle  
Director of Corporate Services

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## **S21 TENDERS: COFFS COAST RESOURCE RECOVERY FACILITY; EARTHWORKS BLASTING**

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### **Purpose:**

To report on tenders received for earthworks blasting for the Coffs Coast Resource Recovery Project and to gain Council approval to accept a conforming tender with a delayed start until the adoption of the Environmental Impact Statement for the project.

### **Description of Item:**

Council, at its meeting of 22 July 2004, resolved to award a contract to Biomass Solutions Pty Ltd for the financing, building and operation of the Coffs Coast Regional Resource Recovery Facility (CCRRF) at the England's Road Waste Management site.

Under this contract Council is responsible for the provision of a level building site including services to the boundary of the leased area such as roads, water, sewer, power and telecommunications.

In addition, Council has to provide an earth building platform for the new materials Recovery Facility which forms part of the regional waste collection contract.

Council will design and construct the bulk earthworks and civil infrastructure using its own day labour resources supplemented by private consultants and contractors where Council either lacks the required expertise or has insufficient resources.

Site preparation will require the blasting of approximately 66,000 m<sup>3</sup> of rock in a cut and fill operation. Council does not have the expertise, or Workcover Certification, to carry out blasting work and has subsequently called open Tenders from experienced and qualified contractors which closed on Tuesday 8 March 2005.

Three Tenders were received as follows:-

1. Ron Southon Pty Ltd
2. Addrill Pty Ltd
3. Sequel Drill and Blast Pty Ltd

It is proposed to award a contract, but delay the commencement of blasting until the Environmental Impact Statement for the CCRRF is determined.

### **Sustainability Assessment:**

The CCRRF, of which earthworks blasting forms a part, has been the subject of previous reports and sustainability assessments. In accordance with Part 5 of the Environmental Planning and Assessment Act 1979 an Environmental Impact Statement has been prepared and exhibited. The EIS covers a comprehensive assessment of the proposal in respect to environmental, social and economic impacts.

Submissions to the EIS have now closed and Council officers are addressing the issues raised with the view to bringing a report to Council on 21 April 2005 for determination.

**cont'd**

## **S21 - Tenders: Coffs Coast Resource Recovery Facility; Earthworks Blasting (cont'd)**

Blasting by its very nature is a noisy and dusty operation. However, there are limits imposed by Department of Environment & Conservation on the level of noise, ground vibration and dust that can be experienced by sensitive receivers surrounding the site such as occupants of buildings and the structures themselves. These limits have been built into the contract documentation by way of a requirement for the Contractor to prepare a Vibration, Air Blast (noise) and Dust Management Plan to show how the limits will be met.

Sufficient funds have been identified in the 04/05 and 05/06 Management Plans to cover expenditure under this contract

### **Consultation:**

Government departments and the wider community have been engaged in consultation through the EIS process and community consultation meetings held on 20 October 2004 and 8 February 2005.

Local residents have been informed of the likely impacts of blasting and have been given the opportunity to raise any concerns. Residents in the immediate vicinity of the CCRRF are very familiar with blasting having experienced previous blasting for the Pacific Highway upgrade through Lindsay's cutting and private works at the Lindsay's truck depot and the McDonalds restaurant site.

### **Related Policy and / or Precedents:**

Tendering procedures were carried out in accordance with Council policy. Council's Tender Value Selection System was applied during the tender review process. Council's policy is that the tender with the highest weighted score becomes the recommended tender.

Tender details and scoring is included in the Confidential Attachment.

### **Statutory Requirements:**

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

### **Issues:**

The lowest priced tender was received from Ron Southon Pty Ltd. Council's Tender Value Selection System identified this tender as having the highest weighted score and is considered the most advantageous tender.

All referees reported favorably on the performance and safety record of this company. The Shotfirer is highly experienced and has both NSW Workcover and Department of Mines blasting qualifications.

City Services Works Branch currently use this company to blast Council's quarries for road making materials. At all times the company has been reliable, co-operative and performed well.

**cont'd**

## **S21 - Tenders: Coffs Coast Resource Recovery Facility; Earthworks Blasting (cont'd)**

This company also has local experience in blasting the same type of rock that will be encountered in this contract.

The company uses the latest in drilling equipment (only one year old) which has ample capacity for this contract and which is fitted with dust suppression devices.

Council's financial assessor, Kingsway Financial Assessments P/L, have reported favorably on the company's financial strength.

### **Implementation Date / Priority:**

Should Council resolve to award a contract, the resolution could be put into effect immediately.

Council is working to a very tight timetable to have the site ready for the Waste Processing Contractor (Biomass) and the Materials Recovery Facility Contractor (yet to be determined) so that they can commence their building construction.

By awarding a contract with a delayed start date for blasting, it will allow the Contractor to do preliminary off-site works (safety & environmental planning plus dilapidation surveys) while a decision is being made on the EIS. The overall construction period should therefore be shortened if there is a delay in the EIS determination.

The Contract period is ten weeks with an anticipated completion date of mid July 2005.

### **Recommendation:**

- 1. That Council accept the tender of Ron Southon Pty Ltd, ABN 81 067 549 339 for Contract No. 04/05-188-TO, Earthworks Blasting at the Coffs Coast Resource Recovery Facility, with a delayed possession of site until a favorable determination of the Environmental Impact Statement, for the rates as tendered, on the basis that: -**
  - a) The tender is the highest scoring tender following the application of Council's Tender Value Selection System**
  - b) The Tenderer has the necessary qualifications and experience in similar works and his referees have confirmed his ability and satisfactory performance**
  - c) The Tenderer's financial assessment is satisfactory**
- 2. That the contract documents be completed under Seal of Council**

Stephen Sawtell  
Director of City Services