



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(PLANNING, ENVIRONMENT & DEVELOPMENT COMMITTEE)
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
15 SEPTEMBER 2005

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COFFS HARBOUR CITY COUNCIL
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15 SEPTEMBER 2005

Mayor and Councillors

NOTICE OF MOTION

HOGBIN DRIVE KOALA FENCING

Cr R McKelvey has given notice of his intention to move the following:

“That Council liaise with the "Koala Advisory Committee" to finalise a plan and costings to provide protective Koala fencing along identified 'black spots' on Hogbin Drive. The plan may identify the requirement for selected safety lighting. Council has some funding for this fencing from the 05/06 Environmental Levy budget.

Once planning is finalised, Council should actively canvass the business community to supplement those funds by seeking sponsorship for sections of the fence to enable its completion. Sponsors should be recognised by suitable, unobtrusive signage.”

General Manager's Comments:

The services of the Koala Committee to assist Council in identifying 'black spots' on Hogbin Drive are endorsed.

A report on the status of Environmental Levy (EL) projects is contained in this business paper. Under the EL Program, funds have been allocated towards the Koala Plan of Management implementation, of which \$33,545 remained unspent as at 30 June 2005. The overall EL reserve balance was \$31,152, and part or all of these funds could be directed towards the Koala fencing and safety lighting.

As part of this process the EL Committee should be consulted on the redirection of funds, for recommendation to Council. Some caution would need to be exercised with regard to recognising sponsors with signage, as this would likely contravene Council's Signs Development Control Plan.

cont'd

Hogbin Drive Koala Fencing ...(Cont'd)

Overall, except in relation to the matter of signage, it is considered that the Notice of Motion has merit and is supported.

A report will be prepared and returned to Council in the near future to further inform Councillors on these matters.

GENERAL MANAGER'S REPORTS

17 ELECTION OF DEPUTY MAYOR

Purpose:

To seek Council's decision on the election of a Deputy Mayor for the next twelve months.

Description of Item:

The general election of Council will next occur on the fourth Saturday (27th) of September 2008.

Council's practice is to elect a Deputy Mayor each year for a 12 month period until the next general election date.

The role of Deputy Mayor is to assist the Mayor with the performance of ceremonial duties and to exercise the functions of the Mayor during periods of absence.

Council must now determine if it wishes to elect a Deputy Mayor and if so, by what method.

Sustainability Assessment:

- **Environment**

There are no perceived current or future environmental impacts.

- **Social**

There are no perceived current or future social impacts.

- **Economic**

No additional fee applies to the position of Deputy Mayor.

Statutory Requirements:

Section 231 of the Local Government Act provides the power to elect a Deputy Mayor and Schedule 3 of the Local Government Election Regulations covers the procedures relating to the conduct of the election.

Attached to this report is a copy of these provisions and Council's attention is drawn to the provisions relating to nominations, and the methods of election.

Should there be more than one nomination for the position, Council is required, in accordance with Clause 3 of Schedule 3, to resolve whether the election is to proceed by preferential ballot, by ordinary ballot or by open voting. Ballot has its normal meaning of secret ballot and open voting is a show of hands.

Recommendation:

1. That Council elect a Deputy Mayor for the ensuing twelve (12) months.
2. That nominations be called and the method of election now be determined.

Attachments:

LOCAL GOVERNMENT ACT 1993 - SECT 231

231 Deputy mayor

- (1) The councillors may elect a person from among their number to be the deputy mayor.
- (2) The person may be elected for the mayoral term or a shorter term.
- (3) The deputy mayor may exercise any function of the mayor at the request of the mayor or if the mayor is prevented by illness, absence or otherwise from exercising the function or if there is a casual vacancy in the office of mayor.
- (4) The councillors may elect a person from among their number to act as deputy mayor if the deputy mayor is prevented by illness, absence or otherwise from exercising a function under this section, or if no deputy mayor has been elected. Division 3 The councillors.

LOCAL GOVERNMENT (ELECTIONS) REGULATION 1998 - SCHEDULE 3

SCHEDULE 3 Election of mayor by councillors

(Clause 124)

Part 1 Preliminary

1 Returning officer

The general manager (or a person appointed by the general manager) is the returning officer.

2 Nomination

- (1) A councillor may be nominated without notice for election as mayor or deputy mayor.
- (2) The nomination is to be made in writing by 2 or more councillors (one of whom may be the nominee). The nomination is not valid unless the nominee has indicated consent to the nomination in writing.
- (3) The nomination is to be delivered or sent to the returning officer.
- (4) The returning officer is to announce the names of the nominees at the council meeting at which the election is to be held.

3 Election

- (1) If only one councillor is nominated, that councillor is elected.
- (2) If more than one councillor is nominated, the council is to resolve whether the election is to proceed by preferential ballot, by ordinary ballot or by open voting.
- (3) The election is to be held at the council meeting at which the council resolves on the method of voting.
- (4) In this clause:

ballot has its normal meaning of secret ballot.

open voting means voting by a show of hands or similar means.

Part 2 Ordinary ballot or open voting

4 Application of Part

This Part applies if the election proceeds by ordinary ballot or by open voting.

5 Marking of ballot-papers

- (1) If the election proceeds by ordinary ballot, the returning officer is to decide the manner in which votes are to be marked on the ballot-papers.
- (2) The formality of a ballot-paper under this Part must be determined in accordance with clause 76 (1) (b) and (c) and (5) of this Regulation as if it were a ballot-paper referred to in that clause.
- (3) An informal ballot-paper must be rejected at the count.

6 Count 2 candidates

- (1) If there are only 2 candidates, the candidate with the higher number of votes is elected.
- (2) If there are only 2 candidates and they are tied, the one elected is to be chosen by lot.

7 Count 3 or more candidates

- (1) If there are 3 or more candidates, the one with the lowest number of votes is to be excluded.
- (2) If 3 or more candidates then remain, a further vote is to be taken of those candidates and the one with the lowest number of votes from that further vote is to be excluded.
- (3) If, after that, 3 or more candidates still remain, the procedure set out in subclause (2) is to be repeated until only 2 candidates remain.
- (4) A further vote is to be taken of the 2 remaining candidates.
- (5) Clause 6 of this Schedule then applies to the determination of the election as if the 2 remaining candidates had been the only candidates.
- (6) If at any stage during a count under subclause (1) or (2), 2 or more candidates are tied on the lowest number of votes, the one excluded is to be chosen by lot.

Part 3 Preferential ballot

8 Application of Part

This Part applies if the election proceeds by preferential ballot.

9 Ballot-papers and voting

- (1) The ballot-papers are to contain the names of all the candidates. The councillors are to mark their votes by placing the numbers "1", "2" and so on against the various names so as to indicate the order of their preference for all the candidates.
- (2) The formality of a ballot-paper under this Part is to be determined in accordance with clause 76 (1) (b) and (c) and (5) of this Regulation as if it were a ballot-paper referred to in that clause.
- (3) An informal ballot-paper must be rejected at the count.

10 Count

- (1) If a candidate has an absolute majority of first preference votes, that candidate is elected.
- (2) If not, the candidate with the lowest number of first preference votes is excluded and the votes on the unexhausted ballot-papers counted to him or her are transferred to the candidates with second preferences on those ballot-papers.
- (3) A candidate who then has an absolute majority of votes is elected, but, if no candidate then has an absolute majority of votes, the process of excluding the candidate who has the lowest number of votes and counting each of his or her unexhausted ballot-papers to the candidates remaining in the election next in order of the voter's preference is repeated until one candidate has received an absolute majority of votes. The latter is elected.
- (4) In this clause, absolute majority, in relation to votes, means a number which is more than one-half of the number of unexhausted formal ballot-papers.

11 Tied candidates

- (1) If, on any count of votes, there are 2 candidates in, or remaining in, the election and the numbers of votes cast for the 2 candidates are equal the candidate whose name is first chosen by lot is taken to have received an absolute majority of votes and is therefore taken to be elected.
- (2) If, on any count of votes, there are 3 or more candidates in, or remaining in, the election and the numbers of votes cast for 2 or more candidates are equal and those candidates are the ones with the lowest number of votes on the count of the votes the candidate whose name is first chosen by lot is taken to have the lowest number of votes and is therefore excluded.

Part 4 General

12 Choosing by lot

To choose a candidate by lot, the names of the candidates who have equal numbers of votes are written on similar slips of paper by the returning officer, the slips are folded by the returning officer so as to prevent the names being seen, the slips are mixed and one is drawn at random by the returning officer and the candidate whose name is on the drawn slip is chosen.

13 Result

The result of the election (including the name of the candidate elected as mayor or deputy mayor) is:

- (a) to be declared to the councillors at the council meeting at which the election is held by the returning officer, and
- (b) to be delivered or sent to the Director-General and to the Secretary of the Local Government and Shires Associations of New South Wales.

18 REAPPOINTMENT OF STANDING COMMITTEES AND ELECTION OF CHAIRPERSONS

Purpose:

To reappoint Council's Standing Committees, appoint Councillors to the position of chairpersons of those committees and determine meeting times for the duration of the Council term.

Description of Item:

Council needs to confirm the committee structure, meeting times and committee chairpersons of all of its standing committees.

Sustainability Assessment:

The sustainability principles as adopted by Council apply to all reports addressed to committees and Council.

Consultation:

The Directors, Managers and secretaries have been consulted.

Related Policy and / or Precedents:

Council's current policy is based on four standing committees with sub-committees reporting through the standing committees to Council.

There are three types of sub-committees, namely, advisory committees, facility management committees and working groups.

Statutory Requirements:

Section 355 provides for Council to exercise its functions through a committee.

Section 377 enables Council to delegate to a committee its functions with certain exception.

Section 380 obliges Council to review all its delegations during the first 12 months of office.

The method of election is not determined by the Act, Regulation or the Council Code but in the past when an election has been necessary it has been held by open vote.

Issues:

Standing Committees

The Council has operated its standing committees with full membership of the Council since the commencement of its term.

This system has worked well and decisions are made on the day of the meeting.

No changes are proposed to this procedures.

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The Standing Committees of Council, Chairpersons and the current meeting times are:

<u>Committee</u>	<u>Chairperson</u>	<u>Vice Chairperson</u>	<u>Meeting time</u>
City Business Units	Cr Ovens	Cr Joass	First Thursday of the month at 5.00pm
Corporate Services	Cr Hogbin	Cr Featherstone	First Thursday of the month after the City Business Units Committee
Planning Environment & Development	Cr McKelvey	Cr Bonfield	Third Thursday of the month at 5.00pm
City Services	Cr Palmer	Cr Smithers	Third Thursday of the month after the Planning Environment and Development Committee

Meeting Times

Council now needs to determine if it wishes to alter the meeting days and times of the standing committees or continue with the same timetable and to appoint Committee Chairpersons.

Council meetings – December 2005 and January 2006

Council has, in the past, adjusted its meeting timetable over the Christmas and holiday season and it is proposed that the last meetings for 2005, ie, the Planning Environment and Development Committee and the City Services Committee, be held on Thursday, 15 December and the first meeting for 2006 be held on the 2 February with all Committees meeting on that day.

Council meeting – Coffs Cup Race Day

The half day Public Holiday for the Coffs Cup usually falls on the first Thursday in August and therefore causes a conflict with Council's meeting schedule.

As in past years it will be recommended that Council not hold a meeting on the first Thursday in August and all business be dealt with at the meeting to be held on the third Thursday.

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Recommendation:

1. That the Standing Committee structure remain unaltered for the remaining term of this Council.
2. That the following timetable for Council's Standing Committees continue for the remaining term of this Council:

<u>COMMITTEE</u>	<u>MEETING TIME</u>
City Business Units	First Thursday of the month at 5.00pm
Corporate Services	First Thursday of the month after the City Business Units Committee
Planning Environment and Development	Third Thursday of the month at 5.00pm
City Services	Third Thursday of the month after the Planning Environment and Development Committee

3. That the Standing Committee Chairpersons be determined.
4. That the last Ordinary meetings of Council for 2005 be held on Thursday, 15 December at 5.00pm and the first meeting for 2006 be held on Thursday, 2 February at 5.00pm, with all standing committees meeting on that day.
5. That Council not hold a meeting in the first Thursday of August 2006 due to the half day Public Holiday for the Coffs Cup Race meeting.

19 REVIEW OF COUNCIL POLICIES - CODE OF CONDUCT

Purpose:

To advise Council of a review undertaken of Council's policies in line with the Management Plan 2004-05 program and to publish the policies on Council's web page for public access and to seek Council's adoption of the Coffs Harbour City Council's Code of Conduct (refer to attachment in Councillors envelope).

Description of Item:

Council adopted its current policies in April 2000 following a total corporate review. Council again reviewed its policies in 2002. Council has also adopted additional policies since.

Council has a strategy to publish its policies on the web to enhance public access and understanding.

Council is required to adopt a Code of Conduct.

Sustainability Assessment:

Council's policies provide advice and insight on how many environmental, social and economic aspects of its services are managed.

Consultation:

Each department and branch has reviewed its policies and consulted with stakeholders as appropriate.

Related Policy and / or Precedents:

Council's current policy, as part of its obligations under Section 232(1), is to review its policies within 12 months of the general election.

Statutory Requirements:

Council's role is to create and review Council's policies and objectives and criteria relating to the exercise of Council's regulatory functions (S.232(1)).

S440 Local Government Act requires Council to adopt a Code of Conduct and at least the model code prescribed by Regulation.

Issues:

The review of Council policy is both a major and complex exercise as it requires co-ordination with legislative change, guidelines, local government and Council practice.

The review phase is currently with Councillors and Chairpersons of Committees. The final report will be submitted to Council in October.

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Code of Conduct

Councillors are aware that the model code of conduct has been enshrined in legislation. Council is required to adopt a code of conduct but at least the model code.

There have been three workshops with staff and councillors to review Council's existing code with the model code with the result that the proposed Council Code has been strengthened.

Council is also required to have a training program for Councillors and staff. To this end two staff, trained trainers, have attended a course supported by the LGSA and DLG. A training program for Councillors and all staff will be put in place during the next 3-6 months.

Council is also required to appoint a Conduct Committee comprising the Mayor, General Manager and an independent person such as a solicitor. It will be recommended that the composition of Council's Committee be the Mayor or Deputy Mayor, the General Manager or Acting General Manager and a solicitor chosen from Council's panel solicitors depending on the need at the time.

Implementation Date / Priority:

The Code of Conduct will be effective from the date of adoption, and publishment on the web will occur as soon as practicable thereafter.

Recommendation:

- 1. That the Coffs Harbour City Council Code of Conduct be adopted.**
- 2. That Council appoint a conduct committee in accordance with and for the purpose of the Act to be known as the Coffs Harbour City Council Conduct Committee comprising the Mayor, or in his absence, Deputy Mayor, the General Manager, or in his absence, Acting General Manager and a solicitor from Council's panel solicitors as and when required.**
- 3. That a copy of the Code be forwarded to the Director General, Department of Local Government.**



S Sawtell
Acting General Manager

BUDGET REVIEW - 2005/2008 MANAGEMENT PLAN

Purpose:

To report the outcome of Council's Budget Review and to recommend budget variations and priority projects for the 2005-2008 Management Plan.

Description of Item:

Council adopted the 2005-2008 Management Plan on 16 June 2005. The adopted Plan allowed for a 21.32% increase in general rate income to fund the City Facilities Program of proposed capital works. On 28 June 2005 the NSW Minister for Local Government advised that Council would only be permitted to increase its rates by the 3.5% "rate pegging" limit. Consequently, Council must revise its 2005-2008 Management Plan and Budgets.

After considering a preliminary Budget Review, tabled at the Council Meeting on 18 August, Councillors took part in workshops to prioritise strategic directions and project funding. A final Budget Review has now been prepared with recommendations to contain the Budget deficit for 2005-2006 within the adopted range of \$500,000 and to investigate ways to provide balanced budgets in 2006-2007 and 2007-2008.

The Budget Review also recommends a new program to fund and deliver the city's priority infrastructure projects. This report addresses those recommendations.

Sustainability Assessment:

The Management Plan encompasses all of Council's decision-making and operational activities. Environmental, social and economic impacts are factored into the planning and delivery of all Council programs. The preparation and implementation of the 2005-2008 Management Plan is consistent with this policy.

The budget changes recommended in this report will reduce funding levels for some Council programs to enable deficit reduction and funding for others to proceed. It is expected that this diversion of resources will facilitate activities that will enhance the social and economic wealth of the region and create new opportunities for employment and economic development.

Consultation:

Issues raised during the Public Exhibition of the Draft 2005-2008 Management Plan have been considered by Councillors and Senior Staff in the Budget Review process. Workshops were staged with Councillors on Wednesday, 27 July, Wednesday, 7 September and Tuesday, 13 September 2005 to assist in the finalisation of the recommended changes to the budget. Those present participated fully in the selection of projects, funding options and timelines set out in the revised budget.

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Related Policy and / or Precedents:

This is Council's twelfth Management Plan prepared under the 1993 Local Government Act.

Council considered and adopted:

1. the project schedule for developing the 2005-2008 Management Plan at the Corporate Services Committee meeting of 3 February, 2005;
2. the Draft 2005-2008 Management Plan including Draft Program Budgets and Draft Fees & Charges) for public exhibition at the Corporate Services Committee meeting on 5 May 2004;
3. the Draft Plan (with amendments) as the 2005-2008 Management Plan at the Planning, Environment and Development Committee meetings on 16 June 2005;
4. the recommendation for a Budget Review and Report at its City Business Units Committee meeting on 7 July 2005; and
5. a motion to meet to prioritise its strategic directions, following the consideration of a preliminary Budget Review at its Ordinary meeting on 18 August 2005.

Statutory Requirements:

Section 402-407 of the 1993 Local Government Act details the requirements for the completion of Council Management Plans.

Council is required, among other things, to adopt a Management Plan by June 30 each year. The draft plan must be placed on public exhibition for a period of 28 days. Council must consider submissions received on the draft plan before adopting the final plan.

Council is required to lodge a deposit copy of its adopted Management Plan with the Department of Local Government by 30 September each year.

Issues:

The decision by the NSW Minister for Local Government - refusing Council's application for a 21.32% rate increase – means Council is unable to proceed with the City Facilities Program in the form and timeframe proposed in the adopted 2005-2008 Management Plan.

Consequently, it is appropriate that the City Facilities Program – as a single package - be deleted from the Management Plan.

It is clear, however, that a small number of individual projects associated with the City Facilities Program need to be included in the 2005-2006 Budget (see **Proposed Works 2005-2006** below). These are urgent and committed infrastructure works that have been identified as key priorities by Council and the community.

cont'd

The Budget Review has included a re-appraisal of the remaining projects encompassed by the City Facilities Program. Community submissions to the Draft 2005-2008 Management Plan expressed considerable support for the majority of these works but were generally opposed to the 21.32% rate variation required to deliver the program in its suggested timeframe. A number of ratepayers who made submissions called for the gradual staging of the program over a longer period, and indicated that a less onerous rate increase would be acceptable to help achieve this outcome.

Having re-evaluated the priority, scale and timelines of infrastructure projects sought by the community, the Budget Review recommends the introduction of a revised new infrastructure program to deliver many of these works (see **Attachment 1** to this report).

While a number of funding sources (including revenue and new loans) are identified, it is recommended that Council seek NSW Government approval for a 6% variation to general rate income (in addition to the rate-pegging limit determined by the Minister) in 2006-2007 to support the program.

The Budget Review provides a considered, imaginative and responsible financial strategy to address Coffs Harbour's most pressing infrastructure needs. The development of a revised infrastructure program is a significant issue and will require the support of the community. It is appropriate that Council prepare and implement a Communication Strategy to ensure that ratepayers and residents are engaged in this process.

Proposed Works 2005-2006

- **Multi Purpose Centre**

Council's commitment to the development of a Multi Purpose Centre in Coffs Harbour is a matter of public record. The proposal to locate this centre on Brelsford Park, along with a number of cultural facilities, was part of an overall concept plan for the site and packaged within the City Facilities Program.

Funding of \$2.0m was previously committed to the project - to accommodate a seniors centre and other community activities – through a loan secured in 2004-2005. This funding commitment is continued in the recommended budget variations for 2005/06, with an allocation of \$202,538 from revenue to service loan repayments.

The cultural precinct facilities proposed for Brelsford Park need to be re-examined in light of the Government's rejection of the rate increase.

With funding unlikely to be available in the short term for these facilities, the project scope for the Multi Purpose Centre should be expanded to accommodate a broader range of uses and community needs. This is consistent with community opinion expressed in a considerable number of submissions made to Council during the public exhibition of the 2005-2008 Draft Management Plan.

Accordingly, it is proposed that an additional \$4.0m (funded through the sale of the Hogbin Drive frontage area of the City Hill site) be allocated in the 2006-2007 budget towards the expansion of the Multi Purpose Centre.

cont'd

- **Hogbin Drive Extension**

Successful lobbying has meant the Hogbin Drive extension will now be completed as a joint Federal/State/Council project. This report proposes to secure loans totalling \$5.0m to fund Council's share of the project costs.

An initial loan of \$1.5m in 2005-2006 will require a loan repayment of \$205,168 in 2006/2007 from General Fund revenue (\$100,000 from Section 94 Contributions; \$105,168 from a reduction in the Roads Program). A second loan of \$3.5m will be drawn in 2006-2007, funded by the proposed rate variation (see **Proposed Works 2006-2007 to 2007-2008** below). Loan repayments will increase to \$683,894 in 2007/2008.

The project will commence in late 2005 and is scheduled for completion in 2007. The completed thoroughfare is expected to divert up to 15,000 traffic movements per day from the highway by 2011, helping to alleviate traffic congestion through the city centre and Bray Street intersection.

Identified in community submissions as a main priority, the project will provide a vital alternate connection for the southern and northern suburbs of the city and generally contribute to the improved livability of Coffs Harbour.

- **Coffs Coast Sport & Leisure Park Fields & Amenities**

Capital works totalling \$2.0m are proposed in 2005-2006 to help consolidate the Sport and Leisure Park complex as a venue for major regional and national events. The project includes the completion of four playing fields and a cricket pitch, major sub-surface irrigation and drainage works, top dressing, car parking and the construction of two amenities blocks.

This expenditure is to be funded through a loan; repayments will be met from net rental income from the Council-owned Rigby House.

These works will enhance the Sport and Leisure Park as a major asset for the city. They are also required to ensure Council's commitment to the Australian Touch Titles is maintained. An agreement has been executed with the Australian Touch Association for the hosting of the titles in Coffs Harbour for three years commencing in 2005. These titles, which have been held in Coffs Harbour since 1989, attract 7,000 competitors and provide an economic benefit of approximately \$2.5m annually.

Coffs Harbour would qualify to host a number of major events once these new fields are drained and serviced with amenities. One such event is the 2006-2008 NSW Junior Touch Titles, which would attract 2,600 competitors plus supporters and families. Once again, this event would be expected to generate an annual economic benefit of approximately \$2.5m for the city.

Combined with other facilities at the Stadium, the Sport and Leisure Park will provide a competitive edge for the City and Region and provide an immediate and substantial economic return for Coffs Harbour.

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- **Sportz Central POPE Licence**

The City Facilities Program included a proposed redevelopment of the Sportz Central (Indoor Stadium) facility in Bray Street. The project required works to enable the acquisition of a licence to qualify the complex as a Place of Public Entertainment (POPE). This licence would allow the staging of major sporting events, effectively creating a versatile, youth and family-oriented venue in Coffs Harbour and reinforcing the viability of Sportz Central.

It is proposed that Council include an amount of \$80,000 in its 2005-2006 budget (from revenue) to assist Sportz Central to complete works necessary to secure a POPE licence.

- **Harbourside Project - Boat Ramp Repairs**

The Harbourside project was a key feature of the City Facilities Program. Council remains committed to the long-term reinvigoration of the Harbourside precinct, and planning and preparatory works will continue in 2005-2006 through existing loan funding of \$308,000.

As existing loans mature, Council will be in a position to secure new borrowings in coming years. New loans are proposed to enable the commencement of Harbourside Project Works, with the budget allowing \$6.5m in 2007-2008.

While the redevelopment of the Jetty Boat Ramp will be part of the long-range focus of any Harbourside project, boat ramp repairs represent an immediate issue.

A budget allocation of \$70,000 (from revenue) is proposed in 2005-2006 to repair damage to the groyne and enhance its capacity to prevent the regular siltation of the boat ramp entrance.

These works will return the structure to its original designed state which will assist in alleviating the surge problems within the boat ramp and counter the current flow of sand through the cleft in the groyne. (This cleft is a result of vandalism and sand bag movement).

- **Nana Glen**

The City Facilities Program included an allocation of \$335,000 to assist with the development of a new swimming pool, footpaths, street beautification works and traffic-calming measures at Nana Glen.

The Nana Glen community has already raised more than \$200,000 towards the swimming pool project, and has secured approval for a matching grant from the NSW Government. The grant approval is conditional on the \$650,000 project commencing prior to January 2006.

The swimming pool is a high-profile project with substantial support from the community of Nana Glen and surrounding areas. It will satisfy a long-standing demand, and will be of particular benefit to young people in the local area. Its swift success in attracting community and government funding demonstrates that it is regarded as a very worthy project.

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A commitment of Council funding - and the completion of necessary development approvals - is required before the project can proceed. It is proposed that \$139,000 (from new loan funding facilitated by the rate variation) be allocated in Council's 2006-2007 budget for this purpose. Council's involvement with the pool will be ongoing: annual maintenance costs for the facility are anticipated and budgeted (from revenue) at \$80,000 from 2007-2008 onwards.

A separate allocation of \$200,000 (again from new loan funding) is proposed in 2006-2007 to assist with the completion of the proposed footpath, street beautification and traffic calming works at Nana Glen.

It is also proposed that funding levels for some optional Council programs be reduced to assist in the provision of funding for the above projects.

These reductions include:

Jetty strip works	\$100,000
Gateway Strategy Works	\$50,000
Buildings Maintenance	\$25,000
Chamber audio modifications	\$40,000
Drainage Improvements	\$180,000

Since the adoption of the Management Plan, Council has been advised of its Financial Assistance Grant allocation for 2005/2006. The allocation of \$5,561,247 represents an increase of 6.31% on the 2004-2005 Grant. This provides an additional \$141,237 above budget estimates.

These proposed amendments are detailed in **Attachment 2** to this report, and help deliver a budget deficit of \$346,977 for 2005-2006.

cont'd

Proposed Works 2006-2007 to 2007-2008

- **Project Funding - Rate Variation**

A 6% rate increase would facilitate loans to enable the following projects in 2006-2007:

Projects	Cost (\$m)
Hogbin Drive Extension (Final Stage Funding)	3.500
City Park (Brelsford Park)	2.700
Nana Glen Improvements	0.200
Woolgoolga Town Improvements	0.400
Sawtell Headland Improvements	0.380
Nana Glen Swimming Pool	0.139
Sawtell Town Improvements	0.300
Jetty Strip Improvements (See Note)	0.100
Historic Jetty Structure Restoration (See Note)	0.415
Total	8.134

Note: Income from the proposed rate variation will fund loans to facilitate the planned Jetty Strip Improvements (a revenue-funded project cut from 2005-2006) and Historic Jetty Structure Restoration (revenue funding diverted to assist deficit reduction in 2006-2007).

Increased income from the proposed rate variation would also fund ongoing operating expenses for the Multi Purpose Centre (\$200,000 per year) and City Park (\$66,000 per year) from 2007-2008 until 2010-2011.

- **Other Funding.**

It is proposed to proceed with the development of a \$1.545m Regional Tennis Complex in 2006-2007. Rental revenue from Rigby House will enable loan funding of \$545,000; the balance will be met by the sale of industrial-zoned property at Christmas Bells Road.

Loan funding of \$300,000 – again, facilitated by rental income from Rigby House – will pay for a major lighting program for the International Stadium and local sporting ovals in 2006-2007. The provision of quality lighting will represent a significant improvement for up to five suburban and rural ovals and will benefit the development of sport throughout the city and region.

Development of the \$2.175m Northern Beaches Cycleway will proceed in 2006-2007 and 2007-2008 with Sewer Fund contributions totalling \$725,000 and grant funding of \$1.45m.

Projected budget results for 2006-2007 and 2007-2008 are detailed in Attachment 3 and Attachment 4 to this report.

cont'd

- **Unfunded Projects**

A number of other projects associated with the City Facilities Program are unfunded and must be deferred. The proposed new Entertainment Centre, Art Gallery, Library, Museum, Sportz Central Upgrade and Woolgoolga Town Park are desirable but unaffordable in the short- to medium-term.

Similarly, while acknowledging that Council accommodation issues will need to be addressed in coming years, the Budget Review recommends deferring a long-standing proposal to add a third storey to the Council Administration Building in Castle Street (estimated cost: \$3.6m).

Council will continue to explore funding opportunities with the view to facilitate the eventual integration of all of these projects into the development of a sustainable regional city.

Implementation Date / Priority:

The budgetary changes will apply for the term of the 2005-2008 Management Plan.

Recommendation:

That:

1. **The City Facilities Program be deleted from the 2005-2008 Management Plan.**
2. **The revised infrastructure program - detailed in Attachment 1 to this report – be adopted, and a Communication Strategy prepared.**
3. **The amendments to the 2005-2006 Budget - detailed in Attachment 2 to this report – be adopted, resulting in an estimated Budget deficit for 2005-2006 of \$346,977.**
4. **The amendments to the 2006-2007 Budget - detailed in Attachment 3 to this report – be adopted, resulting in an estimated Budget deficit for 2006-2007 of \$172,536.**
5. **The amendments to the 2007-2008 Budget - detailed in Attachment 4 to this report – be adopted, resulting in an estimated Budget deficit for 2007-2008 of \$287,125.**
6. **The adopted amendments (Items 1 to 5) be incorporated in the Adopted 2005-2008 Management Plan for publication as the Revised 2005-2008 Management Plan.**

Attachments:

ATTACHMENT 1

Adopted Budget 2004/05	Revised Budget 2004/05		2005/06 Estimate	2006/07 Estimate	2007/08 Estimate
INFRASTRUCTURE (110)					
<i>Operating Expenses</i>					
		Multi Purpose Centre			200 000
		City Park Maintenance			66 000
		Loan Repayments - \$3.5m raised 2005/06			
		\$2m CCSLP (Reserve Funded)		273,558	273,558
		\$1.5m Hogbin Drive (Revenue/Sec 94 Funded)		205,168	205,168
		Loan Repayments - \$8.979m raised 2006/07			
		\$ 845m (Reserve Funded)		115,578	115,578
		\$8 134 Remainder (Rate Increase)		1,112,559	1,112,559
		Loan Repayments - \$6.5m raised 2007/08			889,063
0	0	Total Operating Expenses	0	1,706,863	2,861,926
<i>Capital Expenditure</i>					
		Hogbin Drive Extension	3,960,899	10,500,000	
		Bridge Design	100,000		
		Property Purchases Barrie Street	261,200		
		Property Purchases 2004/05	177,901		
		Multi Purpose Centre Stage 2		4,000,000	
		Harbourside Project			6,500,000
		Coffs Coast Sport & Leisure Park Fields & Amenities	2,000,000		
		Regional Tennis Complex		1,545,000	
		Lighting for City Sports Ovals		300,000	
		Creation of City Park		2,700,000	
		Nana Glen Improvements Program		235,000	
		Nana Glen Pool		139,000	
		Jetty Strip Improvements		100,000	
		Jetty Structure Restoration		500,000	
		Woolgoolga Town Improvement Works		400,000	
		Sawtell Headland Improvements		380,000	
		Sawtell Town Improvements		300,000	
		Northern Beaches Cycleway		1,751,000	424,000
0	0	Total Capital Expenditure	6,500,000	22,850,000	6,924,000
0	0	Total Program Expenditure	6,500,000	24,556,863	9,785,926
<i>Related Revenues</i>					
		Proposed additional Rate Revenue		-1,380,000	-1,421,400
		Loan - Hogbin Drive Extension	-1,500,000	-3,500,000	
		Loan - Harbourside Project			-6,500,000
		Loan - Coffs Coast Sport & Leisure Park	-2,000,000		
		Loan - Regional Tennis Complex		-545,000	
		Loan - Lighting for City Sports Ovals		-300,000	
		Loan - Creation of City Park		-2,700,000	
		Loan - Nana Glen Improvements		-200,000	
		Loan - Nana Glen Pool		-139,000	
		Loan - Jetty Strip Improvements		-100,000	
		Loan - Jetty Structure Restoration		-415,000	
		Loan - Woolgoolga Town Improvements		-400,000	
		Loan - Sawtell Headland Improvements		-380,000	
		Loan - Sawtell Town Improvements		-300,000	
		Grant - Hogbin Drive Extension	-3,000,000	-7,000,000	
		Grant - Northern Beaches Cycleway		-1,167,000	-283,000
		Sale of Land - Multi Purpose Centre		-4,000,000	
		Sale of Land - Regional Tennis Complex		-1,000,000	
		Contributions Nana Glen Improvements		-35,000	
		Contributions Northern Beaches Cycleway		-584,000	-141,000
0	0	Total Program Revenue	-6,500,000	-24,145,000	-8,345,400
<i>Restricted Equity (Reserve) Transfers</i>					
		Allocated to Future Works	0	0	0
		Utilised for Current Works	0	-679,304	-1,345,304
0	0	Net Restricted Equity Transfers	0	-679,304	-1,345,304
0	0	NET PROGRAM COST	0	-267,441	95,222

ATTACHMENT 2 - PROPOSED 2005/06 BUDGET REVISIONS

ITEM	Total	Funding			Reserve Type	
		Revenue	Loan	Grant		Contribs
Community Services						
Multi Purpose Centre Loan Repay (04/05 Loan)	202,538	202,538				
Sportz Central POPE Licence Works	80,000	80,000				
Jetty & Boat Ramp						
Jetty Boat Ramp Repairs	70,000	70,000				
Strategic Planning						
Delete Jetty Strip Works	-100,000	-100,000				
Delete Gateway Strategy Works	-50,000	-50,000				
Leasing & Asset Management						
Reduce Buildings Maintenance	-25,000	-25,000				
Administration						
Delete Chamber Audio Modifications	-40,000	-40,000				
Drainage						
Reduce Drainage Improvements	-180,000	-180,000				
Untied Funding						
Additional Financial Assistance Grant (FAG)	-141,237	-141,237				
Total	-183,699	-183,699				

Adopted 2005/06 Management Plan Deficit 530,676
 Less Revenue funded adjustments as above -183,699
Revised 2005/06 Management Plan Deficit 346,977

ATTACHMENT 3 - PROPOSED 2006/07 BUDGET REVISIONS

ITEM	Total	Funding			Reserve Type	
		Revenue	Loan	Grant		Contribs
Strategic Planning						
Delete Sawtell CBD Upgrade	-150,000	-150,000				
Gateway Strategy Works	50,000	50,000				
Building & Development						
Delete Electronic Tracking of DA's	-100,000	-100,000				
Leasing & Asset Management						
Delete Admin Building Extension	-4,300,000		-1,075,000		-2,150,000	-1,075,000 Sec 94
Swimming Pools						
Increase Nana Glen Swimming Pool Operating	40,000	40,000				
City Parks						
Delete Duplicated York St Drainage Stage 3	-100,000	-100,000				
Fund Beach Works from Sec 94	-150,000	-150,000				160,000 Sec 94
Community Services						
Multi Purpose Centre Loan Repay (04/05 Loan)	202,836	202,836				
Regional Roads						
Hogbin Drive Extension 05/06 Loan Repayments	205,168	105,168				100,000 Sec 94
Local Roads						
Reduction in Roads Maintenance & Capital Works	-105,168	-105,168				
Parking						
Delete Loan repayment	-209,832	-209,832				
Drainage						
Reduce Drainage Improvements	-182,000	-182,000				
Jetty & Boat Ramp						
Delete Historical Jetty Repairs	-500,000	-415,000				-85,000 Jetty M&R
Design						
Reduce Stormwater & Flood Mitigation	-150,000	-50,000		-100,000		
Reduce Coastal Hazard & Estuary Works	-50,000	-25,000		-25,000		
Unfied Funding						
Increase Financial Assistance Grant (FAG)	-40,000	-40,000				
Total	-5,388,996	-1,138,996	-1,075,000	-125,000	-2,150,000	-900,000
Adopted 2006/07 Management Plan Deficit		1,578,973				
Less Revenue funded adjustments as above		-1,138,996				
Less Surplus from City Facilities Program		-267,441				
Revised 2006/07 Management Plan Deficit		172,536				
WATER ACCOUNT						
Delete Admin Building Contribution	-1,075,000	-1,075,000				
SEWER ACCOUNT						
Delete Admin Building Contribution	-1,075,000	-1,075,000				

ATTACHMENT 4 - PROPOSED 2007/08 BUDGET REVISIONS

ITEM	Total	Funding				Reserve Type
		Revenue	Loan	Grant	Contribs Reserves	
Strategic Planning						
Sawtell CBD Upgrade (included in City Facilities)	-150,000	-150,000				
Leasing & Asset Management						
Delete Admin Building Loan Repayment	-150,380	-150,380				
Swimming Pools						
Increase Nana Glen Swimming Pool Operating	40,000	40,000				
Community Services						
Multi Purpose Centre Loan Repay (04/05 Loan)	202,212	202,212				
Regional Roads						
Hogbin Drive Extension 05/06 Loan Repayments	205,168	105,168			100,000 Sec 94	
Local Roads						
Reduction in Roads Maintenance & Capital Works	-105,168	-105,168				
Parking						
Delete Loan repayment	-209,832	-209,832				
Drainage						
Reduce Drainage Improvements	-194,000	-194,000				
Design						
Reduce Stormwater & Flood Mitigation	-150,000	-50,000		-100,000		
Reduce Coastal Hazard & Estuary Works	-50,000	-25,000		-25,000		
Untied Funding						
Increase Financial Assistance Grant (FAG)	-40,000	-40,000				
Total	-602,000	-577,000		-125,000	0	100,000

Adopted 2007/08 Management Plan Deficit 768,903
 Less Revenue funded adjustments as above -577,000
 Plus Deficit from City Facilities Program 95,222
Revised 2007/08 Management Plan Deficit 287,125

PLANNING, ENVIRONMENT & DEVELOPMENT DEPARTMENT REPORTS

PED23 DEVELOPMENT APPLICATION 1467/05 LOT 66 DP1070670, LAKES DRIVE NORTH BOAMBEE VALLEY - AGED CARE FACILITY

Purpose:

This report describes Development Application 1467/05 for the development of a new 123 bed aged care facility providing for a range of care levels with 60 low care beds, 48 high care beds, and 15 dementia beds. Conditional approval of the application is recommended.

Description of Item:

The site, proposed Lot 661 in subdivision of Lot 66 DP1070670, is located on the eastern side of Lakes Drive, North Boambee Valley. This site was nominated as part of an "aged care development lot" in the 160 lot subdivision development application for The Lakes Estate (D/A 575/03). Council has recently received a development application (D/A 31/06) to establish a Seniors Living Development comprising 105 dwellings, community village and a tennis court on the remaining part of this "aged care development lot".

The site is to be filled in conjunction with subdivision works to create Lot 661. This site will be filled to the 1 in 500 year flood level having regard to the flood risk category of the development.

Access to the site is from Lakes Drive. Normal infrastructure arrangements will be provided to the site.

The building will comprise 123 bed-sits and will offer a variety of aged care (60 low care beds, 48 high care beds and 15 dementia care beds). The building is two storeys, with a series of connecting wings. Each wing has an outlook to courtyards/landscape areas. Common areas include lounges, courtyards, BBQ area, dining areas, café and kiosk, private dining, facilities for a beautician, hairdresser, health professionals, a chapel and sitting room.

The building will be finished with rendered walls and the pitched roof will have a colourbond corrugated iron roof. Building colours will be earthy and recessive to compliment the landscape and locality.

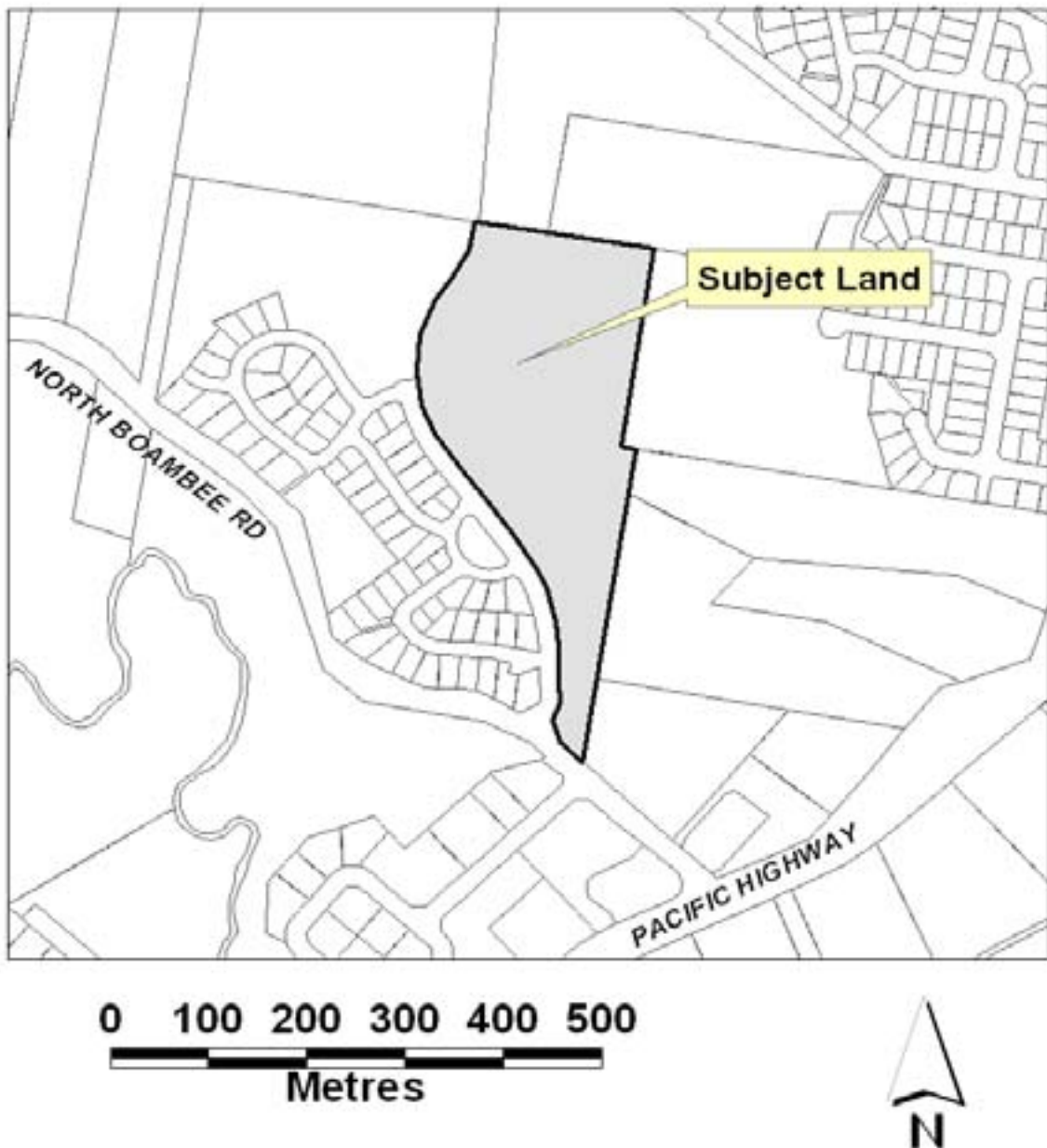
Thirty-six car spaces including, two disabled car parks, a loading bay and an ambulance bay will be provided as part of the project.

Staffing will vary from six to a maximum of thirty-four.

The estimated cost of the project is \$10.5 million.

cont'd

Site Map



Sustainability Assessment:

- **Environment**

The site is clear of vegetation, and is to be filled to mitigate flood risks. The building will comply with a 3.5 star energy efficiency rating and will include water efficiency measures. Negligible environmental impacts are likely from this project. The potential for stormwater inundation on the adjacent northern property due to the filling of this lot will be mitigated by appropriate drainage works, including overland surcharge paths.

cont'd

- **Social**

Aged care has an increasing importance to the local community. Approximately 16% of the City's population is aged over 65. This development will provide critically important accommodation for the elderly. The project will compliment a proposed adjacent 105 dwelling seniors living development.

The site is close proximity to the City Centre of Coffs Harbour and the service needs required by the elderly e.g. hospital, medical, pharmaceutical, dental, etc. This project is a socially positive development for the City.

- **Economic**

This \$10.5 million facility will have positive economic impacts for the City resulting from construction and operational activities. The development will employ up to 34 staff.

Broader Economic Implications

The development is for a substantial facility (123 beds). Larger facilities with a diversification of client (low care, high care to dementia) results in economies of scale and generally a broader range of support services.

Council will recover water and sewerage developer contributions for this project. It is Council's practice that section 94 contributions are not levied for nursing homes. Should the land the subject of this development be developed with conventional low density housing then Council would receive the normal contributions required as a result of that development.

Management Plan Implications

Nil

Consultation:

The application has been reviewed by Council's City Services, Environmental Services, Building, and Parks and Recreation sections.

Further, the application has been referred to the Council Advisory Committee, Traffic, Roads and Traffic Authority, NSW Police and the Department of Infrastructure, Planning and Natural Resources to address traffic, crime risk and stormwater/sediment and erosion/water course issues.

The internal sections of Council and external agencies have raised no objections to the project subject to certain conditions being imposed on the consent. The Traffic Committee recommended that a "clear path for emergency service vehicles access to the rear of the building be provided", however, this recommendation has not been conditioned as the development satisfies the relevant requirements of the Building Code of Australia. The BCA does not require emergency vehicle access to the proposed building.

cont'd

The adjoining property owner to the north has raised a number of concerns with respect to this project, the primary matter relating to potential adverse impacts from filling of the site. This owner has acknowledged that the site of the nursing home needs to be filled. The proposal is to fill across an existing channel and construct a retaining wall approximately 1.5 metres high adjacent to the northern property boundary. A large diameter pipe (525mm) and an overland flow path will be installed to ensure the flow of stormwater runoff from the northern land is not obstructed.

Statutory Requirements:

Section 79C Evaluation

Section 79C of the Environmental Planning and Assessment Act 1979 specifies the matters which a consent authority must consider when determining a development application.

The consideration of matters is limited in so far as they must be of relevance to the particular application being examined.

The Section 79C evaluation is appended to this report (Appendix A) and provides a detailed assessment of the application.

Statutory Instruments

- North Coast Regional Environmental Plan
- State Environmental Planning (Seniors Living) Policy
- State Environmental Planning Policy No. 11 - Traffic Generating Development
- State Environmental Planning Policy No. 71 - Coastal Protection
- Coffs Harbour City LEP 2000
- Access and Mobility DCP
- Off Street Car Parking DCP
- North Boambee Valley Information Sheet
- Landscape Information Sheet
- Energy Efficiency Information Sheet

Issues:

This project is a significant development for the City and particularly for the North Boambee Valley Release Area. This new urban release area will comprise a variety of residential accommodation types commensurate with the City's population profile. The 123 bed aged care facility will compliment a proposed 105 dwelling seniors living development to be constructed on an adjoining land parcel (development application 31/06 yet to be determined).

The building is large, due to its nature and use, but the two-storey scale, partial second storey, external finish materials, building form, and site location is considered compatible with the residential area.

The primary issue of flood impact and mitigation measures of retaining, filling, draining and surcharge paths has been comprehensively assessed by Council's City Services Section so as to facilitate the project and at the same time to ameliorate adverse impacts on neighbouring properties.

cont'd

The application is recommended for conditional approval.

Recommendation:

That Development Application 1467/05 for the development of a 123 bed aged care facility at Lot 66 DP1070670 Lakes Drive, North Boambee Valley be approved subject to conditions as appended to this report (Appendix B).

Attachments:

APPENDIX A

Section 79C Evaluation

Development Application 1467/05

- a) the provision of,
(i) any environmental planning instrument and

• **North Coast Regional Environmental Plan**

The development satisfies the objectives of this Plan, in particular Clause 41 "to promote the provision of a range of adequate, affordable and suitable housing to meet the needs of the region's population".

• **State Environmental Planning (Seniors Living) Policy 2004**

The development is defined as a "residential care facility" under this Policy. This Policy restricts residency to people aged 55 years and over, or people who as a result of an intellectual, physical, psychiatric or sensory impairment, either permanently or for an extended period, have substantially limited opportunities to enjoy a full or active life).

The development proposal satisfies the location and access requirements to medical, shopping, community, recreation and commercial requirements. Lakes Drive will form a future bus route. Residents of this facility will not be particularly independent or mobile. Their services will, by and large, be met on site. The site is not bushfire prone; the site is serviced with normal urban infrastructure. The development satisfies the neighbourhood amenity and streetscape triggers of this Policy: the building is suitable in terms of bulk, scale, setbacks, height and is considered to be compatible with existing and the desired future neighbourhood character. The development is suitably landscaped. An acoustic report is required prior to issue of any construction certificate to evaluate neighbourhood amenity impacts primarily from mechanical systems. The design of the development incorporates adequate solar access to private open space areas. Stormwater will discharge to the urban release area's drainage system. NSW Police has reviewed the application and a crime risk assessment accompanies the application, with recommendations of this assessment to be incorporated in the project. The project comprises suitable pedestrian and vehicle access arrangements. Adequate waste management provision is provided to the proposal. The development standards of the Policy are met by this proposal.

• **State Environmental Planning Policy No. 11 - Traffic Generating Development**

The application was considered by the Council Advisory Committee, Traffic on 15 June 2005 when it was recommended "no objection to the development application subject to the provision of a clear path for emergency service vehicle access to the rear of proposed buildings". This recommendation has not been conditioned as the development satisfies the requirements of the Building Code of Australia. This Code does not require perimeter vehicle access to this building.

• **State Environmental Planning Policy No. 71 - Coastal Protection**

The aged care facility satisfies the aims and matters for consideration in this Policy. The development site, whilst located within the Coastal Zone, is not affected by coastal processes and is not visible from the coastline.

The site is clear of vegetation. Landform modification works will incorporate sediment and erosion controls to protect the water catchment. Stormwater from the development will be directed to the urban release areas stormwater management system.

- **Coffs Harbour City Local Environmental Plan 2000**

The land is zoned Residential 2A Low Density. The proposed use "housing for aged or disabled persons" is permissible with consent. The site is satisfactorily serviced in terms of Clause 14 of this Plan. The proposed development lot does not comprise koala habitat. This site is to be filled and consequently development works will not impact on acid sulfate soils.

- (ii) **any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and**

Nil applicable to this application

- (iii) **any Development Control Plan (DCP)**

- **Access and Mobility DCP**

Due to the nature of the development as an aged care facility, the proposal satisfies the relevant provisions of this Plan.

- **Off Street Car Parking DCP**

The proposal will accommodate 36 car parking spaces, including 2 disabled persons parking spaces. An ambulance bay is also proposed. This arrangement complies with the DCP provisions and the requirements of the Seniors Living Policy.

- **North Boambee Valley Information Sheet**

The Information Sheet illustrates controls for this release area. These controls do not highlight the site for this specific use as these controls are more generic by their nature and plan for conventional housing in this precinct. The proposal satisfies the Traffic and Transport, Community Facilities and Services, Natural Environment, Landscape and Recreation and Servicing Strategies of this release area Plan.

- **Landscape Information Sheet**

Landscape plans have been approved for the development.

- **Energy Efficiency Information Sheet**

The development is consistent with the principles and guidelines of this information sheet.

- (iv) **the regulations (to the extent that may prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates.**

Clause 92 of the EP & A Regulation 2000 calls up the NSW Coastal Policy 1997. This Policy essentially focuses on the need to balance population growth in the coastal areas with the need to conserve what remains of valuable ecosystems. The proposal satisfies the principles of this Policy.

- b) **The likely impacts of that development, including environmental impacts, on both the natural and built environments, and social and economic impacts in the locality.**

The proposal satisfies the environmental constraints of the site - the site will be filled to address flood impact. There are no likely adverse effects by the proposal on the natural environment. Suitable pollution controls will be implemented as part of the project. The proposal is for a "specialist" residential building, however, the sites position, the building footprint, scale, bulk and height, as well as external finish materials and design are acceptable in terms of the locality's built environment.

The proposal will have positive social impacts, serving an important housing role for the aged and/or disabled. The proposal will have positive economic outcomes (see report).

c) The suitability of the site for the development.

The proposal will fit satisfactorily into the urban release area. The site will be almost level with minimal grade to the collector road and is therefore suitable for the facility. The site will have normal infrastructure services. The site will be suitable in terms of flood risk and the development will accommodate overland flow from the north adequately.

d) Any submission made in accordance with this Act or the regulations.

The adjoining northern property owners primary concerns relate to overland flow. This aspect has been addressed in the application and recommended consent conditions.

The approval terms from DINPNR are included in the development consent, the application having an "Integrated Development" category. The issue of perimeter emergency access raised by the Traffic Committee has been addressed under the SEPP No. 11 comments. NSW Police recommendations for Crime Risk Assessment are incorporated in the consent.

Technical requirements of Council's internal sections form part of the consent.

e) The public interest.

The public interest would be well served by this development. The proposal will have positive social and economic effects. There are no likely adverse environmental impacts from the proposed aged care project.

APPENDIX B

CONDITIONS - D/A 1467/05

LANDSCAPE TREATMENT

1. A detailed landscaping plan for all unbuilt-on areas of the site being submitted to and approved by Council **prior to issue of the Construction Certificate**.

The plan must be prepared and certified by a qualified architect, landscape architect or professional landscape consultant. The plan is to comply with Council's Landscaping Guidelines, and is to incorporate measures to ensure the maintenance and survival of the landscaping. All landscaping is to be carried out in accordance with the plan and maintained in accordance with the plan at all times.

The concept landscape plan 0024730 A1 01 A2 dated April 2005 being amended as follows:

Crepe myrtle, evergreen ash, white cedar, silver birch being substituted by Golden penda, syzgium leuhmanii, Flindersia schotliana, lophostomen confertus, leopard tree.

The landscape plans are to include fencing details, planting detail, species location, pot size and number.

The landscape plans are to detail street tree planting to match the approved street tree-planting scheme for Lakes Drive.

Prior to the occupation inspection, a works-as-executed plan is to be submitted to the Principal Certifying Authority certifying that all landscaping works have been carried out in accordance with the approved plan.

Department of Infrastructure, Planning and Natural Resources – Rivers & Foreshores Improvement Act 1948:

2. Application being made to the Department of Infrastructure, Planning and Natural Resources for a Part 3A permit under the Rivers & Foreshores Improvement Act 1948 prior to the commencement of any works, including landform modification works. (Contact Mohammed Hanif on 6653 0102, Coffs Harbour Office.)

All imported filling materials shall be free from any contamination.

Stormwater discharge shall be connected to the street drainage system.

No operations shall be undertaken outside the area shown on the application.

Part 3A permit will be only valid for operations on freehold land. The permit will be null and void for any operation on Crown land or Council's reserve.

Works as executed survey plans of a satisfactory standard shall be provided to the Department on request.

All proposed works and operational management shall be in accordance with Council's consent conditions.

Excavated material shall be treated with lime as per Acid Sulfate Soil (ASS) Manual and disposed in accordance with the Council's acid sulfate soil management plan if encountered during development.

Fencing – North Boundary:

3. 1.5 metre high paling fencing or a similar boundary treatment being erected along the northern boundary of the development site.

The fencing is not to impede any stormwater surcharge path.

The fencing is to be erected prior to issue of any **Occupation Certificate**.

The developer is to comply with the relevant provisions of the Dividing Fences Act.

Fencing costs are to be met by the developer.

Warm-water System:

4. The warm-water system is to be designed, installed and commissioned in accordance with the provisions of AS/NZS 3666.1:2002.

The owner/operator of the premises is to register the warm-water system with Council prior to the issue of any **Occupation Certificate**.

Food Preparation Area:

5. The food preparation area is to comply with the provisions of Australian Standard AS 4674-2004 (Design Construction and Fitout of Food Premises) with fitout details being submitted to and approved by Council prior to the release of the **Construction Certificate**.
6. Progress inspections by Council's Environmental Services Branch being made of the fitout prior to the issue of any **Occupation Certificate**.
7. The premises being registered with Council as a Food Premises prior to issue of any **Occupation Certificate**.

Noise Impact:

8. Prior to the issue of any **Construction Certificate** an acoustic report prepared by a suitably qualified and experienced acoustic engineer is to be submitted to Council for approval. Any requirements of the acoustic consultant/Council being incorporated in the development and certified as to compliance by the acoustic engineer prior to the issue of any **Occupation Certificate**.

Waste Management:

9. The roofed "wash area" located in the service yard being graded and drained to the sewer via a basket waste trap. This area is to be provided with a hose/hosecock for waste bin cleaning.

Safer by Design:

10. Compliance with the recommendations of Brett Martin, Crime Prevention Consultant Report of 31 March 2005, except for north boundary fencing treatment and use of sensor lighting. Low bollard lighting is to be installed to illuminate the building and the private courtyards.

Water Feature:

11. The water feature having a maximum water depth of 300mm.

Additional Details or Applications:

12. Submission of an application for Construction Certificate complying in all respects with the provisions of the Environmental Planning and Assessment Act, Local Government Act and the Building Code of Australia. Work on any building shall not commence until the Construction Certificate has issued and Council has been notified of the Principal Certifying Authority.
13. A separate application is to be made to Council by the licensed plumber and drainer **prior to the commencement of any sanitary plumbing and drainage work on site.**
14. Submission **prior to issue of the Construction Certificate** of a car parking plan providing for 36 car parking spaces, designed in accordance with the provisions of Australian Standard 2890.1-1993 "Parking Facilities: off-street car parking".
15. Submission to Council, **prior to issue of the Construction Certificate**, of an Erosion and Sediment Control Plan, together with a management strategy, certified by a qualified Environmental or Engineering Consultant to be in accordance with the Landcom publication "*Managing Stormwater; Soils and Construction*" (the "*Blue Book*", 4th Edition, 2004). Erosion and sedimentation controls to be implemented, managed and maintained during all development construction works.

During the construction stage a qualified Environmental or Engineering Consultant is to ensure that the erosion and sedimentation controls are appropriate for the site and current stage of construction.

No clearing or stripping works to be undertaken on the site until the Erosion and Sediment Control Plan has been implemented.

Prior to the issue of an **Occupancy Certificate** the site shall be stabilised to the Principal Certifying Authority's satisfaction which, as a minimum, shall be at least 50% grass cover or application of mulch or hydroseeding to all disturbed areas.

16. Access and facilities for disabled persons being provided in accordance with the Building Code of Australia provisions. Details are to be submitted **prior to issue of the Construction Certificate**. The developer's attention is drawn to the provisions of the Disability Discrimination Act 1992.

Use:

17. The building not being occupied until the approval of the Principal Certifying Authority has been obtained beforehand.

Signage - Construction:

18. A sign indicating the name, address and telephone number of the Principal Certifying Authority, and the name and telephone number of the principal contractor (if any) must be erected in a prominent position on the site and maintained until the building work has been completed. The sign must also state that unauthorised entry to the site is prohibited. The signage must be erected prior to commencement of work.

Trade Waste:

19. Application containing relevant details of trade waste generation and proposed pre-treatment of trade waste (where required) being made to Council prior to commencement of use. (Application for Approval to Discharge Trade Waste to Sewer.)

20. Discharge of trade waste to Council's sewer will not be permitted until formal approval for the discharge has been received from Council.

Pollution Control:

21. Construction works are to be limited to the following hours:

Monday to Friday	7.00 a.m. - 6.00 p.m.
Saturday	7.00 a.m. - 1.00 p.m. if inaudible from adjoining residential properties,
otherwise	8.00 a.m. - 1.00 p.m.

No construction work is to take place on Sunday and Public Holidays.

22. Effective measures shall be taken to suppress dust emissions during the course of development, with details of dust control being submitted to Council for approval **prior to issue of the Construction Certificate**.

Sanitary Plumbing & Drainage:

23. All water supply, sanitary plumbing and drainage works are to comply with the relevant provisions of the Local Government (Water, Sewerage and Drainage) Regulation 1993.

Energy Efficiency:

24. Submission with the construction certificate application of a certificate from an accredited consultant to the effect that the development meets the NatHERS energy efficiency rating of 3.5 stars or better. The hot water system is to have a 3.5 greenhouse rating or better. The development is to also include:

- Kitchen and hand basin taps are to be fitted with flow restrictors.
- All showerheads are to be AAA rated (low flow).
- Toilets are to be dual flush systems.

Submission to the Principal Certifying Authority prior to issue of any **Occupation Certificate** of a certificate from the accredited consultant to confirm that the above listed energy efficiency measures have been implemented in the development.

Overland Flow Path:

25. An overland flow path for stormwater surcharge being provided as part of the development. The flow path is to be not higher than 8.1m AHD through the site. Details of the overland flow path being submitted to Council for approval prior to the issue of any **Construction Certificate**.

Finished Floor Level:

26. The floor level of the development being a minimum 500mm above the 1 in 500 year flood level with details of this level being submitted to Council for approval prior to the issue of any **Construction Certificate**.

Water & Sewerage Services:

27. The **Construction Certificate not being released** until a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

- 31.** Sealed driveways being constructed over the footpath, at right angles to the road, in accordance with Council's Standard Drawings (copy of details enclosed). Any existing driveways which are not required for the development are to be removed and the footpath and kerb reinstated.

These works are to be completed prior to occupation of the development unless other arrangements satisfactory to Council for their completion at some other time are made.

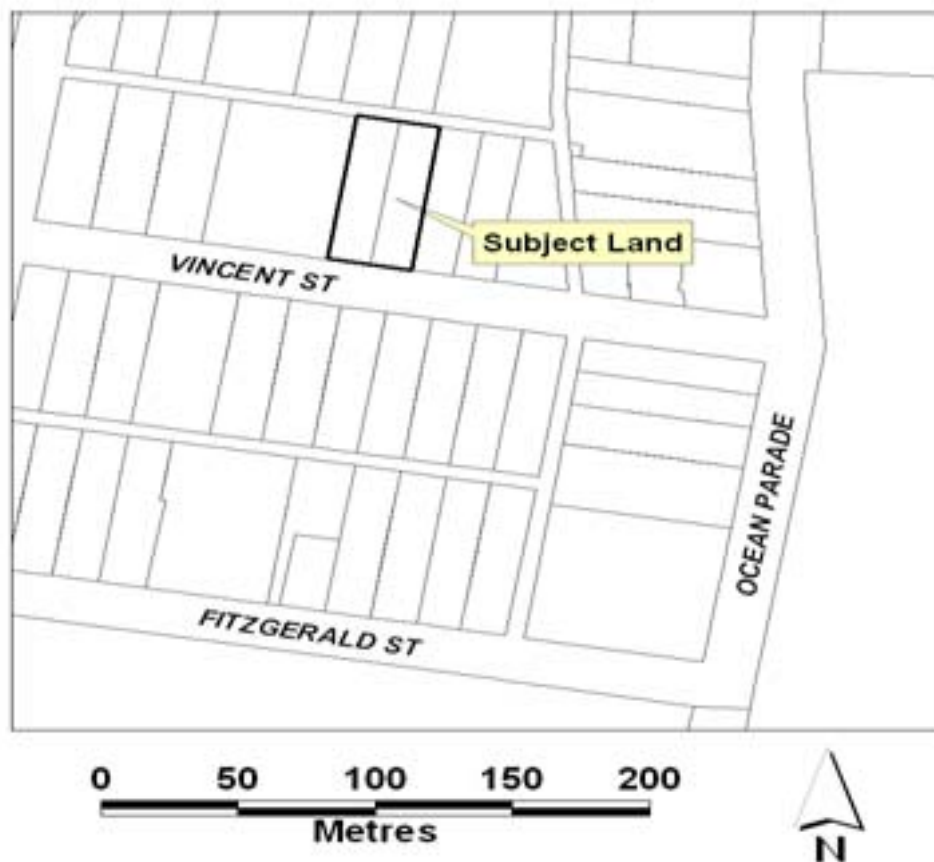
- 32.** Stormwater from the development being discharged to Council's piped stormwater drainage system.

PED24 DEVELOPMENT APPLICATION 1890/05 - FOUR STOREY (25 UNITS) RESIDENTIAL DEVELOPMENT - LOTS 28 & 29 SECTION B DP 17053, 10 VINCENT STREET, PARK BEACH

Purpose:

The application proposes a four storey, (25 unit) development for residential accommodation with basement car parking and landscaping. The report recommends approval of the development subject to conditions.

Locality Plan:



Description of Item:

10 Vincent Street is currently vacant land with an unformed laneway at the rear, running east west.

It is proposed to construct a basement car park with a single access off Vincent Street, providing 41 car spaces and storage in the car park. A four storey residential development is proposed to be constructed above the basement car park, with landscaping located around all four sides. The landscaping will include deep root planting and tall trees across the frontage and down both sides. The proposal has a mixture of different sized units with three levels of apartments that comprise one, two and three bedrooms. The top floor has four units, each with two or three bedrooms and a top floor, open recreation area. The estimated cost is \$5.0 million.

cont'd

Sustainability Assessment:

- **Environment**

The proposal will have a positive impact on the environment. All car parking will take place at basement level, off Vincent Street and out of sight. An acid sulfate soils management plan and geotechnical report indicate that the development is suitable for the site, and with good management of the site, no negative impact is likely. There will be no habitat disturbance nor would there be any impact on Aboriginal or European heritage. No intrusion onto the rear lane will occur with this development, leaving the rear lane as unformed

The proposal has received an in principle support in terms of Energy Efficiency, able to meet the minimum 3.5 stars rating requirement of Council. This is due to their construction and environmental features which will help capture the sea breezes and provide for outdoor living areas with most facing north, east or west.

- **Social**

The proposal will create a development that will provide new, attractive accommodation for those wanting to live in the Park Beach area. The proposal will provide units of differing sizes which will cater for a mixture of differing household groups wanting to live closer to Park Beach coastal and recreation areas. The high demand for living in the Park Beach area will be partially met by this proposed development, with the 25 units of varying sizes and outlooks. Access to the building will be provided via a ramp to the pedestrian entrance and an internal lift to each floor of the building.

- **Economic**

Broader Economic Implications

The proposal will provide a new, well-designed unit development that will improve the outlook for adjacent properties and set the benchmark for new developments in accordance with the Development Control Plan (DCP) for Park Beach. It is likely that the development will provide employment for a whole range of sectors within the building industry during construction. Once completed, the development will also require on-going maintenance (i.e. landscaping, on site management) and servicing which will involve local businesses.

Management Plan Implications

There is no impact on Council's Management Plan.

Consultation:

The proposal has been advertised and notified and one submission has been received from a neighbour expressing concern about the use of the laneway during construction, blocking access, ground water discharge from the basement car park, the noise associated with pumping equipment and the overall height of the building.

cont'd

Comments on Submissions

These concerns can be addressed by means of conditions on a Development Consent, to ensure that all potential noise and nuisance impact is minimised for any of the neighbouring properties, not just the one objector.

Other Council Departments' Comments:

- **City Services**

No objection subject to conditions and minimum floor levels. Proposal complies with the requirements.

- **Building and Development**

No objection subject to conditions, particularly relating to construction and vibration noise or nuisance.

- **Environmental Services**

No objection subject to conditions on the provision of an Acid Sulfate Soils Management Plan; basement car park ventilation; and rubbish bin enclosures.

- **Parks**

More details and a few changes required prior to issue of a Construction Certificate, but can all be accommodated within the plan and proposal.

Statutory Requirements:

Section 79C Evaluation

Section 79C of the Environmental Planning and Assessment Act 1979 specifies the matters which a consent authority must consider when determining a development application. The consideration of matters is limited in so far as they must be of relevance to the particular application being examined. The Section 79C evaluation is appended to this report (Appendix A) and provides a detailed assessment of the application. The following relevant Statutory Instruments are also covered within the 79C evaluation.- North Coffs Regional Environmental Plan (REP) - Coffs Harbour City Local Environmental Plan (LEP) 2000 - Tourist Lands Development Control Plan (DCP) - Park Beach Development Control Plan (DCP) - State Environmental Planning Policy (SEPP) 65 - Residential Flat Design.

Issues:

Compliance with the Park Beach DCP

Satisfactory compliance with the Park Beach DCP has occurred. The height of the building proposed is 12.95m, and is four storey. Council's DCP states: "... Buildings are not to exceed four storeys (12 metres) maximum designed to prevent overshadowing the coastal reserve at 3:00pm on 22 June (mid winter) ...". This proposal will not overshadow the coastal reserve or cause any undue impact on the adjacent properties. All other areas of required compliance with the DCP have been met by this proposal.

Summary

The application for a four storey, 25 unit development at Park Beach is in keeping with the Park Beach DCP for this area, meets the requirements of SEPP 65 in terms of design, and has the support of all branches of Council.

With all carparking in the basement and the street appearance being well landscaped, with an architecturally interesting and appealing building, the proposal should complement the area.

The proposal complies with the Park Beach DCP and SEPP 65. Only one submission has been made to the proposal and their concerns can be addressed by conditions of consent.

It is recommended that the development be approved, subject to conditions.

Recommendation:

- 1. That Development Application 1890/05 for a 25 unit development (four storeys with a basement car park) be approved, subject to technical conditions (see Attachment B).**
- 2. That those who made a submission on this Development Application be notified of Council's decision.**

Attachments:

APPENDIX A:

SECTION 79C EVALUATION

DEVELOPMENT APPLICATION 1890/05

A. the provisions of:

i. any environmental planning instrument, and

- North Coast REP

This plan has complied with in terms of height and impact on the amenity of the area.

- North Coast Design Guidelines

Suggested lighter, smaller elements in the design with hoods, eaves, verandahs and so on. This proposal complies with these guidelines in that there is variety in the design of the development.

- NSW Coastal Policy

Relevant goals have been complied with.

- SEPP 65 (Design Quality of Residential Flat Development)

The principles of this SEPP have been complied with in terms of amenity, aesthetics, safety and security, providing a mix of housing sizes and styles, built form, density and landscaping.

- Coffs Harbour City Council, Local Environmental Plan 2000

The site is zoned 2E Tourist Residential, which allows and encourages the development of residential and tourist uses in this area. Residential units are in accordance with LEP 2000, in respect of the objectives of the zone and landform modification (with regards to the earth removal for the basement carpark).

- Compliance with DCP

Compliance with the Park Beach DCP has occurred in the areas of –

- Car parking (at one per unit with a floor area less than 100m² and two per larger unit).
- Density of development, generally complies with one unit per 80m² of land area.
- Height limited to four storeys or 12m. This proposal is four storeys in height and has a height of 12m to the underside of the eaves rising to 12.95m to the roof pitch. Therefore compliance occurred.

- Setbacks are to be 6m to the front, which is provided. Side and rear setbacks are to be 6m also and this has been provided with the exception of minor intrusions required for building modulation to the northern and western boundaries and is not intrusive, nor does it have a negative impact on the adjacent properties.
- Open space required is a minimum of 12 m² per unit, either on a balcony or at ground level. Each unit provides in excess of this requirement.
- Design – units are to be designed to provide a variety of built form. These units have been designed with a good variety of setbacks, style and design.
- Overlooking of adjacent properties has been reduced by screening, landscaping and setbacks. Adjoining properties to the east and west predominantly have their service windows facing onto this site, thereby reducing the impact of potential overlooking from this development.
- Overshadowing – the development provides adequate setbacks from the side and rear boundaries to keep overshadowing to an acceptable level during the winter months.

ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

The development application is not affected by the provisions of any Draft LEP.

iii. any Development Control Plan (DCP),

1.1 Tourist Residential DCP

The DCP's stated objectives are to:

- encourage tourism development
- ensure that the scale and intensity of residential and tourist development is appropriate to the environmental characteristics of the land and the locality
- promote ecologically sustainable development

This proposal complies with the objectives, but more particularly the second and third objectives of the DCP in that the DCP allows and encourages residential development as well as tourist development. Tourist development can have a higher density than residential development, but nonetheless, residential development is encouraged in this area. The development would also be ecologically sustainable in that no negative impacts would occur as a result of this development.

The DCP also refers all developments to the Park Beach DCP for this particular area.

1.2 Park Beach DCP

The Park Beach DCP outlines the development controls specifically for this area of Park Beach. The DCP's stated objectives are to:

- encourage tourist and high density development which is:
- innovative and responsive to the site's visual, environmental and cultural characteristics and is in accordance with the desired future character of the area, and
- provide a range and style of multi unit and tourist accommodation developments which are appropriate to the diversity of the people who live in and visit Coffs Harbour.

This proposal complies with the objectives of the DCP in that it provides a high-density multi-unit development and is innovative and responsive to the site's characteristics. Detailed compliance with the DCP has been outlined earlier in the report.

iv. the regulations (to the extent that may prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

Clause 92 of the Environmental Planning and Assessment Regulation 2000 provides that the document entitled "NSW Coastal Policy 1997" is to be considered in the determination of the development application.

This proposal does not conflict in any way with the NSW Coastal Policy.

B. the likely impacts of that development, including environmental impacts, on both the natural and built environments, and social and economic impacts in the locality,

The development will not result in any adverse environmental impacts in terms of acid sulfate soils, or heritage significance. Social and economic impacts will be positive in terms of providing attractive accommodation for a range of different household types and economic benefits from the construction and ongoing maintenance will be ongoing while the development will add economic benefit to nearby and surrounding properties.

C. the suitability of the site for the development,

The site is rectangular and regular in shape, is flat and currently vacant land. The site is also surrounded by older style unit developments, with a mixture of single/double storey. Good vehicular access is provided to the site.

The site is appropriately zoned for residential development and use, while the proposal complies with Council's DCP for this area in terms of scale and size of development proposed. The area is in a gradual state of transition, with the recently adopted Park Beach DCP now starting to have an impact on development proposals for the area, allowing four-storey residential developments.

D. any submissions made in accordance with this Act or the regulations,

The application was advertised and notified and one submission was received from one of the owners of units to the rear primarily concerned about the impact on the unformed rear lane, noise from construction and disposal of ground water.

The development does comply with Council's DCP for this area and the areas of concern by the neighbours has been addressed in the report.

E. the public interest,

The application is considered to be within the public interest.

APPENDIX B

Development Application No. 1890/05

Schedule of Conditions

Additional Details or Applications:

1. Submission of an application for Construction Certificate complying in all respects with the provisions of the Environmental Planning and Assessment Act, Local Government Act and the Building Code of Australia (BCA). Work on any building shall not commence until the Construction Certificate has issued and Council has been notified of the Principal Certifying Authority.
2. Individual water meters are to be provided to all units and common areas. A water reticulation plan is to be submitted to Council for approval prior to water fitting work commencing.
3. Stormwater being drained to *Council's stormwater drain in the lane* via a detention system. Design details of the system being approved by Council **prior to issue of the Construction Certificate**. The on-site drainage system is to be designed in such a way that the estimated peak flow rate from the site for the design average recurrence interval (ARI) of the receiving system is no greater than that which would be expected from the existing development. Calculations showing the effect of the proposed development on design storm run-off flow rates and the efficacy of proposed measures to limit the flows as set out in this condition are to be submitted with the design details.

These works are to be completed prior to occupation of the development unless other arrangements satisfactory to Council for their completion at some other time are made.

4. Sealed driveways being constructed over the footpath, at right angles to the road, in accordance with Council's Standard Drawings (copy of details enclosed). Any existing driveways which are not required for the development are to be removed and the footpath and kerb reinstated.

These works are to be completed prior to occupation of the development unless other arrangements satisfactory to Council for their completion at some other time are made.

5. A footpath, being constructed along the full frontage of the site in accordance with Council's Plan No. 2011007. The footpath is to be in concrete unless Council's approval is obtained for any alternative footpath treatment.

These works are to be completed prior to occupation of the development unless other arrangements satisfactory to Council for their completion at some other time are made.

6. A separate application is to be made to Council by the licensed plumber and drainer **prior to the commencement of any sanitary plumbing and drainage work on site**.

Access & Services:

7. The finished level of the ground floor of the building is to be a minimum of 5.0 metres Australian Height Datum and a registered surveyor's certificate certifying such level is to be submitted to the Principal Certifying Authority prior to works proceeding beyond ground floor level. The basement carpark shall be designed incorporating a weir to 100mm above the 1 in 100 year flood level (5.1m AHD). **Note: Steel inspections and floor timber inspections will not be passed without submission of this required certificate**

Landscaping:

8. A detailed landscaping plan for all unbuilt-on areas of the site being submitted to and approved by Council **prior to issue of the Construction Certificate**.

The plan must be prepared and certified by a qualified architect, landscape architect or professional landscape consultant. The plan is to comply with Council's Landscaping Guidelines, and is to incorporate measures to ensure the maintenance and survival of the landscaping. All landscaping is to be carried out in accordance with the plan and maintained in accordance with the plan at all times.

Prior to the occupation inspection, a works-as-executed plan is to be submitted to the Principal Certifying Authority certifying that all landscaping works have been carried out in accordance with the approved plan.

Sediment & Erosion Control:

9. Where excavation works or removal of vegetation is to take place on the site, control measures in accordance with Council's Erosion & Sediment Control Policy and Practice for Building & Development Sites to prevent the erosion of soil are to be undertaken at each appropriate construction stage.

Pollution Control:

10. Construction works are to be limited to the following hours:

Monday to Friday	7.00 a.m. - 6.00 p.m.
Saturday	7.00 a.m. - 1.00 p.m. if inaudible from adjoining residential properties,
otherwise	8.00 a.m. - 1.00 p.m.

No construction work is to take place on Sunday and Public Holidays.

11. Effective measures shall be taken to suppress dust emissions during the course of development, with details of dust control being submitted to Council for approval **prior to issue of the Construction Certificate**.

Energy Efficiency:

12. Hot water system(s) provided within the development is/are to comply with the requirements of Council's "Energy Efficiency Information Sheet". Heat pump type hot water units may cause a noise nuisance and are to be installed in a manner that will mitigate potential nuisance. All kitchen and hand basin taps and washing machine(s) is/are to be fitted with flow restrictors and all showerheads are to be AAA rated (low flow).

All toilets are to be dual flush systems.

13. Prior to the issue of a **Construction Certificate**, certification from an accredited consultant* is to be provided to Council to the effect that the development is to achieve a 3.5 star NatHERS (Nation Wide Housing Energy Rating Scheme) rating or better.
* = a consultant who is accredited by the NSW House Energy Rating Management Body.

Height of Building:

14. The height of the proposed development is not to exceed the design heights as represented on drawing number R05-004-sk 07 dated June 2005. Written certification shall be submitted from a registered surveyor to confirm that the design height of the building has been undertaken in accordance with the approved plans. Certification shall be submitted to the Principal Certifying Authority at the following stages of the development for the consideration and approval of the Principal Certifying Authority prior to proceeding to the next nominated stage of the development:
- Upon completion of ground floor slab formwork and prior to placement of ground floor slab concrete.
 - Upon completion of the building and prior to occupation.

Spoil from excavation:

15. Separate development consent being obtained from Council where spoil from the excavation is to be deposited off site on land within the City of Coffs Harbour. This consent is to be obtained **prior to issue of the Construction Certificate**. This requirement does not apply if the spoil is deposited at a licensed landfill facility or where other arrangements are made that are acceptable to Council.

Building materials on footpaths and roadways:

16. The use of public footpaths and roadways for the storage of building materials is not permitted unless Council's written approval is first obtained. Such approval will only be granted where conditions warrant and in instances where public thoroughfare will not be adversely affected.

Hoardings:

17. A properly constructed hoarding is to be erected in all cases where occupation of the footpath/roadway is necessary for building purposes or where public safety is involved.

Waste Management:

18. The ground level waste storage area shall be provided with a washdown facility and be graded and drained to the sewer in accordance with Council's Code for the Storage and Handling of Waste. The area shall also be roofed to prevent rainwater entering the sewer.

Car Parking:

19. Forty-one (41) carparking spaces being provided on the development site. All car parking and vehicular manoeuvring areas being constructed in accordance with Council's Off-Street Carparking Development Control Plan and Australian Standard AS 2890.1- 1993. Carparking areas are to be maintained in a serviceable condition at all times to ensure that noise associated with any mechanical system does not or will not cause nuisance to neighbours.

Acid Sulfate Soils:

20. A detailed Acid Sulfate Soils Management Plan (ASSMP) is to be prepared, submitted to and approved by Council prior to the commencement of any works on site. The Management Plan is to include site monitoring of any collected water from the site, its testing and treatment of these waters. Monitoring of the quality of dewatering in accordance with ANZECC's requirements is also to be incorporated into the Management Plan.

Car Park Ventilation:

21. Prior to issue of the Construction Certificate, verification will need to be provided to Council that ventilation of the basement carpark complies with Australian Standard AS 1668.2 for any required mechanical ventilation/exhaust system. An acoustical report will need to be provided with this to ensure that noise associated with any mechanical system does not or will not cause nuisance to neighbours.

Water & Sewerage Services:

22. The **Construction Certificate not being released** until a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

Developer Contributions:

23. Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:

Note 1 - The contributions are to be paid prior to release of any Construction Certificate unless other arrangements acceptable to Council are made.

Note 2 - The rates will be adjusted in accordance with the procedures set out in Council's Section 94 Contributions Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.

Note 3 - If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.

	\$ Per Lot
- Coordination and Administration	193.11
- Coffs Harbour Road Network	972.94
- Surf Rescue Equipment	49.81
- Regional Libraries	136.13
- Beach Protection Works	68.86
- Regional Open Space	270.04
- Coffs Harbour District Open Space	760.34

The Section 94 contribution is currently \$54,086.11 for the 25 unit development.

Contributions have been imposed under the following plans:

Regional, District & Neighbourhood Facilities 2004.
Coffs Harbour Road Network 2003.
Coffs Harbour Local Roads, Trunk Drainage and Mines and
Extractive Industries 1999.
Surf Rescue Equipment 2003.

The Contribution Plans may be inspected at the Council Administration Offices, 2 Castle Street, Coffs Harbour or on Council's web site, www.coffsharbour.nsw.gov.au.

Dewatering Systems:

24. **Prior to issue of a Construction Certificate**, a detailed management plan outlining the dewatering systems for both the short and long term development of the site, is to be submitted to and approved by Council.

Foundations:

25. **Prior to issue of a Construction Certificate**, details of the pile type used for the foundations are to be submitted to and approved by Council. **Note:** Driven pre-cast concrete piles are not to be used in this development.

PED25 ENVIRONMENTAL LEVY PROJECTS REPORT

Purpose:

To provide Council with a status report on the projects funded under the Environmental Levy (EL) Program.

Description of Item:

A description of the status of the EL Program as at 30 June 2005, including total funding against actual expenditure, is included in this report. A broad description of outstanding projects by year of funding allocation is included in this report. Projects that have been completed and funding fully expended are not included in this report.

Sustainability Assessment:

- **Environment**

The entire EL program is designed to ensure that environmental priorities (as outlined within the State of the Environment Report) are addressed. All projects recommended for funding will result in beneficial outcomes for the environment of the Coffs Harbour Local Government Area (LGA).

- **Social**

The criteria used in assessing EL submissions includes:

- generating a community benefit,
- being community-based.

Many projects included in the program are undertaken by community groups.

- **Economic**

Broader Economic Implications

The EL Program funds projects that would not normally be undertaken with revenue funding. The program is operating within budget.

Management Plan Implications

The EL program is operating within the adopted budget.

Consultation:

Relevant Council staff, members of the Environmental Working Group, and members of community groups have been consulted in the preparation of this report.

cont'd

Related Policy and / or Precedents:

Council has previously received quarterly reports on the status of EL Projects.

Statutory Requirements:

The Ministerial approval for the EL Rate increase was obtained in June 1997 in accordance with the provisions of Section 508 (2) of the Local Government Act 1993.

Issues:

- **Status of EL Program as at 30 June 2005**

Funding available from the EL as at 30 June 2005 is summarised as follows:

Details	Year of Allocation of Funds							Total
	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	
EL funds available 1 July 2004	1,227	25,053	18,127	123,852	187,280	188,164	825,820	1,369,523
Less – transferred back to reserve		10,118	3,953	15,000	12,754	31,034	12,623	85,482
Less - expenditure to 30 June 2005	1,227	14,935	11,575	35,570	118,742	73,951	660,680	916,680
Remaining funds	0	0	2,599	73,282	55,784	83,179	152,517	367,361

The EL Reserve balance as at the 30 June 2005 is \$488,713. Of these funds, \$367,361 is committed to revotes and a further \$90,200 was allocated in the 2005/06 program. The balance of \$31,152 could be utilised for additional projects.

- **Project Status Reports**

The following details the status of outstanding projects.

1. KOALA PLAN OF MANAGEMENT IMPLEMENTATION

- \$2,000 has been allocated to the WIRES group for veterinary care of sick and injured Koalas.
- The group has planned the construction of fencing along Hogbin Drive at the Henry Jenson Bridge for remaining funds.
- The project is being facilitated by Koala Management Advisory Committee and Environmental Services.

Budget Allocation	\$34,945
Expenditure	\$1,400
Remaining Funding	\$33,545

cont'd

2. VEGETATION - DEVELOPMENT APPLICATIONS (DAs) AND TREE PRESERVATION ORDER (TPO)

- Staff have been contracted to ensure that the City's biodiversity values (defined by the Biodiversity Action Strategy) are reflected in all DAs. Staff have also facilitated the implementation of the TPO.

Budget Allocation	\$85,000
	(transferred from Sewering Jetty Toilets)
Expenditure	\$95,854
Over-expenditure	(\$10,854)

It is recommended that the over-expenditure be funded by surplus funds from Vegetation Management Plan Implementation (\$1,575), Biodiversity Officer (\$8,455) and Sustainability Officer (\$824).

3. ORARA RIVER WORKS

a) Cats Claw Eradication

- This program is undertaken seasonally. Plants will be flowering within the next three months and spraying will be undertaken at this time.
- It is estimated that 95% of this weed will be controlled in this area.

Budget Allocation	\$22,964
Expenditure	\$14,557
Remaining Funding	\$8,407

b) River Bed Restoration

- Progress on this project has been delayed.
- The group is waiting for further design guidance from the Catchment Management Authority (CMA), and the finalisation of the causeway. Once these stages are complete the final design for the project can be established and relevant works undertaken.

Budget Allocation	\$10,474
Expenditure	\$0
Remaining Funding	\$10,474

c) Project Big Fish

- The objective of this project was to restock reaches of the Orara River with Eastern Cod. This project is no longer ecologically viable.

Budget Allocation	\$15,000
Expenditure	\$0
Remaining Funding	\$15,000

cont'd

It is recommended that these funds be returned to the EL pool for reallocation.

d) Propagation Nursery at Nana Lane

- 25,000 seedlings are grown annually. Seedlings are then used for replanting work in the Orara Valley.

Budget Allocation	\$18,809
Expenditure	\$10,422
Remaining Funding	\$8,387

e) Rivercare (Revegetation) Works

- An additional 25 properties have been identified for revegetation work.
- This work is being carried out in conjunction with the CMA.

Budget Allocation	\$61,764
Expenditure	\$56,985
Remaining Funding	\$4,779

f) Camphor/Privet Control and Regeneration

- This is an ongoing project that is a component of the Rivercare works.

Budget Allocation	\$80,042
Expenditure	\$74,008
Remaining Funding	\$6,034

4. SUSTAINABILITY OFFICER

- Staff have been employed to coordinate the EL and implement environmental projects.
- Staff have provided ecological advice to Council and community.

Budget Allocation	\$57,389
Expenditure	\$50,987
Remaining Funding	\$6,402

It is recommended that \$824 be allocated to funding the over-expenditure for the Vegetation - DAs and TPO project and the remaining \$5,578 be returned to the EL Pool for reallocation.

cont'd

5. EMERGENCY OPENING ARRAWARRA CREEK

- \$4,217 is required to remain in this account to match a grant received from the Department of Sustainable Natural Resources (2000/01).
- The funds provide for the emergency opening of this creek, which occasionally gets blocked by a build up in seaweed.

Budget Allocation	\$8,048	(EL)
	\$4,217	(Grant)
Expenditure	\$Nil	
Remaining Funding	\$12,265	

It is recommended that \$3,831 surplus EL funds be returned to the EL pool for reallocation.

6. BONVILLE CREEK BANK REVEGATION and EROSION CONTROL

- Crossmaglen Valley Landcare Group was allocated funding for the purchase of plants and bush regeneration activities along sections of the creek. The plants purchased were 570 lomandra and 580 riparian spp. All plants were grown from seed collected and germinated in the Crossmaglen Valley by N Swanson. The trees were also planted by members of Crossmaglen Valley Landcare and Coffs Harbour Bush Regeneration Group
- Works are due to be completed by June 2006.

Budget Allocation	\$8,875
Expenditure	\$1,370
Remaining Funding	\$7,505

7. ENERGY EFFICIENT STREETLIGHTING

- The majority of this project has been completed with the conversion of streetlights to energy efficient light globes. The remaining funds are no longer needed for this project.

Budget Allocation	\$5,303
Expenditure	\$Nil
Remaining Funding	\$5,303

It is recommended that \$5,303 surplus funds be returned to the EL pool for reallocation.

cont'd

8. GREENHOUSE ACTION PROGRAM

- Funds are being utilised to implement Energy Smart Homes program. Council's trained energy auditors have audited 35 houses. Another 10 houses remain. Follow-up audits of all 45 houses will be conducted later this year.
- Due to be completed 31 December 2005.

Budget Allocation	\$7,634
Expenditure	\$3,003
Remaining Funding	\$4,631

9. FRESHEN UP FIDDAMAN- STAGE 1

- This project is being coordinated by the Regional Landcare Group. Tools have been purchased and a work schedule finalised.
- Due to be completed June 2006.

Budget Allocation	\$1,007
Expenditure	\$90
Remaining Funding	\$917

10. ERADICATION OF INDIAN MYNA BIRD

- Stage 1 complete - trial and implementation of deterrent wire/devices. It was found that the traps are effective in rural locations. Traps will be trailed on properties in Woolgoolga over the coming months.
- Project due to be completed by December 2005.

Budget Allocation	\$1,000
Expenditure	\$326
Remaining Funding	\$674

11. LOWANA RIVER PARK

- Funds for this project were to be utilised for the regeneration of sections of the Little Nymboida River. This project has experienced some delays with changes in coordinators. Works will now be carried out in conjunction with the Ulong Creek Restoration project.
- Works are due for completion by June 2006.

Budget Allocation	\$1,870
Expenditure	\$Nil
Remaining Funding	\$1,870

cont'd

12. VEGETATION MANAGEMENT PLAN- IMPLEMENTATION OFFICER

- This project has been completed and remaining funds no longer required.

Budget Allocation	\$ 1,575
Expenditure	\$Nil
Remaining Funding	\$1,575

It is recommended that the \$1,575 remaining funds be allocated to funding the over-expenditure for the Vegetation - DA's and TPO project.

13. BIODIVERSITY OFFICER

- Staff have been employed to provide ecological advice to Council and community.
- Staff have been responsible for the coordination of the EL as well as the development and implementation of relevant strategies.

Budget Allocation	\$79,047
Expenditure	\$70,591
Remaining Funding	\$8,455

It is recommended that the \$8,455 remaining funds be allocated to funding the over-expenditure for the Vegetation - DA's and TPO project.

14. BRUCE KING DRIVE BAT COLONY PROTECTION

- The project originally involved the installation of heavy grates on drainpipe entranceways to keep out vandals. However discussions with National Parks and Wildlife Service have revealed that such an approach may disturb the bat colony causing them to abandon their site. Vegetating the area with appropriate plants will provide the bats with protection without disturbing them.
- Works are due to be completed by June 2006.

Budget Allocation	\$5,000
Expenditure	\$Nil
Remaining Funding	\$5,000

15. LOCAL GOVERNMENT AREA VERTEBRATE PEST MANAGEMENT STUDY

- The plan will aim to minimise the impacts of vertebrate pests on the ecological integrity of the LGA.
- This project is behind schedule.
- Work is due to commence by 31 December 2005.

Budget Allocation	\$20,000
Expenditure	\$0
Remaining Funding	\$20,000

cont'd

16. HOUSEHOLD ENERGY EFFICIENCY

- This project is being implemented in conjunction with the Energy Smart Homes program. The project will involve development of an energy efficiency page on Council's website, and development of TV and newspaper advertisements to raise awareness of greenhouse gas emissions.
- Works have been delayed to correspond with the advent of the Energy Smart Homes program and to allow for coordination with the Department of Utilities, Energy and Services and Country Energy.
- It is due to be completed by December 2005.

Budget Allocation	\$6,999
Expenditure	\$69
Remaining Funding	\$6,930

17. NESTING BOXES NATIVE FAUNA

- This project involved the construction of 18 nesting boxes for a variety of native fauna. The project is due for completion by December 2005.

Budget Allocation	\$1,300
Expenditure	\$Nil
Remaining Funding	\$1,300

18. CONSTRUCTION OF MICROBAT FLIGHT AVAIRY

- This project has been completed with the purchase of two tents that are used as microbat flight aviaries. The tents are stored with the WIRES equipment officer.

Budget Allocation	\$400
Expenditure	\$363
Remaining Funding	\$36

It is recommended that \$36 surplus funds be returned to the EL pool for reallocation.

19. ENERGY EFFICIENT PUBLIC LIGHTING

- The project aims to trial innovative new technologies for public lighting to achieve reduced greenhouse gas emissions and achieve financial savings. It was decided that trials would take place along the Jetty foreshores. Quotes for work have been obtained.
- A decision on the project site is pending.

Budget Allocation	\$10,000
Expenditure	\$Nil
Remaining Funding	\$10,000

cont'd

20. MOONEE QUASSIA PROTECTION

- Works are being undertaken on two sites including weed control and revegetation. The first site is very sensitive with hand-weeding being required. A total of 60 hours of bush regeneration activities have been undertaken on this site to date.
- The second site has been a major weed source. Two regenerators have worked a total of 43 hours on this site.
- Project is due for completion 31 December 2005.

Budget Allocation	\$6,950
Expenditure	\$3,475
Remaining Funding	\$3,475

21. FLIGHT AVIARY

- This project has been completed with all aviaries being constructed using a contractor for relevant works.
- It is recommended that the remaining funds be returned to the EL pool for reallocation.

Budget Allocation	\$8,000
Expenditure	\$3,682
Remaining Funding	\$4,318

It is recommended that \$4,318 surplus funds be returned to the EL pool for reallocation.

22. COFFS HARBOUR STEEP LANDS MANAGEMENT INCENTIVES

- Works have been undertaken and final project received. A total of eight landholders received \$3,000 or less to rehabilitate steep land. This funding will see almost 18 hectares of steep degraded land rehabilitated.

Budget Allocation	\$20,000
Expenditure	\$18,181
Remaining Funding	\$1,818

It is recommended that \$1,818 surplus funds be returned to the EL pool for reallocation.

cont'd

23. ARRAWARRA CREEK SALT MARSH REHABILITATION

- Works have been undertaken and final project received. Rehabilitation included the installation of locked gates and bollards across the three access tracks. Soil was spread over the area before planting plugs of salt couch.
- It is recommended that the remaining funds be returned to the EL pool for reallocation.

Budget Allocation	\$10,000
Expenditure	\$9,091
Remaining Funding	\$909

It is recommended that \$909 surplus funds be returned to the EL pool for reallocation.

24. SUSTAINABLE TRANSPORT PLAN

- Works are being undertaken in conjunction with the development of the City Social Plan. A community committee has been formed to assist with the development of the plan.
- Project is due for completion 31 December 2005.

Budget Allocation	\$25,000
Expenditure	\$3,034
Remaining Funding	\$21,967

25. FAUNA ASSESSMENT

- The collation of existing fauna records together with the collection of new data on species distribution will enable commencement of predictive habitat modeling for priority fauna. Stage one involves the purchase of survey equipment and carry out surveys (wages) in spring/summer.
- Work is due to commence by June 2006.

Budget Allocation	\$20,000
Expenditure	\$Nil
Remaining Funding	\$20,000

26. FLYING FOX PLAN IMPLEMENTATION

- Relevant works are being undertaken. Sound data logging will commence later in the year, probably December, when bat noise is at its peak and finalisation of the Plan will take up a lot of the remaining funds.
- Work is due to be completed by June 2006.

Budget Allocation	\$15,243
Expenditure	\$1,560
Remaining Funding	\$13,683

cont'd

27. COASTCARE BITOU BUSH

- Revegetation, seed collection and propagation works continuing.
- Project due to be completed by December 2005.

Budget Allocation	\$19,026	(EL)
	\$3,966	(Grant)
Expenditure	\$19,437	
Remaining Funding	\$3,555	

28. SANDY BEACH FENCE STAGE 2

- Fencing on two beach access tracks required
- Work is due to be completed by June 2006.

Budget Allocation	\$2,496	(EL)
	\$5,927	(Grant)
	\$6,000	(Contribution)
Expenditure	\$10,361	
Remaining Funding	\$4,062	

29. MATCHED GRANT FUNDING UNALLOCATED

Budget Allocation	\$37,451
Expenditure	\$Nil
Remaining Funding	\$37,451

A report to Council on 5 May 2005 resolved that the funds be utilised for the 2005/06 EL NSW Coastline Cycleway project and therefore the funds will be returned to the EL pool.

30. DOLMAN'S POINT BOATRAMP

- Works are being undertaken. The Engineers will complete Dolman's Point car park by October 2005. Works will only use ballast rock and road base due to the cost of alternatives.
- The project is due for completion by June 2006.

Budget Allocation	\$21,250	(EL)
	\$21,250	(Grant)
Expenditure	\$6,632	
Remaining Funding	\$35,868	

cont'd

31. PARK BEACH FRONTAL DUNE RESTORATION

- Work is due to commence by December 2005.

Budget Allocation	\$1,000
Expenditure	\$Nil
Remaining Funding	\$1,000

32. TOORMINA-BOAMBEE NATURE TRAIL

- This project has been completed. The EnVite Team constructed a trail between Archibald and Cavanbah Roads.
- It is recommended that the remaining funds be returned to the EL pool for reallocation.

Budget Allocation	\$13,751
Expenditure	\$13,465
Remaining Funding	\$286

It is recommended that \$286 surplus funds be returned to the EL pool for reallocation.

33. COFFS HARBOUR GLORY LILY PROJECT

- Works are being undertaken. Spraying occurred at various locations along the coast.
- The project is due to be completed by December 31 2005.

Budget Allocation	\$5,000
Expenditure	\$4,000
Remaining Funding	\$1,000

34. DUNCARE/LANDCARE GROUPS

- \$4,370 of outstanding contractor works (from 2004/05) for Dunecare groups still has to be paid.
- The remaining funding will be carried forward to the 2005/06 program.

Budget Allocation	\$ 50,216
Expenditure	\$44,208
Remaining Funding	\$6,008

35. MIDDLE CREEK RESTORATION

- Works have been completed involving regeneration works along the creek between Toormina Road and Jane Crescent.

Budget Allocation	\$7,923
Expenditure	\$7,928
Over-expenditure	(\$5)

cont'd

36. BUSH REGENERATION UPPER COFFS CREEK

- Works have been completed. Works involved the movement of mulch and regeneration works along the Coffs Creek and its tributaries.

Budget Allocation	\$5,981
Expenditure	\$5,403
Remaining Funding	\$578

It is recommended that \$578 surplus funds be returned to the EL pool for reallocation.

37. BUSH REGENERATION

- This is an ongoing regeneration program in the Coffs catchment, State Park and Coastal Reserves.

Budget Allocation	\$147,702
Expenditure	\$144,504
Remaining Funding	\$3,198

38. BUSHLAND WEED ERADICATION

a) Chemical Subsidy Tree Injection

- These funds were utilised for the purchase of chemicals for farmers to treat environmental weed trees.

Budget Allocation	\$220	(EL)
	\$1,829	(Contributions)
Expenditure	\$3,042	
Over-expenditure	(\$993)	

The over-expenditure of \$993 will be funded from the 2005/06 allocation.

b) Bitou Bush

- This is an ongoing project. Over-expenditure was due to unscheduled essential works such as the movement of storm-damaged mulch as well as Bitou and fire restoration works at Boambee Headland.

Budget Allocation	\$52,939
Expenditure	\$58,241
Over-expenditure	(\$5,302)

The over-expenditure of \$5,302 will be funded from the Camphor Laurel funds.

cont'd

c) Camphor Laurel

- This project involved the removal of Camphor Laurel trees. A large amount of the funding was to be used on mulch removal following storm damaged.

Budget Allocation	\$56,243
Expenditure	\$40,863
Remaining Funding	\$15,380

\$5,302 of these funds are required to fund the over-expenditure on Bitou Bush as above.

d) Roadside Camphor Laurel

- This is an ongoing project. The 2005/06 program will continue to target areas of low infestation adjacent to current regeneration sites.

Budget Allocation	\$14,276
Expenditure	\$6,502
Remaining Funding	\$7,774

e) Privet Removal

- Works are being undertaken.
- Project is due for completion June 2006.

Budget Allocation	\$31,740
Expenditure	\$9,876
Remaining Funding	\$21,864

39. COFFS CREEK STREAM RESTORATION

- This project has been completed. It is recommended that the remaining funds be returned to the EL pool for reallocation.

Budget Allocation	\$2,001
Expenditure	\$1,879
Remaining Funding	\$122

It is recommended that \$122 surplus funds be returned to the EL pool for reallocation.

cont'd

40. ULONG CREEK RESORATION

- Works were delayed due to frost. Plants have been purchased and regeneration works are due to begin in September.
- Works are due to commence by December 2005.

Budget Allocation	\$7,170
Expenditure	\$1,000
Remaining Funding	\$6,170

41. BEACON HILL

- Works included employment of temporary staff to move storm-damaged mulch to various sites and carry out regeneration works.

Budget Allocation	\$26,906
Expenditure	\$26,906
Remaining Funding	\$Nil

42. ENVIRONMENTAL EDUCATION OFFICER

- This position is continuing at the Botanic Gardens. Due to be completed by June 2006. An application is being made for Environmental Trust Grants. There is also an allocation in 2005/06.

Budget Allocation	\$9,413
Expenditure	\$4,644
Remaining Funding	\$4,769

43. COFFS CREEK WALK REFURBISHMENT

- Works have been completed.

Budget Allocation	\$3,000
Expenditure	\$2,866
Remaining Funding	\$134

It is recommended that \$134 surplus funds be returned to the EL pool for reallocation.

44. WALKWAYS**a) Solitary Islands Coastal Walkway**

- This project is nearing completion.

Budget Allocation	\$4,959
Expenditure	\$4,498
Remaining Funding	\$461

cont'd

b) Boambee Headland

- Track commenced with minor delays.
- Works due to be completed by June 2006.

Budget Allocation	\$22,505	(EL)
	\$22,505	(Grant)
Expenditure	\$17,321	
Remaining Funding	\$27,689	

c) Dolman's Point Walkways

- Works are continuing
- Project to conclude by June 2006.

Budget Allocation	\$38,394	(EL)
	\$21,495	(Grant)
Expenditure	\$50,785	
Remaining Funding	\$9,104	

d) Cabins Beach Forest Walk

- Works are continuing. The Greencorps project is due to commence September 2005.
- Due for completion by June 2006.

Budget Allocation	\$23,509
Expenditure	\$1,680
Remaining Funding	\$21,829

45. GROSS POLLUTANT TRAPS CLEARING

- This project is ongoing.

Budget Allocation	\$10,076
Expenditure	\$9,484
Remaining Funding	\$592

46. URBAN STORMWATER MANAGEMENT PLAN WORKS

- This project has involved the installation of stormwater management devices. There are 2-3 more Gross Pollutant Traps to install before the finalisation of the project.
- The project is due to be finalised by December 2005.

Budget Allocation	\$42,111	(EL)
	\$26,157	(Revenue)
Expenditure	\$4,271	
Remaining Funding	\$63,997	

cont'd

Implementation Date / Priority:

The recommendations of this report will be implemented immediately upon Council adoption.

Recommendation:

1. That Council notes the status of Environmental Levy Projects as at 30 June 2005 as outlined in this report.
2. That the over-expenditure of \$10,854 associated with the Vegetation - Development Applications and Tree Preservation Order project be funded from the remaining funds of the Vegetation Management Plan Implementation Officer (\$1,575), Biodiversity Officer (\$8,455) and Sustainability Officer (\$824).
3. That the following projects' surplus funds be returned to the funding pool for funding of the 2005/06 and future projects,

Project	Surplus Funds
Big Fish	\$15,000
Sustainability Officer	\$5,578
Emergency Opening Arrawarra Creek	\$3,831
Energy Efficient Street Lighting	\$5,303
Microbat Flight Aviary	\$36
Flight Aviary	\$4,318
Coffs Harbour Steep Lands Management Incentives	\$1,818
Arrawarra Creek Saltmarsh Rehabilitation	\$909
Matched Grant Funding Allocation	\$37,451
Toormina – Boambee Nature Trail	\$286
Bush Regeneration Upper Coffs Creek	\$578
Coffs Creek Stream Restoration	\$122
Coffs Creek Walk Refurbishment	\$134
Total	\$75,364

4. That Council continues to monitor the Environmental Levy Program to ensure the earliest completion of projects.

J R Green
Acting Director
Planning, Environment and Development