



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(CITY SERVICES COMMITTEE)
COUNCIL CHAMBER
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
6 APRIL 2006

**Commencing at the conclusion of
City Business Units Committee**

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CONFIDENTIAL ITEMS

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

A portion of these reports is confidential for the reason of Section 10A (2):

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

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

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(CITY SERVICES COMMITTEE)

6 APRIL 2006

Mayor and Councillors

CITY SERVICES DEPARTMENT REPORTS

S17 TRAFFIC COMMITTEE MEETING NO. 2/2006

Purpose:

To confirm minutes from the Traffic Committee Meeting held on 22 March 2006.

Recommendation:

T.9 – Lyster Street, Coffs Harbour - 'No Stopping' sign (R.505120)

That 'No Stopping' signs be installed in Lyster Street, Coffs Harbour, adjacent the Police access driveway, as per Plan T.9.

T.10 – Beach Street, Woolgoolga - Temporary Road Closure (R.508400 [1151805])

That :

- (a) the temporary road closure of Beach Street, Woolgoolga , between Wharf Street and the IGA driveway, from 7.00am to 5.00pm on Saturday, 15 April 2006, for the purpose of conducting the Woolgoolga Curry Fest, be advertised and providing no substantive objections are received, the closure be approved.
- (b) the organisers of the Curry Fest liaise with affected traders and obtain traders approval.
- (c) the organisers submit a traffic control plan for approval by Council and be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers. Traffic Control Plan to include a signposted detour route around the road closure.

Cont'd

S17 - Traffic Committee Meeting No. 2/2006 (Cont'd)

- (d) the organisers be responsible for all costs associated with the temporary closure and clean up, including advertising.
- (e) the organisers submit a detour plan for traffic to bypass the closure.

T.11 – Park Avenue / Gordon Street / Vernon Street, Coffs Harbour - Temporary Road Closure - Anzac Day (505670 / 504620 / 504180 / 1618 [1074330])

That:-

1. The following temporary road closures associated with the Coffs Harbour Anzac March to be held on Tuesday, 25 April 2006, between the hours of 9.00am and 10:30am be advertised and providing no substantive objections are received, the temporary closures be approved.
 - ♦ Park Avenue (Earl Street to Gordon Street)
 - ♦ Gordon Street (Park Avenue to Vernon Street).
 - ♦ Vernon Street (Gordon Street to Pacific Highway).
2. A traffic control plan to be submitted for this event. This should include details of all traffic signs, barricades and traffic controllers required for this event.

T.12 – First/Second/Fourth Avenues, Sawtell - Temporary Road Closure - Anzac Day (501520 / 501480 / 501550 / 1618 [1079808])

That:-

1. The following temporary road closures associated with the Sawtell Anzac March to be held on Tuesday, 25 April 2006, between the hours of 10.00am and 11:30am be advertised and providing no substantive objections are received, the temporary closures be approved.
 - ♦ First Avenue (Second Avenue to Boronia Street)
 - ♦ Second Avenue (First Avenue to Fourth Avenue)
 - ♦ Fourth Avenue (Second Avenue to East Street).
2. A traffic control plan to be submitted for this event. This should include details of all traffic signs, barricades and traffic controllers required for this event.

T.13 – Joyce Street, Coffs Harbour - Tyalla Public School - 'No Stopping' signs (R.504920)

That 'No Parking' signs be installed in Joyce Street, Coffs Harbour, on the southern side of the school crossing at Tyalla Public School, as per Plan T.13.

Cont'd

S17 - Traffic Committee Meeting No. 2/2006 (Cont'd)

T.14 – Park Beach Road, Coffs Harbour - Marked Crossing (R.505680)

That a marked pedestrian crossing on Park Beach Road, Coffs Harbour, be approved subject to installation of street lighting and Access Committee approval.

T.15 – Salamander Street, Coffs Harbour - No Parking (R.505860)

That the installation of 'No Parking' signs in Salamander Street, Coffs Harbour, be approved, as per Plan T.15.

Attachments:

**COFFS HARBOUR CITY COUNCIL
TRAFFIC COMMITTEE MINUTES 2/2006
22 MARCH 2006 - 9.00AM**

Present: Cr Bill Palmer, Coffs Harbour City Council
Sgt Brian Hughes, Coffs Harbour Police
Liz Smith, Roads and Traffic Authority
George Stulle, Coffs Harbour City Council
Anne Shearer, Coffs Harbour City Council
David Brooks, Coffs Harbour City Council

Minute Taker: Ann Graham

T.9 – Lyster Street, Coffs Harbour - 'No Stopping' sign (R.505120)

Consideration to a request from Coffs Harbour Police for a 'No Stopping' sign in Lyster Street, Coffs Harbour, adjacent the Police access driveway.

Recommended: that 'No Stopping' signs be installed in Lyster Street, Coffs Harbour, adjacent the Police access driveway, as per Plan T.9.

Reason: Driveway needs to be kept clear for emergency vehicle response.

T.10 – Beach Street, Woolgoolga - Temporary Road Closure (R.508400 [1151805])

Consideration to a request from Woolgoolga Chamber of Commerce for the temporary road closure of Beach Street, Woolgoolga, between Wharf Street and the IGA driveway on Saturday 15 April 2006, between the hours of 7.00am and 5.00pm for the purpose of holding the Woolgoolga Curry Fest.

Recommended: that :

- (a) the temporary road closure of Beach Street, Woolgoolga , between Wharf Street and the IGA driveway, from 7.00am to 5.00pm on Saturday, 15 April 2006, for the purpose of conducting the Woolgoolga Curry Fest, be advertised and providing no substantive objections are received, the closure be approved.**
- (b) the organisers of the Curry Fest liaise with affected traders and obtain traders approval.**
- (c) the organisers submit a traffic control plan for approval by Council and be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers. Traffic Control Plan to include a signposted detour route around the road closure.**

- (d) **the organisers be responsible for all costs associated with the temporary closure and clean up, including advertising.**
- (e) **the organisers submit a detour plan for traffic to bypass the closure.**

T.11 – Park Avenue / Gordon Street / Vernon Street, Coffs Harbour - Temporary Road Closure - Anzac Day (505670 / 504620 / 504180 / 1618 [1074330])

Consideration to a request from Returned Services League for the temporary road closure of the following streets on Tuesday, 25 April 2006 between the hours of 9.00am and 10.30am, for the purpose of holding the Anzac Day march in Coffs Harbour.

- Park Avenue (Earl Street to Gordon Street)
- Gordon Street (Park Avenue to Vernon Street)
- Vernon Street (Gordon Street to Pacific Highway)

Recommended: that:-

1. **The following temporary road closures associated with the Coffs Harbour Anzac March to be held on Tuesday, 25 April 2006, between the hours of 9.00am and 10:30am be advertised and providing no substantive objections are received, the temporary closures be approved.**
 - ◆ Park Avenue (Earl Street to Gordon Street)
 - ◆ Gordon Street (Park Avenue to Vernon Street).
 - ◆ Vernon Street (Gordon Street to Pacific Highway).
2. **A traffic control plan to be submitted for this event. This should include details of all traffic signs, barricades and traffic controllers required for this event.**

T.12 – First/Second/Fourth Avenues, Sawtell - Temporary Road Closure - Anzac Day (501520 / 501480 / 501550 / 1618 [1079808])

Consideration to a request from the Returned Services League for the temporary road closure of the following streets on Tuesday, 25 April 2006 between the hours of 10.30am and 11.30am, for the purpose of holding the Anzac Day march in Sawtell.

- First Avenue (Second Avenue to Boronia Street)
- Second Avenue (First Avenue to Fourth Avenue)
- Fourth Avenue (Second Avenue to East Street)

Recommended: that:-

1. **The following temporary road closures associated with the Sawtell Anzac March to be held on Tuesday, 25 April 2006, between the hours of 10.00am and 11:30am be advertised and providing no substantive objections are received, the temporary closures be approved.**

- ◆ **First Avenue (Second Avenue to Boronia Street)**
 - ◆ **Second Avenue (First Avenue to Fourth Avenue)**
 - ◆ **Fourth Avenue (Second Avenue to East Street).**
2. **A traffic control plan to be submitted for this event. This should include details of all traffic signs, barricades and traffic controllers required for this event.**

T.13 – Joyce Street, Coffs Harbour - Tyalla Public School - 'No Stopping' signs (R.504920)

Consideration to a request for 'No Parking' signs to be installed in Joyce Street, Coffs Harbour adjacent the school crossing at Tyalla Public School.

Recommended: that 'No Parking' signs be installed in Joyce Street, Coffs Harbour, on the southern side of the school crossing at Tyalla Public School.

Reason: No Parking zone will provide a designated kerbside pick up / drop off area for the school.

T.14 – Park Beach Road, Coffs Harbour - Marked Crossing (R.505680)

Consideration to a request from Coffs Harbour Access Committee for a marked pedestrian crossing on Park Beach Road.

Recommended: that a marked pedestrian crossing on Park Beach Road, Coffs Harbour, be approved subject to installation of street lighting and Access Committee approval.

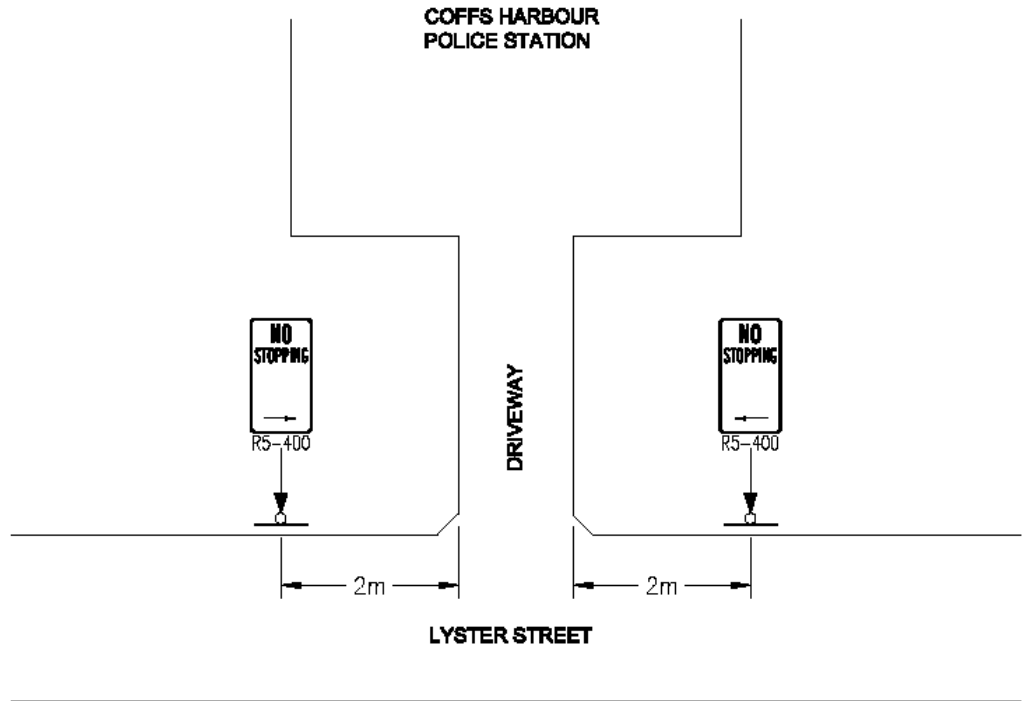
T.15 – Salamander Street, Coffs Harbour - No Parking (R.505860)

Consideration to a request from Coffs Harbour Primary School for installation of 'No Parking' signs in Salamander Street.

Recommended: that the installation of 'No Parking' signs in Salamander Street, Coffs Harbour, be approved, as per Plan T.15.

Reason: No Parking zone will provide a designated kerbside pick up / drop off area for the school.

The Meeting closed at 9.50am.



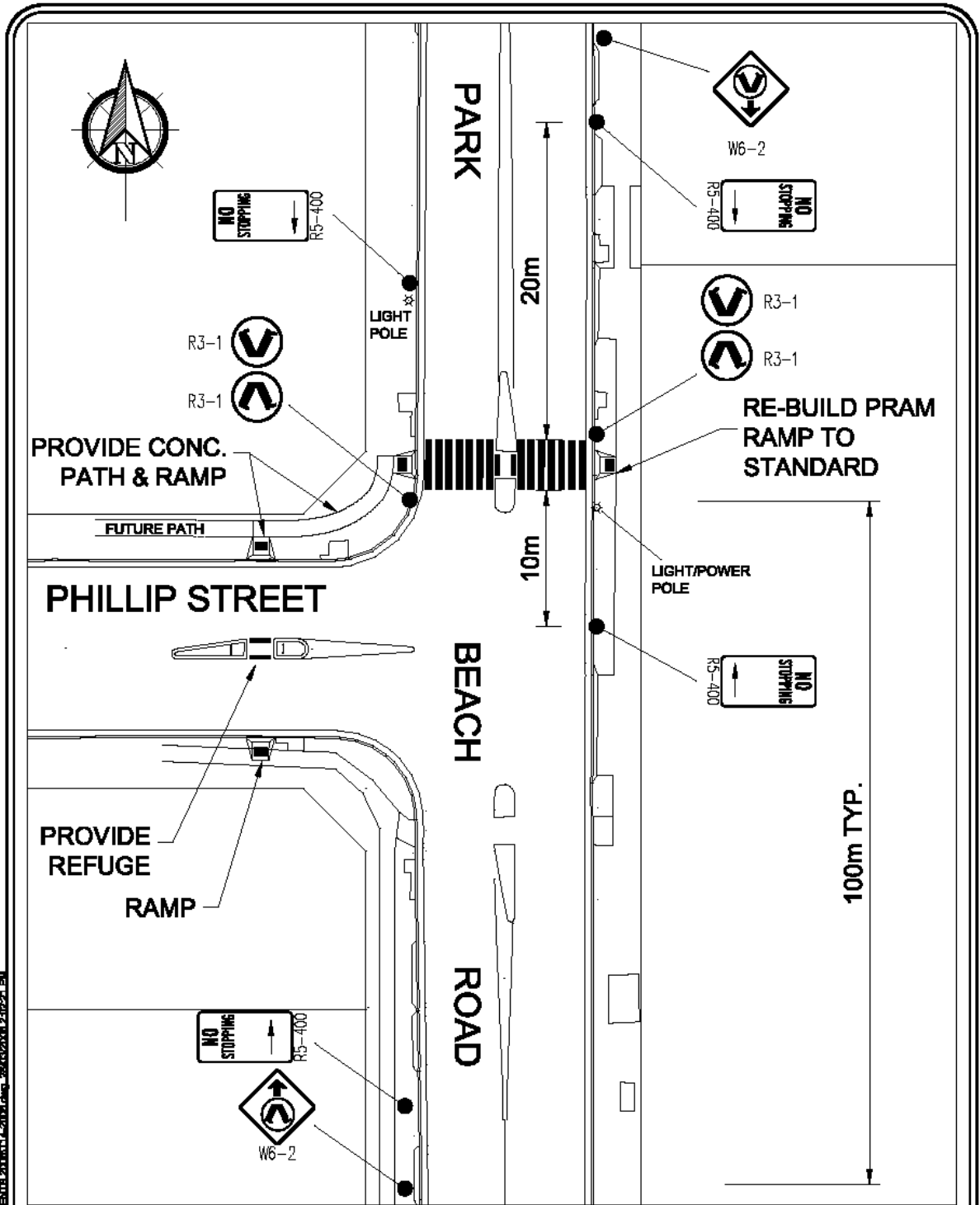
PLAN VIEW

NOTES:
NO STOPPING SIGNS 2m FROM DRIVEWAY
ENTRY/EXIT

TRAFFIC INSTRUMENT

**T.9-2006
LYSTER STREET
COFFS HARBOUR**

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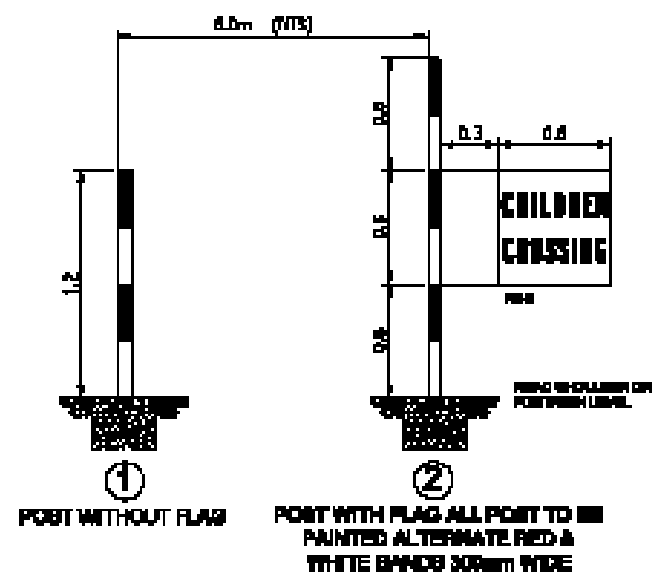
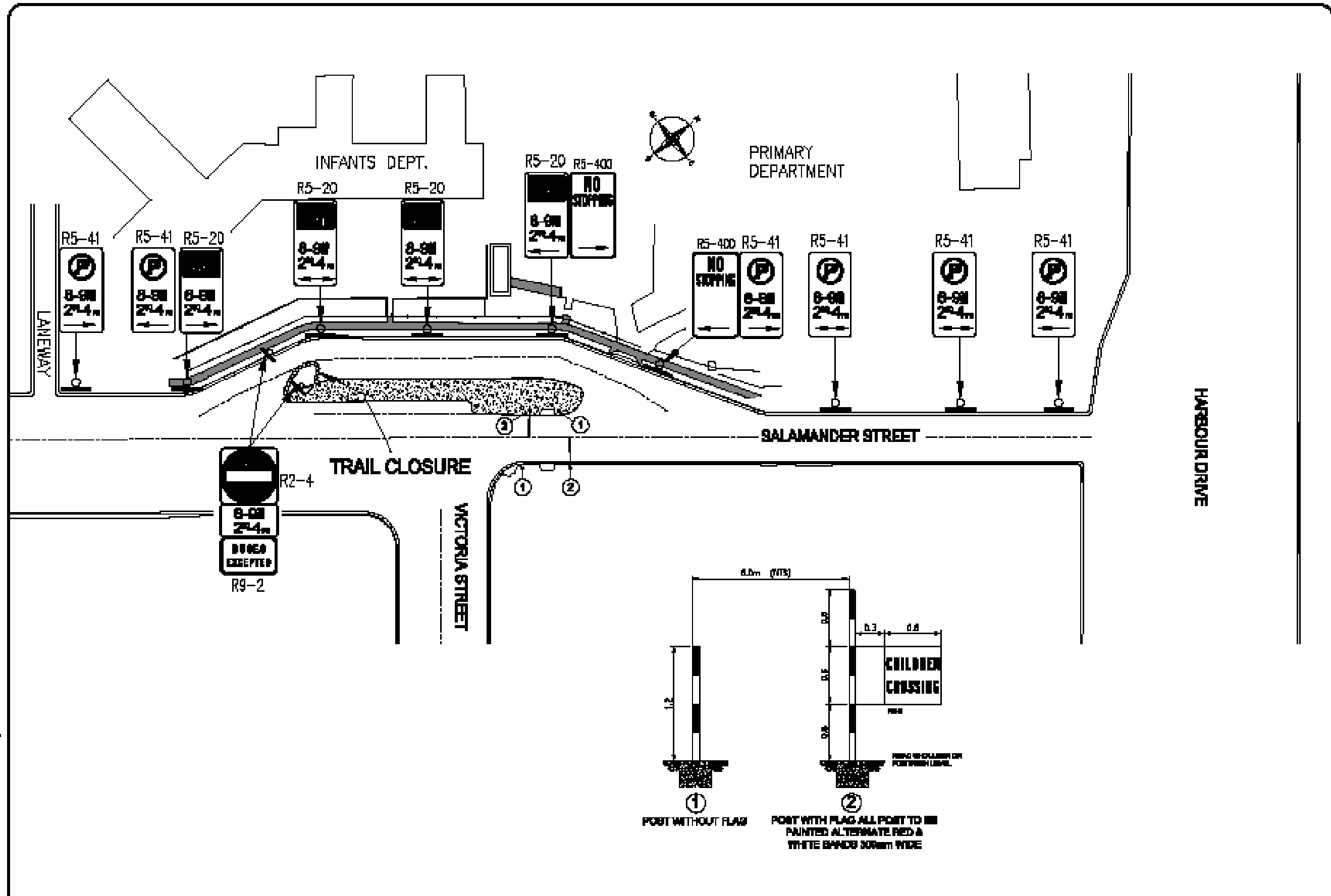
PLAN VIEW

NOTES:
 PROVIDE PEDESTRAIN CROSSING AT CNR.
 PARK BEACH ROAD AND PHILLIP STREET,
 COFFS HARBOUR

TRAFFIC INSTRUMENT

T.14-2006
 PARK BEACH ROAD
 COFFS HARBOUR

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DATE			
NO			
DATE	REV	AMENDMENTS	ISSUE DATE
REFERENCE PLANS		COMP. FILE REF.	

DRAWN	
CHECKED	

DESIGN	
DATE	
NO. OF SHEETS	
SHEET NO.	

COFFS HARBOUR CITY COUNCIL

SURVEY AND DESIGN BRANCH

TRAFFIC INSTRUMENT
 NO PARKING SIGNS
 SALAMANDER STREET
 COFFS HARBOUR

COUNCIL PLAN No.	T18-9008
Sheet	1 of 1
REV	
NO.	1

FOR ARCHITECTS ONLY

S18 COASTAL ESTUARY MANAGEMENT ADVISORY COMMITTEE

Purpose:

To report minutes of the Coastal Estuary Management Advisory Committee Meeting held on 28 March 2006.

Description of Item:

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

3. Moonee Creek Estuary management Study and Plan

CEMAC2 *that the draft Moonee Creek Estuary Management Study and Plan be put on public exhibition for a six week period including Easter.*

Recommendation:

- 1. That Council note the minutes of the Coastal Estuary Management Advisory Committee Meeting held on 28 March 2005.**
- 2. That the draft Moonee Creek Estuary Management Study and Plan be put on public exhibition for a six week period including Easter**

Attachments:

**COFFS HARBOUR CITY COUNCIL
COASTAL ESTUARY MANAGEMENT ADVISORY COMMITTEE
TUESDAY, 28 MARCH 2006**

The meeting of the Coastal Estuary Management Advisory Committee (CEMAC) commenced at 4:00pm.

Present: Councillor Gavin Smithers, Coffs Harbour City Council (Chairperson)
Ms Dee Wallace, Community Representative
Dr Charles Phipps, Community Representative
Mr Peter Smith, Community Representative
Mr David Greenhalgh, Marine Parks Authority
Mr Robert Kasmarik, Department of Natural Resources
Mr George Stulle, Coffs Harbour City Council
Mr Martin Rose, Coffs Harbour City Council
Ms Cherelle Brooke, Coffs Harbour City Council
Ms Alexandra Williams, Coffs Harbour City Council
Mr Lachie Whetham, Coffs Harbour City Council

Apologies: No apologies were received.

1. CONFIRMATION OF MINUTES

CEMAC1 **RECOMMENDED** (Charles Phipps/Robert Kasmarik) that the minutes of the Coastal Estuary Management Advisory Committee meeting of 28 September 2005, be confirmed.

2. BUSINESS ARISING

David Greenhalgh, Marine Parks, advised the Committee that he had been contacted by some of the local aboriginal community concerning water quality in Pipe Clay Lagoon, Corindi. Some of the locals had boils develop after swimming in the lagoon. Marine Parks had inspected the lagoon but could detect nothing unusual or different about the water. It was considered this information be passed onto Council's Environmental Department for further investigation.

Dee Wallace asked if any progress had been made in negotiations with Crown Lands and Council concerning the undertaking of the Pipe Clay Lagoon Management Plan. The committee was informed that no progress had been made in this matter.

Peter Smith informed the committee that there had been progress made in the Corindi River Estuary Project. There has been a meeting on site between Peter, Council and DNR to discuss projects that could be undertaken as part of the project. Two initiatives that have been suggested are the mapping of seagrass and mangroves plus an investigation into estuary usage. Mapping of seagrasses, mangroves and saltmarsh has been undertaken by NSW Fisheries and Council has negotiated with Fisheries to obtain copies of the data when it is finalised. Also Marine Parks have undertaken regular surveys of users and have a report on usage that David will forward to Council. Council are in the process of carrying out ground survey of a stormwater drain, boat ramp area, retaining wall and boardwalk to provide information for possible projects.

3. MOONEE CREEK ESTUARY MANAGEMENT STUDY AND PLAN

Philip Haines, WBM, gave a powerpoint presentation on the draft study and plan to the committee and fielded questions during the presentation. Philip explained the process undertaken to develop the proposed strategies, how they were assessed and how the recommended list was obtained. Some of the strategies have an impact on the Moonee DCP and the implications of this discussed. Alex Williams advised the committee that the DCP could be amended to be consistent with the Study and Plan, following adoption of the Study and Plan by the Committee and Council. The possibility of gazetting the Study and Plan was also discussed.

CEMAC2

RECOMMENDED (Cr Gavin Smithers/Alex Williams) that the draft Moonee Creek Estuary Management Study and Plan be put on public exhibition for a six week period including Easter.

4. DRAFT HEARNES LAKE ESTUARY PROCESSES STUDY

Philip Haines, WBM, gave a powerpoint presentation on the draft Hearnese Lake Estuary Processes Study. He discussed the different format, a Pressure-State-Response (PSR) model, compared to previous processes studies and the benefits of using this model and how it links in better with developing strategies and Estuary Management Studies and Plans. Phil then went through some of the Drivers and Pressures and then the physical, chemical and biological state of Hearnese Lake.

It was agreed that the Committee assess the Processes Study and that feedback be provided to Martin Rose of Council in 8 weeks time for compilation and presentation to the Committee.

5. GENERAL BUSINESS

Martin Rose informed the Committee that Council had been successful in having Woolgoolga Lake included in the CLAM project. The project is being run by the Australian National University's Integrated Catchment Assessment and Management Centre (iCAM). They have been engaged by the Northern Rivers Catchment Management Authority to deliver the project 'Ensuring Sustainable Development in Coastal Lake Catchments of NSW' (short title Coastal Lakes Assessment and Management 'CLAM'). The project is funded by the Australian Government's Natural Heritage Trust. The CLAM tool will be applied to Woolgoolga Lake to prepare a Sustainability Assessment and Management Plan.

6. NEXT MEETING

The next meeting to be held following the exhibition of draft Moonee Creek Estuary Management Plan and Study in approximately 8 weeks.

The meeting closed at 5.35pm.

S19 WORKS BRANCH REPORT

Purpose:

To advise Council of the progress of construction and maintenance programs undertaken by Works Branch up to 24 March, 2006.

Description of item:

Capital Works Program:

1. Completed Works to 24 March 2006

- Road Rehabilitation Murphy Crs, Coffs Harbour (150m² rehab, 1570m² reseal)
Ganderton St Coffs Harbour (500m² rehab and asphalt)
MR 151, 6.1km west of Pacific Highway (1000m²)
MR 151 8.4km west of Pacific Highway (1800m²)
MR 120 First Ave Sawtell. (2400m²)
- Water / Sewer Red Hill Reservoir drainage improvements (64m² Gabions,
surface drainage 25m 375mm dia and 100m dish drain, 1200m²
grading and sealing of access road)
- West Marshalls
Amenities Access road to Amenities block. (520m²) plus
foundation preparation for amenities block
- Traffic Calming Darkum Road and cul-de-sac works kerb and gutter (70m),
drainage 10m.

2. Works continuing or planned for commencement - March / April 2006

- Road Rehabilitation MR 151 7.9km west of Pacific Highway (720m²)
MR120 Astons Flat 850m²
- Water / Sewer Hogbin Drive Airport sewer rising main (1255m of 100mm upvc,
83m 100mm dia DICL) and reuse (690m of 150mm dia upvc,
66m of 150mm DIC)
Hogbin Drive Stage 2 Extension – sewer and water relocations.
- Sealed Roads Reseals Various locations
- Dust Sealing Old Orara Road (1890m²)
- Nthn Beaches C/way Cycleway (3840m), stormwater drainage (20m), retaining wall
(45m²)
- Footpaths/Cycleways Minorie Drive (350m) 2.0m wide plus minor drainage
Sawtell Road (300m) Widen existing path to 2m wide
- Pedestrian Access Wks Shephards Lane, Coffs Creek Bridge (130m footpath works)

Frequent and heavy rainfall events in February and March 2006 resulted in some lost time and rework on the Capital Works Program.

Cont'd

S19 - Works Branch Report ... (Cont'd)

Due to the closure of the Coral Street bridge, Corindi the rehabilitation of the Coral Street pavement has been deferred to 2006/07 to coincide with the replacement of the bridge. The 2005/06 Coral Street pavement rehabilitation allocation has been distributed to other priorities within the Sealed Roads Pavement Rehabilitation Program, such as Bruxner Park Road, Kurrajong Street, Columbus Circuit and Pacific Avenue.

Attached for Council's information is a summary of expenditure verses budget for 2005/06 Capital Works Program.

Maintenance Report

1. Bitumen Sealing Program

The majority of the Bitumen Resealing Program is completed. Certain roads are still to be completed within the Coffs Harbour area.

2. Bridges – Major Repair Works

Structural repairs to Longs Bridge, Eastbank Rd are complete and the weight limit has been removed. The replacement of the Woolgoolga Creek Bridge with concrete piped culverts is to commence on Wednesday 29 March 2006. However the replacement of Duffus Bridge No 1, a single span timber log bridge is to be deferred as a result of road alignment issues.

3. Cathodic Protection, Fred Hanson Bridge

Tenders for the design and supply of components for the cathodic protection of Fred Hanson bridge, Boambee Creek Hogbin Drive close on 28 March, 2006. Installation and repair works are expected to commence early May.

4. Maintenance Management

Maintenance activities are progressing as planned and to budget.

Recommendations:

That Council:

- 1. Notes the progress report on construction and maintenance works undertaken by Works Branch up to 24 March, 2006.**
- 2. Notes the individual program expenditures are being monitored and are within the allocated 2005/2006 budget.**

Attachments:

**Works Branch-Construction Projects Budget/Expenditure
2005/2006 Program**

AS AT DATE: 22-Mar-06

Description	Revised Budget	Actual Expenditure	% Project Complete	% Costs Expended
Local Roads				
Sealed Roads Reseals	\$644,000	\$493,864	77%	77%
Sealed Roads Reseals - Asphalt	\$59,000	\$20,048	34%	34%
Sealed Roads Rehabilitation	\$1,015,000	\$663,141	58%	65%
Dust Sealing	\$160,000	\$134,905	95%	84%
Unsealed Roads Gravel Resheeting	\$126,014	\$112,732	95%	89%
Bray St Upgrade	\$480,750	\$509,259	100%	106%
Total:	\$2,484,764	\$1,933,949		
Federal Roads to Recovery				
Residential Street Rehabilitation	\$205,000	\$150,340	71%	73%
Gravel Resheeting	\$50,000	\$46,697	100%	93%
Sealed Roads Reseals	\$116,792	\$92,502	84%	79%
Total:	\$371,792	\$289,539		
Regional Roads				
3 X 3 Program	\$131,000	\$112,482	86%	86%
Regional Roads Repair Program	\$421,000	\$430,021	100%	102%
Total:	\$552,000	\$542,503		
Drainage				
Drainage Impts / Nuisance Flooding	\$220,000	\$109,260	55%	50%
Total:	\$220,000	\$109,260		
Bridges				
Major Repairs	\$187,958	\$57,979	31%	31%
Cathodic Protection (Fred Hanson Bridge)	\$200,000	\$0	0%	0%
Total:	\$387,958	\$57,979		
Footpaths / Cycleways				
Footpath Construction	\$350,636	\$108,733	38%	31%
PAMPS Footpath Works	\$64,645	\$28,599	42%	44%
Cycleway Projects	\$115,000	\$51,345	57%	45%
Total:	\$530,281	\$188,677		

**S20 MINUTES OF THE ARTS & CULTURAL DEVELOPMENT ADVISORY COMMITTEE
MEETING HELD ON 6 MARCH 2006**

Purpose:

To present the minutes of the Arts & Cultural Development Advisory Committee meeting held on 6 March 2006.

Description of Item:

Arts & Cultural Development Advisory Committee met on 6 March 2006. The minutes of this meeting are attached.

Sustainability Assessment:

- **Environment**

There are no environmental impacts.

- **Social**

The resolutions of the committee improve the capacity of the Arts & Cultural Development Advisory Committee to develop arts and cultural issues.

- **Economic**

Broader Economic Implications

There are no economic implications.

Management Plan Implications

There are no management plan implications.

Consultation:

Arts & Cultural Development Advisory Committee

Issues:

The meeting of 6 March 2006 resolved that:

The committee will continue to look for new members and replace members of the Arts & Cultural Development Advisory Committee who have left, including Aboriginal and Dance representation.

Times for the Arts & Cultural Development Advisory Committee meetings will not change.

The committee was concerned at the lack of communication with the committee regarding the Multipurpose Centre for Brelford Park and further development of the park including the lack of parking being developed for the site.

Cont'd

S20 - Minutes of the Arts & Cultural Development Advisory Committee Meeting held on 6 March 2006 ... (Cont'd)

The committee would seek clarification on the job description of Gallery/Museum/Bunker position and supporting staff requirements.

Congratulations to Shirley Barnett for her Order of Australia medal in support of theatre in the LGA.

Council should investigate the lack of storage/working and exhibition space for the Jetty Memorial Theatre, theatre groups and the Museum with the possibility of Council supplying land at the airport to be developed for storage facilities.

Recommendation:

- 1. That Council explore the need and costs of building storage bays on Council land for the City Museum, Jetty Memorial Theatre, theatre groups and general Council storage.**
- 2. Council note the minutes of the Arts & Cultural Development Advisory Committee meeting held on 6 March 2006.**

Attachments:

IR 1324070

ARTS AND CULTURAL DEVELOPMENT ADVISORY COMMITTEE MEETING

6 MARCH 2006

MINUTES

(The meeting of 20 February 2006 was postponed till 6 March 2006)

Meeting commenced at 5.00 pm

PRESENT: Cr Jennifer Bonfield, Cr Ian Hogbin, Shirley Barnett, Carol Hellmers, Leigh Summers and, Gordon Amann

IN ATTENDANCE: Malcolm McLeod

1. APOLOGIES

Cr Gavin Smithers and Richard Holloway

2. ADOPTION OF MINUTES

Discussion notes only for meetings on 19 September and 17 October 2005.

MOVED (Barnett/Bonfield) that the minutes of the meetings held on 15 August and 21 November 2005 be accepted as a true and accurate record of the meeting.

CARRIED

3. CORRESPONDENCE - IN/OUT

Request for a member of the Music Society to be represented on the A&CDAC. Letter from the Woolgoolga Art Group in answer to the change of name.

4. BUSINESS ARISING

- Aboriginal representation and Dance to be sourced to join A&CDAC.
- Megan Dixon to be asked to attend next A&CDAC meeting to give overview of Jetty.
- Craig Milburn to be invited to address Council's Senior Management, A&CDAC members and interested staff.
- Letter to be written to the Woolgoolga Art Group to wish them all the best for the next exhibition.

- Cultural Development budget to be sent to Cr Ian Hogbin.
- Sportz Central update.
- A&CDAC meeting times not to be changed.
- Cr Ian Hogbin to report back to committee on budget deliberations.

5. GENERAL BUSINESS

- Discussion occurred on replacing members of the A&CDAC who have left including Aboriginal representation and dance representation. The committee will continue to look for new members.
- Discussion occurred on A&CDAC meeting times not to be changed.
- Discussion occurred on the Multipurpose Centre and further development of Brelsford Park. Concerns were raised regarding parking for the site and lack of communication with the committee regarding Brelsford Park overall plans.
- Discussion occurred on the 2006/2007 budget.
- Discussion occurred on the job description of Gallery/Museum/Bunker position and supporting staff requirements. Concern was expressed that the A&CDAC were not consulted about the makeup of the job description.
- Discussion occurred on Sportz Central.
- Congratulations to Shirley Barnett on her Order of Australia.
- Discussion occurred on lack of storage/working and exhibition space for the Jetty Theatre and the Museum and the possibility of storage land at the airport for storage. This also includes purpose built storage for rent and possible community space.
- Discussion occurred on financing from Council to the Eisteddfod Committee.
- Discussion occurred on merging cultural activities with major sporting events coming to Coffs Harbour.

6. RECOMMENDATIONS

- **A&CDAC meeting times not to be changed.**
- **Council looks at building industrial bays on Council land (airport) for Jetty Theatre, Museum and Council storage.**

7. NEXT MEETING

**MONDAY, 20 MARCH 2006 COMMENCING AT 5.00 PM
COFFS HARBOUR CITY COUNCIL CHAMBER,
COUNCIL'S ADMINISTRATION BUILDING
CNR COFF AND CASTLE STREETS, COFFS HARBOUR**

Meeting closed at 7.10 pm

S21 ADOPTION OF SOCIAL AND COMMUNITY STRATEGIC PLAN FOR 2006-2010

Purpose:

To report to Council the outcomes of the exhibition of the Social and Community Strategic Plan for 2006-2010.

Description of Item:

In December 2005 Council resolved to approve the public exhibition of the draft Social and Community Strategic Plan 2006-2010 from 2 December 2005 to 24 February 2006. This is to report on the submissions received during the exhibition.

Sustainability Assessment:

The sustainability assessment undertaken when the draft was exhibited is unchanged.

Consultation:

Hard copies of the draft document were made available for viewing by the community at Council's administration building, Council's three libraries, Boambee East Community Centre, Woolgoolga Neighbourhood Centre, Coffs Harbour Community Village, Coramba Post Office and Red Rock Post Office. The draft document was also available on Council's website.

Feedback forms and posters were developed and made available through these outlets encouraging the community to provide their comments and further input into the plan. This resulted in the 16 submissions, a summary of which is attached to this report.

There were 4 submissions from groups/organisations and 12 from individuals. There was also a total of 3,663 downloads from the web, with the following monthly spread:

- December 2005 1,056
- January 2006 1,499
- February 2006 1,108

Related Policy and / or Precedents:

This document serves to review and update the Community Services Plan and provide direction for the next five year period being 2006-2010.

Statutory Requirements:

Once adopted by Council the plan will be submitted to the Department of Local Government for endorsement.

Cont'd

S21 - Adoption of Social and Community Strategic Plan for 2006-2010 .. (Cont'd)

Issues:

In summary the issues raised during the exhibition period included:

- Need for footpaths and cycleways.
- Wording about the table of issues for young people.
- Support regarding the Affordable Housing Strategy referred to in the plan.
- Issues regarding statistics and definitions for people with a disability.

Generally submissions seem to indicate that the document reflected the input from the community and also the current needs and issues.

Implementation Date / Priority:

Once adopted by Council the implementation will commence of the Social and Community Strategic Plan 2006-2010.

Recommendation:

1. **That Council note the submissions received with a summary of the most significant issues being the:**
 - **Need for footpaths and cycleways.**
 - **Wording about the table of issues for young people.**
 - **Support regarding the Affordable Housing Strategy referred to in the plan.**
 - **Issues regarding statistics and definitions for people with a disability.**
2. **That Council adopt the Social and Community Strategic Plan 2006-2010.**

Attachments:

SUBMISSIONS FOR SOCIAL PLAN

Name	Description	Submission/Comments	Action Taken/Response
1. Shelter NSW	An advocacy body for people disadvantaged in the housing market.	Supporting and encouraging the development of the affordable house strategy which was included in the draft.	Noted and acknowledged.
2. Coffs Harbour and Bellingen Disability Advisory Committee	Mid North Coast advisory body on issues relating to access and disability.	Suggested change of target group. Suggested additional clarification of the issues of ageing and disability.	Unable to make this change as these target groups are mandatory. Suggested information included and the organisation informed.
3. Multicultural Working Group	A group of local people interested in multicultural issues.	Requesting change from café to 'space' in the Access and Equity Action Plan under Capital Infrastructure. Raised the issue of a lack of strategy in relation to the outlet for culture, music, food etc and commenting that the formation of a Multicultural Reference Group may ultimately become the 'strategy' for Council to address issues.	Change made. Noted and submission acknowledged.
4. Youth Network	Network of 40 service providers working with young people.	Submission referred to Table 12 and is as follows: Dot point 8 re Youth Network - needs to be deleted - not the opinion of YNET. Dot point 10 should read 'Shortage of accommodation for young people.' only. Dot point 12 should read 'There are limited youth counsellors' etc. Dot point 14 - Alternative education programs need for all young people. Dot point 15 - More opportunities needed to provide employment and training for young people. Dot points 17 & 18 could be combined as one point. Dot point 19 - Limited accommodation for 13-15 year olds who need Out of Home Care.	All changes as submitted have been made to Table 12. Youth Network informed.

Name	Description	Submission/Comments	Action Taken/Response
5. Individual	Female, 56-65 age group living in the southern area.	Issues regarding outside school hours care for children with disabilities, or disorders, and over 12 years old when both parents work. Grandparent take on carer role.	Additional information included in section on Children.
6. Individual	Male over 65 age groups residing in the northern area.	Questioning statistical information. Raising issues regarding ATSI and what these mean in terms of land matters, age statistics and perceived preferential treatment. Lack of reference to all funded retirees. Lack of appropriate medical coverage in Red Rock area. Issues regarding circumstances for reviewing the draft.	Noted Noted Noted and included in the Northern CPA information and also in the Population Health section. Noted
7. Individual	Male, 56-65 age group living in the northern area.	Acknowledging the information questioning if the level is too high and that it serves to highlight disadvantaged.	Noted
8. Individual	Female, 41-55 year age group residing in the northern area.	Document not broad enough and lacking data regarding young people with a disability. Lacking general data regarding disability issues.	Noted Covered with Coffs Harbour and Bellingen Local Disability Advisory Committee submission.
9. Individual	Male, 41-55 age group residing in the northern area.	Regarding need to consider keeping house block sizes large to keep the rural identity.	Noted
10. Individual	Female, 56-65 age group residing in north	Survey returns not high enough. Need for more work/research on the disturbing Quintele Ranking.	Noted
11. Individual	Male, 41-55 age group residing in urban area.	Need for permanent amusement area for children and adults in the Jetty area.	For consideration in relation to Jetty Development.
12. Individual	Male, 41-55 age group residing in the urban area.	Need for by-law banning dirt bikes in urban areas. Issues regarding need to remove pedestrian 'push' buttons at traffic lighted intersections. Need for concrete footpaths on all urban streets.	Outside the scope of this plan. Noted Noted

Name	Description	Submission/Comments	Action Taken/Response
13.Individual	Male, 41-55 age group residing in the urban area.	Immediate need for paved footpaths on at least one side of all urban streets.	Noted
14.Individual	Male, 41-55 year age group residing in urban area.	Need for safe bicycle plan, with safe bicycle lanes.	Noted
15.Individual	Male, 41-55 age group residing in urban area.	Lack of GP's and suggestions on how to address the issue.	Additional information included in Population Health section.
16.Individual	Male	Need for appropriate activities for teenagers including events, competitions and specific buildings.	Noted

S22 UPDATE ON BRELSFORD PARK DEVELOPMENT

Purpose:

To seek Council's endorsement of the concept plans for the multipurpose centre proposed for Brelsford Park.

Description of Item:

In December 2005 a briefing was provided to Council on the above proposal. Work has progressed since then with further refining of the concept plans and preparing documentation for a determination by Council.

The concept plans for the multipurpose/senior citizens centre have been developed with input from the internal project team and representatives of various community seniors groups. The issues raised by Councillors at the briefing in December 2005 have also been incorporated into the proposed concept design. This proposed design is attached to this report.

In relation to the cultural precinct two possible plans for the building layouts have been retained. As a result of the deferment of the Performance space, Library and Art Gallery, final decisions on which building configuration is not seen as being required at this time.

Sustainability Assessment:

- **Environment**

The issues relating to environmental considerations for the multipurpose centre have been considered during the development of the plans. They will be documented in detail for the statement of environmental effects required for the documentation for the application to proceed to develop.

This is also the case for other developments proposed for the park.

- **Social**

The social benefits of the proposed development on Brelsford Park have been discussed in detail in previous reports to Council.

- **Economic**

Broader Economic Implications

The broader economic implications have also been discussed in previous reports which have been considered by Council.

Cont'd

S22 - Update on Brelsford Park Development ... (Cont'd)

Management Plan Implications

MULTIPURPOSE CENTRE - Capital Costs

Detailed cost estimates have been prepared for the attached design of the multipurpose centre. These estimates are as follows:

Building Works	\$3,145,000
External Works (excluding car park and road works)	\$ 400,000
Traffic Lights	\$150,000
Car Parking/Road Works	\$ 200,000
Fees etc	\$ <u>350,000</u>
TOTAL	\$4,245,000

Details of the funding sources are as follows:

Budget 2005/2006

Drawn down loan	\$2,000,000
Revenue revote	23,588

Draft Budget 2006/2007

Funded from proposed sale of land	\$2,905,000
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TOTAL **\$4,928,588**

MULTIPURPOSE CENTRE - Operational Costs

The rate variation application includes an allocation for the operating costs for the multipurpose centre.

CITY PARKS - Capital Costs

Estimated costs for the city park will be established once concept designing is under way. The draft 2006/2007 budget includes an allocation of \$2,700,000 for the development of the city park. This allocation is subject to approval of the rate variation application.

ADDITIONAL PROPOSED BUILDINGS - Capital Costs

The other buildings proposed for the Brelsford Park site will be considered as funding sources are identified and available.

Consultation:

Consultation has occurred with community senior citizens groups, internal staff and consultants.

Related Policy and / or Precedents:

There are no related policies or precedents.

Cont'd

S22 - Update on Brelsford Park Development ... (Cont'd)

Statutory Requirements:

The determination by Council of the multipurpose/senior citizens centre proposal will be undertaken as a Part 5 assessment. The Part 5 determination is to be used for this project as it is on community classified land, owned and operated by Council.

The Plan of Management for this land has been amended to permit the development of a centre such as the one proposed by the concept plans.

Part 5 of the Environmental Planning and Assessment (EP&A) Act covers any activity which needs approval such as the use of land, the subdivision of land, the erection of a building, the carrying out of a work and the demolition of a building or work.

The definition of any activity does not include any act, matter or thing for which development consent under Part 4 is required or has been obtained, or any act, matter or thing that is prohibited under an environmental planning instrument, or exempt development.

An approval includes a consent, licence or permission or any form of authorisation.

To conform with the objects of the EP&A Act provisions, relating to the protection and enhancement of the environment, CHCC in its consideration of an activity must examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

The process to assess a Part 5 is similar to a Part 4 - only no Development Application is lodged.

A review of Environmental Factors needs to be prepared (by the Architect) and submitted to CHCC.

The proposal can then be advertised seeking feedback from the community.

Any submissions received are assessed and any modifications made to the proposal or any conditions of operation can be applied to the approval issued.

The matter will then be reported to Council for information.

Issues:

Car Parking

The issue of car parking and the impact of traffic has been considered during this concept stage. The Part 5 assessment requires a parking and traffic study to accompany the application. At this stage of the documentation phase it is expected that sufficient bus and street parking will be able to be provided within the scope of the project.

The issue of underground parking has also been considered. A preliminary car park layout suggests that this building could yield 35 below ground spaces at a cost of approximately \$40,000 per space. This would result in an additional cost of approximately \$1,400,000 plus additional excavation and other costs.

Cont'd

S22 - Update on Brelsford Park Development ... (Cont'd)

In relation to the car parking for the overall precinct a number of options have been considered. The road reserve in Curacoa Street is considered to be wide enough to have central as well as kerb side parking. These considerations have also examined the need for access to loading bays and large vehicular access requirements within the precinct.

City Park

It is intended that a community design process which is expected to commence in May 2006 will be used for the development of the design for the city park. This will involve design workshops with the wider community and a number of local landscape architects facilitated by Council's Landscape Architect.

Air Conditioning

The original brief for the project included the requirement for air conditioning of the whole building. Due to the design of the building and the opportunity for energy efficient design it is now questionable whether air conditioning to the entire building is required. Natural ventilation will be possible to all Activity Rooms. The building has a northerly aspect which will assist with heat control in the winter. As a result a number of options have been explored with the costs as follows:

Option 1 Natural ventilation to all Activity Rooms and AC in Reception area only	\$41,000
Option 2 As per Option 1 with the inclusion of ceiling fans to Activity Rooms	\$30,000
Option 3 As per Option 1 plus AC to Activity Room 1 and fans to Activity Rooms 2-5	\$155,000
Option 4 As per Option 1 with AC to Activity Rooms 1 and 2 and fans to Activity Rooms 3-5	\$175,000
Option 5 As per Option 1 with AC to all Activity Rooms	\$255,000
Option 6 As per Option 5 plus AC to Foyer	\$340,000

The building cost estimates above of just over \$3 million includes air conditioning to the Reception area and in all the Activity Rooms. The foyer area is considered too expensive to air condition and as a result of the continual traffic flow it will be difficult to maintain a constant temperature.

Timelines

The multipurpose centre construction was included in the Alliance Contract recently advertised. As a result a revised program has been developed which sees the Part 5 application due to be submitted in early April, subject to Council endorsement of the concept design for the centre. Assuming approval of that application, it is expected that the Alliance contract will be executed and site mobilization will occur by July.

Cont'd

S22 - Update on Brelsford Park Development ... (Cont'd)

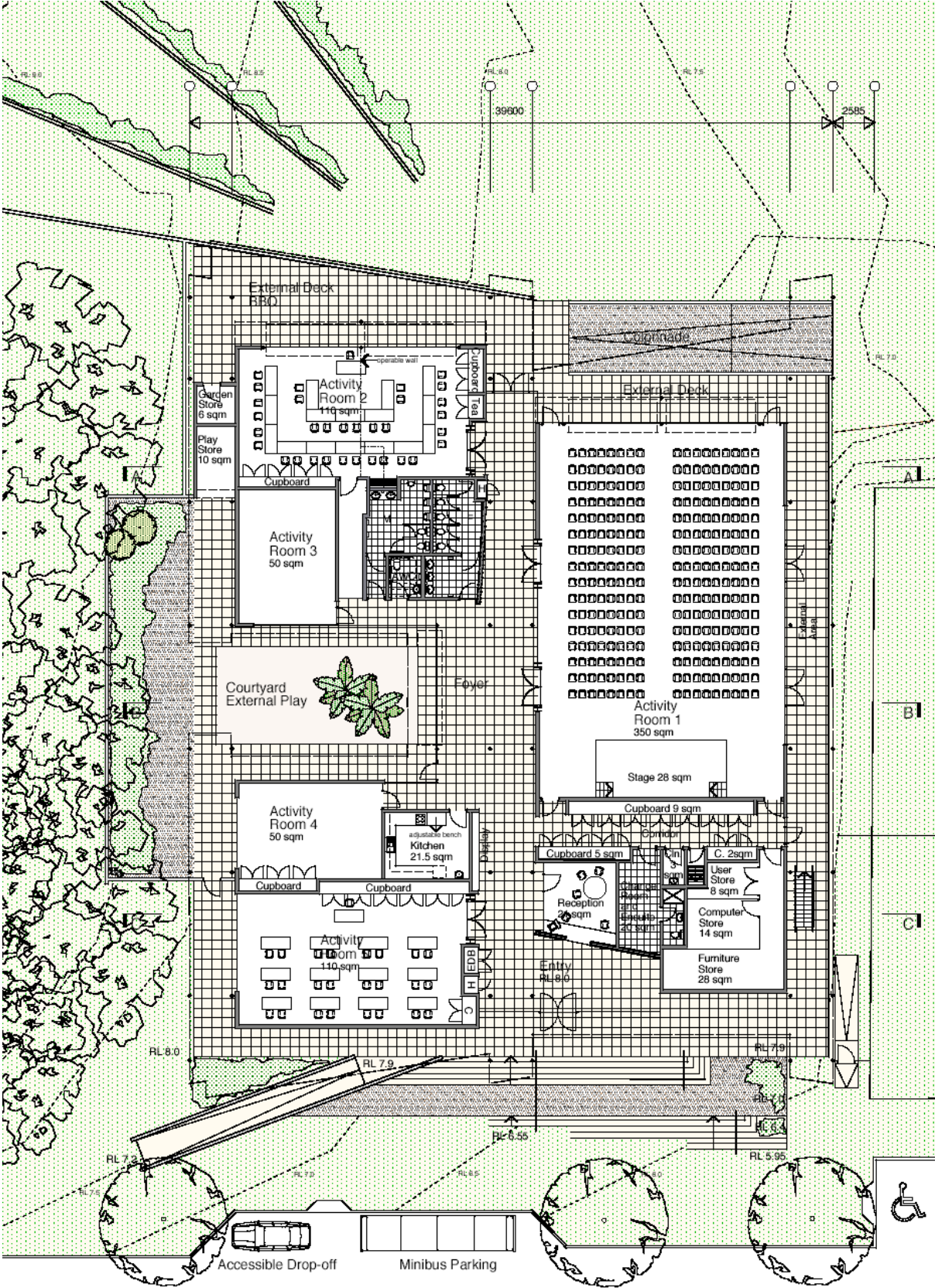
Implementation Date / Priority:

Assuming there is acceptance by Council of the proposed concept designs, the Part 5 application will be completed and submitted as soon as possible.

Recommendation:

- 1. That the documentation be completed to submit the Part 5 application for the development based on the concept plan for the Multipurpose Centre.**
- 2. That the cost estimates for the Multipurpose Centre be noted.**

Attachments:



S23 CORAMBA / NANA GLEN - EFFLUENT DISPOSAL

Purpose:

To report to Council an additional option for resolution of effluent disposal for the villages of Coramba and Nana Glen.

Description of Item:

A report was presented to Council at its City Services Committee Meeting held on 2 February 2006 and listed a variety of options. These options, along with an additional option, are listed below.

Options

Option	Capital Cost	Owners Cost/ annum	Council subsidy/ annum	Cost to Ratepayer s/ annum	Comments
1. Do Nothing - current situation	Nil	\$1400	\$20,200	\$1.00	Current situation unsatisfactory to pump out users.
2. Subsidise to previous level, ie charge as per pre new contract	Nil	\$1072	\$36,500	\$1.80	Unlikely to be acceptable to community given previous submissions.
3. Sewer Coramba Village (user pays)	\$5M	\$4,900	Nil	Nil	State and Federal government are generally adopting users pays principles. Likely to be unaffordable by community (15 year pay back @ 7%).
4. Sewer Coramba - whole of Council pays.	\$5M	Current Sewer Rates + \$34	\$600,000	\$34/annum	Consistent with Arrawarra/ Mullaway. Existing ratepayers may object. Moonee/Emerald ratepayers paid special rate for over 10 years prior to connection.
5. Sewer Nana Glen (user pays)	\$6M	\$6,030	Nil	Nil	Likely difficulties with disposal. See 3 above.
6. Sewer Nana Glen - whole of Council pays	\$6M	Current Sewer Rate + \$34	\$720,000	\$40/annum	See 4 above.
7. Sewer Coramba assuming they pay current cost	\$5M	\$1,300	\$379,161	\$19/annum	
8. Charge sewer rate, Council subsidises pump-outs	Nil	\$589 (2006/07)	\$60,280	\$3/annum	Most equitable selection and affordable.

Notes:

1. These figures do not include any subsidy as the likelihood of getting on the approved project list is remote.
2. Actual estimated cost to each property is - a) Coramba \$33,110
b) Nana Glen \$41,380
3. Operating cost / annum estimated \$400/lot.

Cont'd

S23 - Coramba / Nana Glen - Effluent Disposal ... (Cont'd)

The additional option 8 is to charge the Coramba/Nana Glen residents with existing pump outs a single annual charge equivalent to Council's standard sewerage rate and Council would provide the pump-out service with no additional costs.

Current pump out costs under the existing subsidised arrangements average \$1,400 per annum with Council's annual sewerage rate of \$589.00 (2006/07)per annum. In the Coramba / Nana Glen townships there are 44 properties on pump out. This means the sewerage rate would subsidise these residents a total of \$60,280/annum.

Sustainability Assessment:

- **Environment**

The environment is being impacted by faulty systems. Upgrading these systems and a single charge rather than a usage based charge will greatly reduce discharge to the environment.

- **Social**

The adoption of a uniform rate for all those using Council's sewerage system offers a fair and equitable position for all and should ease complaints about the current service.

- **Economic**

The existing sewer ratepayers will be subsidising the Coramba / Nana Glen residents on pump outs to the tune of \$3.00 per annum if option 8 is adopted.

The construction of a sewer system is not viable when compared to this option.

Owners could be up for a considerable up-front cost to bring their system up to the required standard and some may opt not to bother and continue to pay existing charges.

Consultation:

Council will need to consult with pump out users to explain requirements to enable them to be serviced by a single charge.

Issues:

1. It would appear from complaints received about excess charges during wet weather that quite a few systems are in a poor state of repair. The drainage lines and tanks would need to be inspected and certified as leak free prior to owners being offered the single tariff fee.
2. Most fixtures are likely to be old and have a high water demand. All fixtures discharging to the pump out system should be fitted with water efficient devices conforming to a six star Water Efficiency Label (WEL) rating. WEL's rating is the current National Water Efficiency Labelling System for water devices (similar to efficiency rating for electrical equipment).
3. The pump out contract has a \$300 call out charge for weekends. Council will need to monitor the frequency of these events and look at the offenders. With water saving devices fitted and drainage system/tank system in good order this shouldn't occur. Council will also need to ensure systems are maintained by owners.

Cont'd

S22 - Update on Brelsford Park Development ... (Cont'd)

4. Costs are currently managed through the Environmental Branch budget. This proposal will shift the subsidy to the sewer rate.
5. Council needs to adopt a policy of not allowing any future pump outs to be constructed to avoid future problems like this.

Recommendation:

1. **That Council, commencing in 2006/07 financial year, offer the landholders of Coramba and Nana Glen currently on pump out the option to pay a single annual charge equivalent to the annual residential sewer rate subject to the following:**
 - (a) **The drainage system and pump out tank be checked by a licensed plumber, at the owner's cost, and certified as leak free and not draining stormwater.**
 - (b) **That fixtures connected to the pump out system are six star WELs rated.**
 - (c) **That all pump out facilities be kept in good working order, leak free and protected from stormwater intrusion.**
2. **That no new pump outs be permitted throughout the City.**
3. **That the subsidy of these pump-outs be through the Council Sewer Fund.**

S24 TENDERS : CONSTRUCTION OF SEWER RISING MAIN AND SEWAGE PUMPING STATIONS, COOK DRIVE AND ISLES DRIVE, COFFS HARBOUR

Purpose:

To report on tenders received for the construction and upgrades of sewer rising mains and sewage pumping stations associated with the South Coffs Industrial Area Sewer Augmentation for catchments 43, 51 and 81 at Cook Drive and Isles Drive, Coffs Harbour and to gain Council approval to accept a conforming tender.

Description of Item:

This project is essential works identified in the Coffs Harbour Sewerage Strategy which caters for the existing and future expansion of the Coffs Harbour Education Campus, the Coffs Harbour Health Campus, Isles Drive Industrial Estate and the North Boambee Valley Residential area. The project has been designed to relieve the existing pump station No.37 in Fraser Drive which currently services the catchments of these areas. The diversions into the proposed new facility will reduce the flow from its existing catchment which as a result will reduce the frequency of pump starts and hence will reduce running costs and prolong pump life and avoid overloading the existing reticulation system.

During the design phase other options were explored, however this proposal will meet the above expectations and provide the safe, reliable, efficient and environmentally sound transfer of raw sewage to pump station No.33 at Thompsons Road and also provide a backup facility should the need arise by retaining pump station 43 at Cook Drive.

The project involves the construction of about 3,890m of combined pipework of variable sizes for sewer rising mains and a gravity sewer main. The work under this contract also includes:-

- The upgrade of the existing sewage pump station No.51 situated within the Isles Drive Industrial Estate
- Construction of a new sewer rising main from pump station 51 to the existing sewer reticulation system at Keona Circuit including the underbore across Newports Creek
- The construction of pump station 43a at a Council reserve at Cook Drive and a gravity sewer main which will connect to the existing sewer reticulation system
- The construction of sewer rising mains 43a and 81 at Cook Drive to pump station 33 at Thompsons Road
- The construction of sewer rising main 45 from the existing sewer rising main from the Coffs Harbour Health Campus at O'Keefe Drive to Pump Station 43a including the underbore across Cook Drive

Open Tenders were called and advertised in local and Sydney newspapers and the Australian Water Association publication (AWA) and closed at 3.30pm on Tuesday, 14 February 2006.

Tenders were evaluated on the following:

- Tender Price
- Experience and Performance in similar works
- Compliance and Logic of Construction Program
- OH & S Management Systems and Performance

Cont'd

S24 - Tenders : Construction of Sewer Rising Main and Sewage Pumping Stations, Cook Drive and Isles Drive, Coffs Harbour ... (Cont'd)

Four tenders were received as follows.

1. Bob Chambers Pty Ltd
2. Eire Contractors Pty Ltd
3. Precision Pipelines Pty Ltd
4. Trazlbat Pty Ltd

Sustainability Assessment:

- **Environment**

The work under this contract is situated mainly in road reserves and within cleared drainage paths and within land that is predominately zoned 4a (Industrial). The area in the vicinity of Newports Creek south of Keona Circuit consists of primary koala habitat and riparian vegetation and is zoned 7a Environmental Protection Habitat. To minimise disturbance of this sensitive area, it is proposed to construct the pipeline using "Trenchless Technology" across Newports Creek to a proposed receiving manhole to be situated in an existing cleared area south of Keona Circuit.

The area from Cook Drive to Fraser Drive adjacent to an existing open stormwater drainage channel also consists of primary koala habitat and swamp forest and is zoned 7a Environmental Protection Habitat. Construction work will require the clearing of a small portion of vegetation within this area. This area has been previously disturbed from the excavation to form the existing open stormwater drainage channel. The disturbance is to be minimised by limiting any clearing to a defined "Construction Zone" as shown on the design drawings. Compensatory plantings of native vegetation in this area is to be arranged on completion of the pipework construction.

The contractor will be required to implement an Environmental Control Plan for the duration of the project to ensure that these objectives are met and any adverse environmental affects will be minimal.

- **Social**

A relatively small portion of this project will require access and work on private property. The required signed Permit to Enter forms as a means of obtaining approval from the affected property owners have been received. All work is to be restricted to normal business hours and the residents affected are to be kept informed of the activities and progress.

During construction the local amenity and traffic conditions will be temporarily affected. Proper restoration of the site and strict traffic control as required by the specification will be implemented and monitored to minimise inconvenience to the local community.

The project will relieve existing pressures on sewage pumping station No.37 in Fraser Drive which in turn will benefit the local community by reducing the risk of odour and noise emissions due to the diversion of a significant proportion of flow of raw sewage to the new system and the subsequent reduction in the number of pump starts.

S24 - Tenders : Construction of Sewer Rising Main and Sewage Pumping Stations, Cook Drive and Isles Drive, Coffs Harbour ... (Cont'd)

- **Economic**

The tendered sum includes GST, which is not a net cost to Council.

Expenditure has been budgeted for in the 2005/2006 Management Plan under Sewerage Capital Works.

Related Policy and / or Precedents:

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

Tender details and assessment are included in the Confidential Attachment.

Statutory Requirements:

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

Issues:

Council's Tender Value Selection System (TVSS) at the time it was decided to call tenders required the tenderers business address to be part of the tender assessment criteria. This criteria was indicated in the "Information For Tenderers" section of Volume 1 of the tender documentation. However, Council at its meeting in December 2005 resolved to amend the TVSS policy whereby the "Business Address" criteria would only apply to tenders valued below \$500,000.

As each of the tender prices received exceeds this amount, the Local Business Address Policy has subsequently not been applied in the assessment of the tenders for this contract.

Implementation Date / Priority:

The contract completion time is 18 weeks from the Letter of Acceptance. If Council resolves to award a contract, construction will begin in May, and it is expected that work will be completed by the end of July 2006, barring unforeseen circumstances.

Recommendation:

1. **That Council accept the tender of Bob Chambers Pty Ltd, ABN 49 003 778 630, for Contract No. 05/06-218-TO, South Coffs Industrial Area Sewer Augmentation for the lump sum amount of \$1,694,088 including GST, on the basis that:-**
 - a) **The tender is the highest scoring tender following the application of Council's Tender Value Selection System**
 - b) **The tenderer has the necessary experience in similar works and his referees have confirmed his ability and satisfactory performance**
 - c) **The tenderer's financial references are satisfactory**
2. **That the contract documents be completed under Seal of Council**

S25 TENDERS : COFFS HARBOUR INFRASTRUCTURE PROGRAM ALLIANCE

Purpose:

To report on tenders received from contractors to form an Alliance partnership with Council for the construction of the Coffs Harbour Infrastructure Program.

Description of Item:

After the successful Alliances for the Deep Sea Release and the Woolgoolga WRP, it was decided to push the positives of alliancing even further to gain additional benefits to Council. By combining several projects under one umbrella it is expected to see significant gains in areas such as administration overheads, purchasing power, resource sharing, innovation, risk minimisation, no adversarial issues and attract large contractors who are financially capable of carrying out larger projects.

The construction industry is currently swamped with work and contractors can choose which projects they want to do and how they do it. Alliancing is the preferred contractual framework for all major contractors.

We have opted to combine several projects to make it an attractive package to the contractors and to attract their best teams. Because of the size of projects we were also looking at the best model to manage these works with our limited resources.

The projects nominated to date for inclusion in the Alliance are:

1. Coffs Harbour WRP including Sawtell decommissioning and Woolgoolga sludge dewatering.
2. Coffs Harbour Water Treatment Plant.
3. Hogbin Drive bridge.
4. Multi Purpose Centre.

Possible other projects include the Moonee Beach Reservoir and the administration building construction.

Three tenders were received as follows:

1. Abigroup, John Holland, GHD, Aquatec Maxcon.
2. Leightons, Mayfield Constructions, SKM
3. Reed Constructions, BRW, Worley Parsons and URS.

Sustainability Assessment:

- **Environment**

1. The Coffs Harbour WRP has been assessed as part of the Sewerage Strategy EIS however REFs may be necessary for some of the pipework from Sawtell to Coffs Harbour.
2. Depending on the final siting of the WTP, a REF is likely to be required before works commence.

Cont'd

S25 - Tenders : Coffs Harbour Infrastructure Program Alliance ... (Cont'd)

3. An EIS has been completed and additional studies for new endangered species have been carried out for Hogbin Drive Bridge. A triple bottom line assessment will be carried out as part of the option selection process for the bridge design.
4. The Multi Purpose Centre will require a Part 5 assessment before commencement.

- **Social**

All the projects will provide significant health and social benefits to the community.

The WRP will provide for the treatment of all effluent to a reuse standard with reduced odours from the new plant.

The WTP will provide a reliable, safe and healthy water supply.

The Hogbin Drive bridge will enable the completion of a significant piece of the community transport system.

The Multi Purpose Centre will provide a long awaited community facility for the Coffs Harbour seniors etc.

Consultation:

Extensive consultation has taken place on all projects and will continue through to completion of projects.

The WTP job may need extensive consultation depending on its final location.

Related Policy and/or Precedent:

Tendering procedures were carried out generally in accordance with Local Government Tendering Regulations. Council's Tender Value Selection System was applied during the tender review process following the attached tender evaluation management plan. Council's policy is that the tenderer with the highest score becomes the recommended tenderer.

A tender evaluation plan and the evaluation results are attached in the confidential section.

Issues:

It should be noted the price and final contract agreement (alliance agreement) are jointly developed after this contract is awarded.

Effectively what this contract does is to commit Council and the contractor (the alliance partners) to develop concept designs to a stage where an accurate costing of the project can be made, ie the Total Outturn Cost (TOC). The alliance partners then agree on the first TOC and the alliance agreement is then ratified by Council. This agreement is then the contract Council builds the first project under and the balance of projects are managed in a similar way.

Based on tender the tender evaluation management plan, Abigroup, John Holland, GHD and Aquatec Maxcon were the most advantageous tenderer.

Cont'd

S25 - Tenders : Coffs Harbour Infrastructure Program Alliance ... (Cont'd)

Abigroup and John Holland are two of the largest contractors in Australia and GHD is the largest engineering consultancy and will bring with them a team of the best personnel in their respective fields.

Council is currently carrying out an independent commercial audit of various tendered details which will form the basis of future costings.

Recommendation:

- 1. That Council accept the tender of the Coffs Harbour Future Alliance consisting of the following:**

Abigroup Contractors Pty Ltd, ABN 40 000 201 516,

John Holland Group, ABN 11 004 282 268,

GHD Pty Ltd ABN, 39 008 488 373, and

Aquatec-Maxcon Pty Ltd ABN, 45 002 250 482

for the Coffs Harbour Infrastructure Alliance on the basis that:

- a) The tender is the most advantageous tender following the application of Council's Tender Value Selection System.**
 - b) The tenderer has the necessary experience in similar works and their ability and performance are satisfactory.**
- 2. That the Alliance Team finalise the alliance agreements to enable execution by Council.**

Geoff Newton
Director of City Services (Acting)