



COFFS HARBOUR CITY COUNCIL
EXTRAORDINARY MEETING
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
22 JANUARY 2009

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COFFS HARBOUR CITY COUNCIL

EXTRAORDINARY MEETING

22 JANUARY 2009

Mayor and Councillors

LAND USE HEALTH & DEVELOPMENT DEPARTMENT REPORT

L1 CONTROL OF OPEN BURNING

Purpose:

The Department of Environment and Climate Change (DECC) are currently remaking the Protection of the Environment Operations (POEO) (Clean Air) Regulation 2002 and are seeking confirmation from Council of the nomination listing on Schedule 8 by the 13 February, 2009.

This report recommends that Council remains listed under Schedule 8, Parts 2 and 3 of the POEO (Control of Burning) Regulation, which prohibits the open air burning of domestic waste and burning of vegetation waste and that the restriction on specific areas within the Coffs Harbour local government area (LGA) be continued.

Description of Item:

Council considered reports on 20 April and 18 May 2006, PED 14 and 20 - Control of Open Burning, and resolved that:

1. *That Council seeks listing in Parts 2 and 3 of the schedule of the regulation on control of burning.*
2. *That upon implementation of the above, Council grant general approval for burning on land other than land zoned:*
 - Residential: 2A, 2B, 2C, 2D, 2E;
 - Business: 3A 3B, 3C, 3D, 3E 3F, 3G;
 - Industrial: 4A.
3. *That the operation of the control of burning restrictions be the subject of a review by Council 12 months after the new rules come into effect.*

Cont'd.

L1 Control of Open Burning ... (Cont'd)

Comments:

The review of Council Policy is now due and the Department of Environment and Climate Change (DECC) are currently remaking the POEO (Clean Air) Regulation 2002.

Council pursued these restrictions in response to the significant number of complaints received by Council annually, and the number of subdivision clearings resulting in large stockpiles of vegetation waste being burnt.

Schedule 8 of this Regulation comprises three parts, as follows:

- Part 1 - All burning is effectively prohibited.
- Part 2 - Burning of vegetation requires Council approval.
- Part 3 - Burning of domestic waste is prohibited.

The main complaints about burning, concern smoke nuisance caused to residents by backyard burning, burning of vegetation associated with land clearing activities, and maintenance of large properties.

Representations continue to be received in relation to burning occurring in open space areas immediately adjoining residential properties, such as reserves and bushland behind or around residential properties to avoid the restrictions placed on the actual property. Apart from the smoke issues these fires have raised concerns at both the NSW Fire Brigades and the Rural Fire Service due to the lack of adequate separation and for asset protection.

Sustainability Assessment:

- **Environment**

Burning in the open or in inadequately controlled incinerators results in incomplete combustion. Incomplete burning of materials results in the generation and emission of small particles that are suspended in the atmosphere and can be dispersed over a large area.

Concern about the contribution of backyard burning to air pollution in the Sydney area led to restrictions on burning in the open. By 1990, regulations under the Clean Air Act applied to all Councils in the Sydney region and a number of regional centre's.

The hilly terrain encompassing Coffs Harbour affects the rate of dispersion of pollutants, trapping pollution from backyard burning within the Coffs Harbour basin. With over 90% of the local population living on the narrow coastal plain, pollution generated there is often subject to unfavourable dispersion conditions. Temperature inversions, which trap pollutants close to the ground, allow little or no dispersion.

The coastal range also affects air movement by generating drainage flows. These tend to generate at night when the wind is light and sky is clear, chilling air close to the ground making it denser than air above it. Where the ground is sloped, the air close to the ranges will drift down towards the coastal strip, concentrating pollutants in that area.

Infants and small children, the elderly, and people with ailments like asthma and emphysema are especially sensitive to unhealthy levels of air pollution. Not only does air pollution affect human health, it also accelerates structural corrosion to the built and natural environment.

Cont'd.

L1 Control of Open Burning ... (Cont'd)

- **Social**

By prohibiting burning in the open, the adverse health effects of fine particles pollution are reduced. The adverse effect of other pollutants, localized odours and nuisance are also avoided.

- **Economic**

Broader Economic Implications

The prohibition of burning of vegetation places an increased demand on greenwaste collection and/or shredding/mulching or involves greater use of private transport to the waste facilities.

Encouragement of households to utilise on-site composting and/or worm-farming operations would help to offset these demands.

Enforcement

The effect of applying "Part 2" category has been to prohibit the burning of vegetation except with Council approval or on land associated with agricultural operations. The Council approval has been a general approval specified by notice published in the local newspapers.

- Rural: 1A, 1B and 1F
- Environmental Protection: 7A only where this Zone immediately adjoin Rural: 1A, 1B or 1F Zones

Approvals may also be issued to a particular person by written notice to the individual.

The effect of applying "Part 3" has been to prohibit the burning of domestic waste where a domestic waste management service is available.

Regardless of which category is applied, the burning of vegetation is allowed for cooking/barbecuing and to light a fire for recreational purposes, such as, camping, picnicking, scouting or similar.

A breach of the regulation currently carries a \$500 penalty infringement notice.

Management Plan Implications

Nil

Consultation:

Prior to introducing the ban several representations were received from residents by Council requesting Council to implement the 'non burn' policy as existed in Sydney and neighbouring Councils, such as Nambucca, Clarence Valley, Greater Taree, Port Macquarie-Hastings, Lismore and Ballina.

Representations continue to be received in relation to burning occurring in open space areas immediately adjoining residential properties, such as reserves and bushland behind or around residential properties to avoid the restrictions placed on the actual property.

L1 Control of Open Burning ... (Cont'd)

Related Policy and / or Precedents:

Council has had a policy in place to prohibit burning of tree wastes where the development site is located within 400 metres of a developed residential area. Burning of construction wastes on development sites is also prohibited.

Statutory Requirements:

Protection of the Environment Operations (Control of Burning) Regulation 2002 and in particular Clauses 6A to 6G.

Issues:

The continuation of the No Burn Policy will allow an effective response to back yard burning complaints. Public awareness by way of press releases will continue to be given as well as penalty notices if warranted.

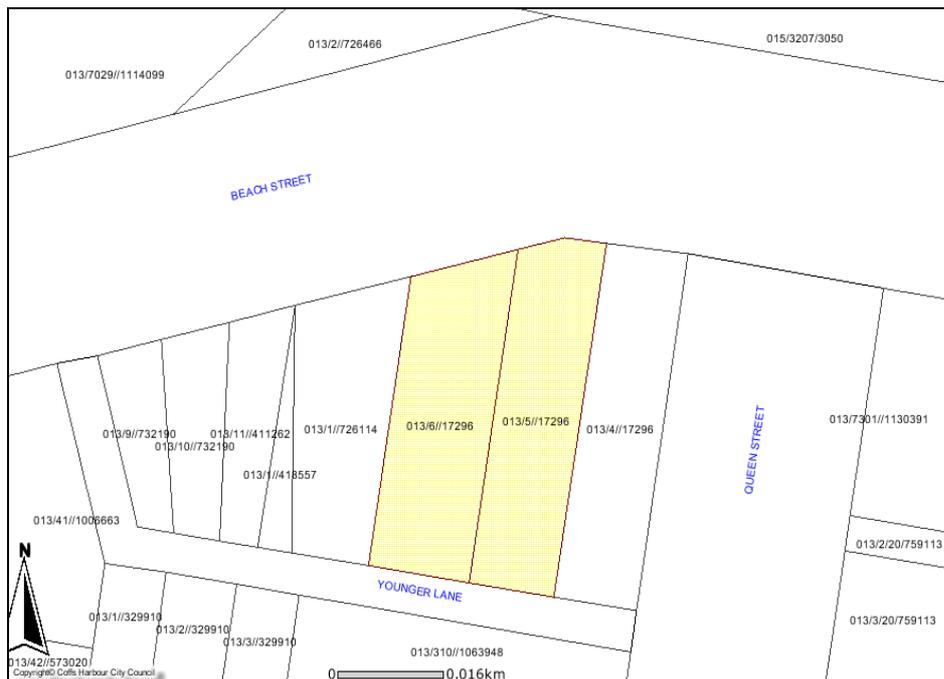
Recommendation:

- 1. That Council confirm listing in Parts 2 and 3 of Schedule 8 of the Protection of the Environment Operations (Clean Air) Regulation.**
- 2. That Council grant general approval for burning on land other than land zoned:**
 - Residential: 2A, 2B, 2C, 2D, 2E;
 - Business: 3A 3B, 3C, 3D, 3E 3F, 3G;
 - Industrial: 4A.

L2 DEVELOPMENT APPLICATION 1314/07 - PROPOSED DEMOLITION OF MOTEL, CONSTRUCTION OF TAVERN, DWELLING UNITS AND BASEMENT CAR PARK - LOTS 5 & 6, DP 17296, NO. 78 BEACH STREET, WOOLGOOLGA

Purpose:

This report describes Development Application 1314/07 for demolition of the existing motel and the construction of a new tavern, eight dwelling units and basement car park. The proposed development site is Lots 5 and 6, DP 17296, No. 78 Beach Street, Woolgoolga. Conditional approval of the application is recommended.



Description of Item:

The existing motel (Beach Motel) proposed to be demolished consists of 10 units and a two storey manager's residence and reception office. Vehicular access is currently via Beach Street.

The subject land is located within the Woolgoolga town centre. It is on the southern side of Beach Street. The land to the south of the site, opposite Younger Lane is a supermarket with an upper level office. The land to the north of the site on the opposite side of Beach Street is the Woolgoolga beach reserve and caravan park. The land adjoining the site to the east and west are currently used as shops.

The proposed development is for demolition of motel, construction of tavern, dwelling units and basement car park. The building will be three storeys high with basement car parking below ground level. The tavern component will occupy the ground floor with level one comprising of four dwelling units and level two comprising of four dwelling units. A roof top swimming pool (five metres by 12 metres) is proposed (above the second level) for use by the residents of the dwelling units. The basement car park will have 25 car spaces (including one disabled) with access from Younger Lane. Two car spaces at ground floor level accessed from Younger Lane are also proposed at the rear. Three additional on-street car spaces will be created as the existing vehicular access point onto Beach Street will be removed.

Cont'd.

L2 Development Application 1314/07 - Proposed Demolition of Motel, Construction of Tavern, Dwelling Units and Basement Car Park - Lots 5 & 6, DP 17296, No. 78 Beach Street, Woolgoolga (Cont'd)

The tavern includes an outdoor terrace and garden area, office, lounge, bar, cool room, dry store room, liquor storage room, kitchen amenities and loading dock. The internal floor area of the tavern is 537m². A lightweight awning is proposed over the public footpath. An elevated planter box/wall is proposed at the front to separate the tavern area from the footpath.

The first floor level dwelling units are two bedroom units with rear and front balconies and planter boxes. The second floor dwelling units are three bedroom units with rear and front balconies and planter boxes. Units are accessed via front entry foyer and rear entry foyer connecting with the lifts and stairways.

A copy of the Development Application file, including the application (and all supporting documents), all submissions and plans will be available in the Councillor's room prior to the meeting.

Sustainability Assessment:

- **Environment**

The subject site is situated in a built environment. The proposal involves significant excavation for the construction of the basement car park. The issue of the proposed works disturbing an underground aquifer and soil quality has been considered by the NSW Department of Water and Energy (DWE). The proposal requires an 'aquifer inference activity approval' from DWE in accordance with section 91 of the Environmental Planning and Assessment Act, 1979. DWE supports the proposal subject to conditions. A recommended condition will be imposed requiring the submission of a detailed Erosion and Sediment Control (Soil Management) Plan to be lodged with Council, prior to the issue of a Construction Certificate. This Plan shall incorporate control measures for any required dewatering activities.

A recommended condition will be imposed limiting construction works to occur only during the hours of Monday to Friday, 7.00am - 6.00pm, Saturday 7.00am - 1.00pm (if inaudible from adjoining residential properties otherwise 8.00am - 1.00pm). No construction work is to take place on Sunday and Public Holidays. A recommended condition will also be imposed to ensure all waste material will be recycled or disposed of to an approved waste disposal depot.

A BASIX Certificate has been submitted with the development application. A recommended condition will be imposed requiring the development to meet all the commitments listed in each relevant BASIX Certificate. The development will therefore achieve the aims of the NSW government in terms of energy efficiency and sustainability.

- **Social**

The proposed tavern is likely to rejuvenate the site in the town centre by providing a mixed use development that would benefit the community and contribute to the town of Woolgoolga. It would provide employment, support for local businesses and the tourism industry. An establishment of this nature close to the beach is typical in many coastal towns and may provide a positive contribution to the village atmosphere.

Cont'd.

L2 Development Application 1314/07 - Proposed Demolition of Motel, Construction of Tavern, Dwelling Units and Basement Car Park - Lots 5 & 6, DP 17296, No. 78 Beach Street, Woolgoolga (Cont'd)

It is acknowledged that an increased police presence in the locality may be required as a result of the development however the tavern will employ security personnel typical of any licensed establishment that will ensure the safety of patrons. This section of Beach Street is also designated as an alcohol free zone and the tavern will be required to adhere to the requirements outlined in the liquor license. Social issues relating to the granting of the license were dealt with in the social impact assessment lodged with the Liquor Administration Board in March 2007 and approved by the Board on 28 July 2008. The establishment will be restricted to operating from Monday to Sunday 7.00am to 12.00 midnight. This issue is considered further in the Section 79C Evaluation appended to this report (Appendix A).

- **Economic**

The proposed development has an estimated \$10 million construction cost. It is anticipated that the project will provide 70-80 construction jobs and at least 20-30 jobs once the development is in operation. There is unlikely to be any adverse economic impacts as a result of the proposal. There have been letters of support from the public indicating that the development is likely to benefit the tourism industry and local businesses.

It is acknowledged the development will compete with other licensed premises in the locality. This may have both positive and negative impacts. It is difficult to determine whether patronage of existing establishments would decrease however with increased competition, it is likely that the residents of Woolgoolga and tourists to the area will enjoy a higher quality of service and more affordable prices from existing establishments.

Broader Economic Implications

The proposed development will further reinforce the Woolgoolga town centre zone as a commercial and business hub of the northern beaches area.

Consultation:

The development application was advertised and notified in accordance with Council's Notification Development Control Plan. The proposal was notified from 13 November 2008 to 21 December 2008 (five weeks). A total of 190 submissions were received. There were 125 letters of support and 65 letters of non-support. The issues raised within public submissions to the proposal are addressed in detail in the Section 79C Evaluation appended to this report and in the issues section.

The application has been reviewed by the NSW Department of Water and Energy, the NSW Police and Council's technical sections. Support has been expressed by these agencies and sections subject to conditions.

Cont'd.

L2 Development Application 1314/07 - Proposed Demolition of Motel, Construction of Tavern, Dwelling Units and Basement Car Park - Lots 5 & 6, DP 17296, No. 78 Beach Street, Woolgoolga (Cont'd)

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.

• **Relevant Statutory Instruments**

- North Coast Regional Environmental Plan
- Coffs Harbour City Local Environmental Plan 2000
- State Environmental Planning Policy No 64 - Advertising and Signage
- State Environmental Planning Policy No 71 - Coastal Protection
- State Environmental Planning Policy No. 65
- State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007
- Business Lands Development Control Plan
- Woolgoolga Business Lands Information Sheet
- Off Street and Car Parking Development Control Plan
- Access and Mobility Development Control Plan
- Signs Development Control Plan
- Notification Development Control Plan

Each of these relevant statutory instruments is considered in detail in the Section 79C assessment appended to this report.

Issues:

• **Car Parking**

The proposed development consists of the following components:

Tavern indoor area 537m² gross floor area

Tavern outdoor area 265m²

Eight dwelling units four units greater than 100m² in floor area, four units under 100m² gross floor area.

25 spaces are proposed in the basement car park

Two car spaces are proposed off Younger Lane

Three car spaces created as a result of removing the existing vehicular access point from Beach Street

Cont'd.

L2 Development Application 1314/07 - Proposed Demolition of Motel, Construction of Tavern, Dwelling Units and Basement Car Park - Lots 5 & 6, DP 17296, No. 78 Beach Street, Woolgoolga (Cont'd)

The applicant has calculated a parking requirement of 26 spaces for the tavern (based on size of service indoor and outdoor areas only) with 16 spaces proposed (the applicant acknowledges a shortfall of 10 spaces). Council's City Services Section has not agreed to this calculation and has approved a rate of one space per 15m² of indoor and outdoor tavern floor area. This calculation sets a Council car parking requirement for the tavern of 60 car spaces (based on indoor and outdoor area of tavern excluding walkways/ramps, loading areas/dock and car spaces).

In addition the development requires 14 spaces for the eight units in accordance with Council's Off-Street Car Parking Development Control Plan (12 spaces for permanent residents plus two for visitors). The total car parking requirement for the development is therefore 74 car spaces (60 plus 14). The development will provide 30 spaces (25 in basement, two off Younger Lane and three on Beach Street). The shortfall will be accounted for via the payment of developer contributions for 44 spaces.

- **Traffic Movement**

With respect to traffic movement Council's City Services Section has examined and endorsed the proposed development and traffic arrangements. The development application was not required to be referred to the Roads and Traffic Authority under State Environmental Planning Policy (SEPP) Infrastructure 2007.

The proposed development will result in additional traffic movement to the area. The impact of the additional traffic movement is considered to be acceptable for the locality (business zone) and will marginally improve pedestrian activity in the area by the removal of the Beach Street vehicle access to the site. Due to the nature of the use (tavern) patrons intending to consume alcohol are likely to use taxi, public transport, car pool or walk to and from the premises. The proposed arrangements for loading/unloading of delivery vehicles via Younger lane are considered satisfactory. The delivery vehicles are small rigid trucks, 6.4 metres in length.

- **Woolgoolga Business Lands Information Sheet – Height**

The proposed building will be three storeys high (10.2 metres measured to the parapet) with basement below ground level. The ground floor front setback will be consistent with that of existing commercial premises fronting Beach Street. The first and second floors are further back from Beach Street, approximately 14 metres.

The adjoining building to the west is single storey with a second storey parapet; the adjoining building to the east is single storey with a second storey component setback further from Beach Street. The property opposite Younger Lane to the south of the subject land is two storeys (supermarket).

Cont'd.

L2 Development Application 1314/07 - Proposed Demolition of Motel, Construction of Tavern, Dwelling Units and Basement Car Park - Lots 5 & 6, DP 17296, No. 78 Beach Street, Woolgoolga (Cont'd)

The Woolgoolga Business Lands Information Sheet recommends that the building height for the site is to remain two storeys. The photo montages submitted by the applicant demonstrate how the building would appear in relation to the existing development in the locality. While the proposed development is three storeys, the building would be compatible with existing buildings and would not dominate the streetscape in a significant way. An awning is proposed along the frontage which fills in the gap between the awnings either side of the development. The provision of landscape plantings between the tavern and the public footpath provides separation from passers-by and adds to the amenity of the streetscape. The overall building height is similar to that of the supermarket building located to the south of the subject land, opposite younger Lane.

• Development works involving aquifer interference

The proposal involves significant excavation for the construction of the basement car park. The issue of the proposed works disturbing an underground aquifer and soil quality has been considered by the NSW Department of Water and Energy (DWE). The proposal required an 'aquifer inference activity approval' from DWE in accordance with section 91 of the Environmental Planning and Assessment Act, 1979. DWE supports the proposal subject to conditions.

• Noise

The application was accompanied by a noise assessment report. The report concludes that noise emission from all mechanical plant such as the basement ventilation system and swimming pool filter meet relevant criteria for all assessed periods. Patron noise emissions were found to be within the limits for all assessed periods. A potential exceedance however of the sleep criteria has been predicted to occur when patrons shout from the outdoor dining area. The report explains that given the proposed use of the area, it is unlikely for patron behaviour to cause noise levels of this magnitude. The report also concludes that the maximum predicted patron noise levels are unlikely to cause awakening reactions within the bedroom of the nearest receiver location with windows open or closed.

While the proposed development would contribute to traffic noise in the town centre, the levels are considered to be acceptable. Council's Health Section has supported the proposal with recommended conditions:

- Musical entertainment from the premises is to cease at:
 - Midnight on Friday, Saturday and any night immediately prior to a holiday; and
 - 10.00pm all other nights.
- Noise emanating from the premises is to comply with the provisions of the Protection of the Environment Operations Act, 1997.
- All outdoor areas of the tavern are to be closed off to the public at 10.00pm with the doors to this area kept closed after this time. The relevant areas are identified as "entry terrace, pergola terrace and covered outdoor eating" on the plan 02@telier41 architecture – Drawing No. DA03.

Cont'd.

L2 Development Application 1314/07 - Proposed Demolition of Motel, Construction of Tavern, Dwelling Units and Basement Car Park - Lots 5 & 6, DP 17296, No. 78 Beach Street, Woolgoolga (Cont'd)

• Social

Social issues relating to the granting of the license were dealt with in the social impact assessment lodged with the Liquor Administration Board in March 2007 and approved by the Board on 28 July 2008.

There were numerous written objections received by Council in relation to social issues that may be generated by the proposal. Concerns raised are in relation to the addition of another drinking establishment in Woolgoolga increasing the social problem of alcoholism and in particular an increase in anti-social behaviour and crime occurring at the Woolgoolga Beach Reserve located opposite the site in question. It is acknowledged that an increased police presence in the locality may be required as a result of the development however the tavern will employ security personnel typical of any licensed establishment that will ensure the safety of patrons. This section of Beach Street is also designated as a non-alcohol zone and the tavern will be required to adhere to the requirements outlined in the liquor license. The establishment will be restricted to operating from Monday to Sunday 7.00am to 12.00 midnight. This issue is considered further in the Section 79C Evaluation appended to this report.

• Submissions

A total of 190 submissions were received. There were 125 letters of support and 65 letters of non-support. The issues raised in the letters of objections include:

- Proposed development would create traffic congestion.
- Amount of car parking proposed to be provided inadequate.
- Loading/Unloading on Beach Street would cause traffic disruption
- Too many drinking establishments in Woolgoolga already
- Increased anti-social behaviour
- Site too close to Beach Reserve
- Development is not in keeping with 'village atmosphere' that Woolgoolga possesses.
- The existing character of Woolgoolga should be retained, not replicating a character similar to that of Byron Bay.
- Strain on police resources to deal with anti-social behaviour
- Tavern being more like a hotel with TAB, gaming facilities, etc
- Noise generated from music played in the tavern
- Increased anti-social behaviour causing noise nuisance
- More traffic causing noise issues
- Does not comply with Woolgoolga Business Lands Information Sheet in terms of building height.

The issues raised are addressed under the headings 'Car Parking', 'Traffic Movement', Woolgoolga Business Lands Information Sheet – Height', 'Noise' and 'Social' located above, and in the Section 79C Evaluation appended to this report.

Cont'd.

L2 Development Application 1314/07 - Proposed Demolition of Motel, Construction of Tavern, Dwelling Units and Basement Car Park - Lots 5 & 6, DP 17296, No. 78 Beach Street, Woolgoolga (Cont'd)

Implementation Date / Priority:

The development consent has a life of five years from date of issue. The consent may or may not be acted upon. The consent may be acted upon immediately following issue date or delayed until closer to the expiry date of the consent. When the consent is acted upon is a matter at the discretion of the property owner/developer.

Recommendation:

- 1. That Development Application 1314/07 for a demolition of motel, construction of tavern, dwelling units and basement car park on Lots 5 and 6, DP 17296, No. 78 Beach Street, Woolgoolga be approved subject to Conditions as appended to this report (Appendix B).**
- 2. Those persons who made submissions on the application be advised of Council's determination.**

Attachments:

APPENDIX A

**Section 79C Evaluation
Development Application 1314/07**

a. the provisions of,

i. any environmental planning instrument, and

• ***North Coast Regional Environmental Plan***

The proposed development is consistent with the principles of this Plan. The development will serve the needs of the surrounding business and residential areas and other areas within Woolgoolga.

• ***State Environmental Planning Policy (SEPP) No 64 - Advertising and Signage***

This SEPP contains assessment and concurrence criteria for advertising signage. The proposed pylon sign is 3.2 metres high and 1.2 metres wide and is proposed to be located within the proposed planter box along the western side boundary (near the access ramp for disabled persons). The proposed sign will match the colour scheme of the building and will display the words 'Woolgoolga Beach Tavern.' The lettering would be proud of the sign panel. The sign is of a contemporary style. The sign is appropriately sited and is consistent with other signage in the locality.

• ***State Environmental Planning Policy (SEPP) No 71 - Coastal Development***

The proposed development meets the relevant provisions and is consistent with the aims of this policy.

Clause 7 of the SEPP requires Council to take matters as listed in Clause 8 into consideration when determining development applications. Clause 8 matters have been taken into consideration in the assessment of the proposed development.

The proposed development does not have frontage to a beach, estuary, coastal lake, headland, and cliff or rock platform. The proposed development will therefore have minimal impact on these locations.

The proposed development does not change, impede or diminish public access to or along the coastal foreshore.

The development is considered suitable given its type, location and design and its relationship with the surrounding area.

The proposed development will not result in a detrimental impact on the amenity or scenic qualities of the coastal foreshore, including significant overshadowing of the coastal foreshore and no significant loss of views from a public place to the coastal foreshore. There is no expected impact on existing wildlife corridors, the animal, fish or plants and their inhabitants.

The proposed development is not affected by coastal processes or coastal hazards. The proposed development does involve some works that would disturb the underground aquifer. The application was referred to the NSW Department of Water and Energy (DWE) in accordance with section 91 of the Environmental Planning and Assessment, 1979 as the proposed required an aquifer interference activity approval. Approval was granted by DWE with conditions.

The proposed development will not result in potential for conflict between land-based and water-based coastal activities.

It is not known whether items of heritage, archaeological, Aboriginal or historic significance exists on the site. A condition will be imposed however requiring building/excavation works to cease should any Aboriginal artifacts be discovered and the Department of Environment and Climate Change be contacted immediately.

The proposed development will be connected to Council's sewer.

The proposed development will discharge stormwater into Council's stormwater system and consequently not discharge untreated stormwater into the sea, a beach, estuary, coastal lake, coastal creek or other similar body of water, or onto a rock platform.

- ***State Environmental Planning Policy (SEPP) No 65 – Design Quality of Residential Flat Development***

A condition will be imposed requiring the applicant to submit a design verification statement from a qualified designer, verifying that the plans for the residential component comply with the design quality principles set out in the policy.

The proposed development is considered to comply with the design principles of the policy. The building will contribute to the quality and identity of the area. The proposed density of eight units is considered to be appropriate as the site is located within a town centre zone with surrounding development generally covering the majority of the site. The development will achieve the aims of sustainability as a condition will be imposed requiring the development to meet all the commitments listed in each relevant BASIX Certificate.

The development includes areas of landscaping to improve the appearance of the development. The development will achieve the aims of safety and security; the units will be located above street level with access to the first and second floors being restricted. A condition will be imposed requiring the basement car park to have security roller doors or another form of restrictive barrier placed at the entry to restrict access of unauthorised persons. Each of the dwelling units will have a balcony to the front and rear allowing for surveillance of the street and the rear lane. The building materials and colour will be compatible with existing development in the locality.

The adjoining building to the west is single storey with a second storey parapet; the adjoining building to the east is single storey with a second storey component setback further from Beach Street. The property opposite Younger Lane to the south of the subject land is two storeys (supermarket). The ground floor front setback will be consistent with that of existing commercial premises fronting Beach Street. The first and second floors (levels containing dwelling units) are further back from Beach Street, approximately 14 metres.

- ***State Environmental Planning Policy (SEPP) (Temporary Structures and Places of Public Entertainment) 2007***

A condition will be imposed requiring a public entertaining area license being obtained from Council prior to the building being used as a place of public entertainment.

The policy requires Council to assess the proposal against a list of matters for consideration. Much of the matters have been addressed as part of the section 79C assessment such as noise, car parking, traffic management and social impacts. Specific requirements such as limiting the amount of patrons entering an area used as a place of public entertainment will be assessed once the application for the license is made.

- ***Coffs Harbour City Local Environmental Plan (LEP) 2000***

Zoning

The subject site is zoned 3C Business Town Centre. The proposed development is defined as a hotel and multi-unit housing which is permissible with consent in the zone.

Clause 23 (1) to (8) Potential Acid Sulphate Soils

The subject land is mapped as being class 3 potential acid sulphate soils. The provisions of this clause apply as the proposed development involves “*works beyond one metre below natural ground surface and works by which the watertable is likely to be lowered beyond two metres below the natural ground surface*”.

The applicant has submitted a geotechnical report on the dewatering of the site. As the proposed development involves works that would disturb the underground aquifer, the application was referred to the NSW Department of Water and Energy (DWE) in accordance with section 91 of the Environmental Planning and Assessment, 1979. The proposal required an aquifer interference activity approval. Approval was granted by DWE with conditions.

Council’s Health Section also assessed the geotechnical report and has supported the application with conditions.

Clause 23 (A) Flood Prone Land

The proposed development has been considered in the context of Council’s Floodplain Development and Management Policy. The proposed finished floor levels and access to basement car park are well above the minimum required.

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.

There are no draft environmental planning instruments of relevance to the subject site or development.

ii. any Development Control Plan (DCP)

• Business Lands DCP

The proposal accords with the development controls under this Plan.

The DCP specifies a floor space ratio of 1:1 in this zone. The proposed development meets this requirement. The gross floor area calculations are:

Ground Floor Area (tavern)	537m ²
First Floor Area (four dwelling units)	357m ²
Second Floor Area (four dwelling units)	402m ²
TOTAL FLOOR AREA	1296m ²
Total Site Area	1298.2m ²

• Off-Street Car parking DCP

The proposed development consists of the following components:

Tavern indoor area	537m ² gross floor area
Tavern outdoor area	265m ² gross floor area
Eight dwelling units	four units greater than 100m ² in floor area, four units under 100m ² gross floor area.

25 spaces are proposed in the basement car park

Two car spaces are proposed off Younger Lane at lane level

Three car spaces to be created as a result of removing the existing vehicular access point from Beach Street.

The applicant has calculated a parking requirement of 26 spaces for the tavern (based on size of service indoor and outdoor areas only) with 16 spaces proposed (the applicant acknowledges a shortfall of 10 spaces). Council's City Services Section has not agreed to this calculation and has approved a rate of one space per 15m² of indoor and outdoor tavern floor area. This calculation sets a car parking requirement for the tavern of 60 car spaces (based on indoor and outdoor area of tavern excluding walkways/ramps, loading areas/dock and car spaces).

In addition the development requires 14 spaces for the eight units in accordance with Council's Off-Street Car Parking Development Control Plan (12 spaces for permanent residents plus two for visitors). The total car parking requirement for the development is therefore 74 car spaces (60 plus 14). The development will provide 30 spaces (25 in basement, two off Younger Lane and three on Beach Street). The shortfall will be accounted for via the payment of developer contributions for 44 spaces.

• Access and Mobility DCP

The proposed development will comply with the requirements of the DCP and the Building Code of Australia.

- **Signs DCP**

The proposed pylon sign is 3.2 metres high and 1.2 metres wide and is proposed to be located within the proposed planter box along the western side boundary (near the access ramp for disabled persons). The proposed sign will match the colour scheme of the building and will display the words 'Woolgoolga Beach Tavern.' The lettering will be proud of the sign panel. The sign is of a contemporary style. The proposed sign is considered to be compatible with existing signage in the locality and the desired future character of the area.

The proposed sign complies with Council's Signs DCP.

- **Notification DCP**

The development application was advertised and notified in accordance with this Plan. The proposal was notified from 13 November 2008 to 21 December 2008. A total of 190 submissions were received. 125 of them were letters of support, 65 were letters of non-support.

- **Woolgoolga Business Lands Information Sheet**

The proposed building will be three storeys high (10.2 metres measured to the parapet) with basement below ground level. The ground floor front setback will be consistent with that of existing commercial premises fronting Beach Street. The first and second floors are further back from Beach Street, approximately 14 metres.

The adjoining building to the west is single storey with a second storey parapet; the adjoining building to the east is single storey with a second storey component setback further from Beach Street. The property opposite Younger Lane to the south of the subject land is two storeys (supermarket).

The Woolgoolga Business Lands Information Sheet recommends that the building height for the site is to remain two storeys. While the proposed development is three storeys, the building would be compatible with existing buildings in the locality would not dominate the streetscape. An awning is proposed along the frontage which fills in the gap between the awnings either side of the development. The provision of landscape plantings between the tavern and the public footpath provides separation from passers-by and adds to the amenity of the streetscape. The overall building height is similar to that of the supermarket building located to the south of the subject land, opposite younger Lane.

iii. 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 Regulations 2000 calls up the NSW Coastal Policy 1997. Objective 3.2 of this Policy is "to design and locate development to complement the surrounding environment and to recognise good aesthetic qualities". The proposal satisfies this objective.

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,

1. The natural environment

The subject site is a built environment. The proposal involves significant excavation for the construction of the basement car park. The issue of the proposed works disturbing an underground aquifer and soil quality has been considered by the NSW Department of Water and Energy (DWE). The proposal required an 'aquifer inference activity approval' from DWE in accordance with section 91 of the Environmental Planning and Assessment Act, 1979. DWE supports the proposal subject to conditions.

The proposed development has been considered in the context of Council's Floodplain Development and Management Policy. Council is satisfied that the proposal will not adversely impact adjoining properties according to the information supplied with the application.

All matters of Section 5A of the Environmental Planning and Assessment Act have been considered and the proposed development is not considered likely to have a significant effect on threatened species, populations or ecological communities or their habitats.

2. The built environment

The proposed building will be acceptable to all other surrounding areas as the first and second levels are well setback from the street (14 metres). The ground floor (tavern) setback is consistent with existing nearby commercial premises and its appearance would be in keeping with the streetscape. An awning is proposed along the frontage which fills in the gap between the awnings either side of the development. The provision of landscape plantings between the tavern and the public footpath provides separation from passers-by and adds to the amenity of the streetscape. The overall building height is similar to that of the supermarket building located to the south of the subject land, opposite Younger Lane.

With respect to traffic movement Council's City Services Section has examined and endorsed the proposed development and traffic arrangement. The development application was not required to be referred to the Roads and Traffic Authority in accordance with State Environmental Planning Policy (SEPP) Infrastructure 2007.

The proposed development will result in additional traffic movement to the area. The impact of the additional traffic movement is considered to be acceptable for the locality (business zone) and will marginally improve pedestrian activity in the area by the removal of the Beach Street vehicle access to the site. Due to the nature of the use (tavern) patrons intending to consume alcohol are likely to use taxi, public transport, car pool or walk to and from the premises. The proposed arrangements for loading/unloading of delivery vehicles via Younger lane are considered satisfactory. The delivery vehicles are small rigid trucks, 6.4 metres in length.

The application was accompanied by a noise assessment report. The report concludes that noise emission from all mechanical plant such as the basement ventilation system and swimming pool filter meet relevant criteria for all assessed periods. Patron noise emissions were found to be within the limits for all assessed periods. A potential exceedance however of the sleep criteria has been predicted to occur when patrons shout from the outdoor dining area. The report explains that given the proposed use of the area, it is unlikely for patron behaviour to cause noise levels of this magnitude. The report also concludes that the maximum predicted patron noise levels are unlikely to cause awakening reactions within the bedroom of the nearest receiver location with windows open or closed.

While the proposed development would contribute to traffic noise in the town centre, the levels are considered to be acceptable. Council's Health Section has supported the proposal with conditions:

- The use of musical instruments or live music is not to occur after 10.00pm Sunday to Thursday or after 12.00 midnight on Friday, Saturday or 12.00 midnight on any night followed by a public holiday.
- Noise emanating from the premises to comply with the provisions of the Protection of the Environment Operations Act, 1997.
- The outdoor area of the tavern is to be closed off to the public no later than 10.00pm with the doors to this area kept closed after this time.

3. Social impacts

Social issues relating to the granting of the license were dealt with in the social impact assessment lodged with the Liquor Administration Board in March 2007 and approved by the Board on 28 July 2008.

There were numerous written objections received by Council in relation to social issues that may be generated by the proposal. Concerns raised are in relation to the addition of another drinking establishment in Woolgoolga increasing the social problem of alcoholism and in particular an increase in anti-social behaviour and crime occurring at the Woolgoolga Beach Reserve located opposite the site in question. The establishment will be restricted to operating from Monday to Sunday 7.00am to 12.00 midnight. The tavern will employ security personnel that will ensure the safety of patrons. This section of Beach Street is also designated as a non-alcohol zone and the tavern will be required to adhere to the requirements outlined in the liquor license.

4. Economic impacts

The proposed development has an estimated \$10 million construction cost. It is anticipated that the project would provide 70-80 construction jobs and at least 20-30 jobs once the development is in operation. There is unlikely to be any adverse economic impacts as a result of the proposal. There have been letters of support from the public indicating that the development is likely to benefit the tourism industry and local businesses. The proposed development will assist in reinforcing this town centre business zone as a commercial and business hub of this area.

It is acknowledged the development will compete with other licensed premises in the locality. This may have both positive and negative impacts. It is difficult to determine whether patronage of existing establishments would decrease however with increased competition, it is likely that the residents of Woolgoolga and tourists to the area will enjoy a higher quality of service and more affordable prices from existing establishments.

c. the suitability of the site for the development,

The subject site is considered suitable for the development. The site is centrally located, the site is recognised in Council's Local Environmental Plan as a "Town Centre" zone and the area is the main retail and business hub of the Woolgoolga area. The site is considered to be suitable for development.

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

The development application was advertised and notified in accordance with this Plan. The proposal was notified from 13 November 2008 to 21 December 2008. A total of 190 submissions were received. There were 125 letters of support and 65 letters of non-support.

Summary of issues raised by objections:

1. Parking, Loading/Unloading, Traffic Generation:

- Amount of car parking proposed to be provided inadequate;
- Proposed development would create traffic congestion; and
- Loading/Unloading on Beach Street would cause traffic disruption.

Comment

The applicant has calculated a parking requirement of 26 spaces for the tavern (based on size of service indoor and outdoor areas only) with 16 spaces proposed (the applicant acknowledges a shortfall of 10 spaces). Council's City Services Section has not agreed to this calculation and has approved a rate of one space per 15m² of indoor and outdoor tavern floor area. This calculation sets a Council car parking requirement for the tavern of 60 car spaces (based on indoor and outdoor area of tavern excluding walkways/ramps, loading areas/dock and car spaces).

In addition the development requires 14 spaces for the eight units in accordance with Council's Off-Street Car Parking Development Control Plan (12 spaces for permanent residents plus two for visitors). The total car parking requirement for the development is therefore 74 car spaces (60 plus 14). The development will provide 30 spaces (25 in basement, two off Younger Lane and three on Beach Street). The shortfall will be accounted for via the payment of developer contributions for 44 spaces.

With respect to traffic movement Council's City Services Section has examined and endorsed the proposed development and traffic arrangements. The development application was not required to be referred to the Roads and Traffic Authority under State Environmental Planning Policy (SEPP) Infrastructure 2007.

The proposed development will result in additional traffic movement to the area. The impact of the additional traffic movement is considered to be acceptable for the locality (business zone) and will marginally improve pedestrian activity in the area by the removal of the Beach Street vehicle access to the site. Due to the nature of the use (tavern) patrons intending to consume alcohol are likely to use taxi, public transport, car pool or walk to and from the premises. The proposed arrangements for loading/unloading of delivery vehicles via Younger lane are considered satisfactory. The delivery vehicles are small rigid trucks, 6.4 metres in length.

2. Social Impact:

- Too many drinking establishments in Woolgoolga already;
- Increased anti-social behaviour;
- Site too close to Beach Reserve;
- Development is not in keeping with 'village atmosphere' that Woolgoolga possesses. The existing character of Woolgoolga should be retained, not replicating a character similar to that of Byron Bay;
- Strain on police resources to deal with anti-social behaviour; and
- Tavern being more like a hotel with TAB, gaming facilities, etc.

Comment

It is acknowledged that an increased police presence in the locality may be required as a result of the development however the tavern will employ security personnel typical of any licensed drinking establishment that will ensure the safety of patrons. This section of Beach Street is also designated as a non-alcohol zone and the tavern will be required to adhere to the requirements outlined in the liquor license. Social issues relating to the granting of the license were dealt with in the social impact assessment lodged with the Liquor Administration Board in March 2007 and approved by the Board on 28 July 2008.

It is difficult to foresee whether the proposal would result in a change to the 'village atmosphere' of Woolgoolga. It is considered that a tavern close to the beach is typical in many coastal towns and may actually provide a positive contribution to the village atmosphere.

3. Noise Issues:

- Noise generated from music played in the tavern;
- Increased anti-social behaviour causing noise nuisance; and
- More traffic causing noise issues.

Comment

The application was accompanied by a noise assessment report. The report concludes that noise emission from all mechanical plant such as the basement ventilation system and swimming pool filter meet relevant criteria for all assessed periods. Patron noise emissions were found to be within the limits for all assessed periods. A potential exceedance however of the sleep criteria has been predicted to occur when patrons shout from the outdoor dining area. The report explains that given the proposed use of the area, it is unlikely for patron behaviour to cause noise levels of this magnitude. The report also concludes that the maximum predicted patron noise levels are unlikely to cause awakening reactions within the bedroom of the nearest receiver location with windows open or closed.

While the proposed development would contribute to traffic noise in the town centre, the levels are considered to be acceptable. Council's Health Section has supported the proposal with conditions:

- Musical entertainment from the premises is to cease at:
 - Midnight on Friday, Saturday and any night immediately prior to a holiday; and
 - 10.00pm all other nights.
- Noise emanating from the premises is to comply with the provisions of the Protection of the Environment Operations Act, 1997.
- All outdoor areas of the tavern are to be closed off to the public at 10.00pm with the doors to this area kept closed after this time. The relevant areas are identified as "entry terrace, pergola terrace and covered outdoor eating" on the plan 02@telier41 architecture – Drawing No. DA03.

4. Built Form:

- Does not comply with Woolgoolga Business Lands Information Sheet in terms of building height.

Comment

The proposed building will be three storeys high (10.2 metres measured to the parapet) with basement below ground level. The ground floor front setback will be consistent with that of existing commercial premises fronting Beach Street. The first and second floors are further back from Beach Street, approximately 14 metres.

The adjoining building to the west is single storey with a second storey parapet, the adjoining building to the east is single storey with a second storey component setback further from Beach Street. The property opposite Younger Lane to the south of the subject land is two storeys (supermarket).

The Woolgoolga Business Lands Information Sheet recommends that the building height for the site is to remain two storeys. While the proposed development is three storeys, the building would be compatible with existing buildings in the locality would not dominate the streetscape. An awning is proposed along the frontage which fills in the gap between the awnings either side of the development. The provision of landscape plantings between the tavern and the public footpath provides separation from passers-by and adds to the amenity of the streetscape. The building height is similar to that of the supermarket building located to the south of the subject land, opposite Younger Lane.

e. the public interest:

The proposed development is considered to be within the public interest. The proposal will benefit the community economically and adverse impacts from the proposal can be appropriately mitigated.

PROPOSED CONDITIONS OF DEVELOPMENT CONSENT

Development is to be in accordance with approved plans:

1. The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent (Development Consent No. 1314/07).

Plan No. / Supporting Document(s)	Dated
Job No. 08-03, Drawing Nos. DA01-DA17, drawn by @telier 41 architecture;	July 2008
Statement of Environmental Effects, prepared by Bennell and Associates;	30 July 2008
Geotechnical Report prepared by Coffey Geotechnics;	2 September 2008
Letter prepared by Lewis Ford regarding acid sulphate soil and dewatering investigation.	19 September 2008

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Food Safety:

2. Food premises fitout details being submitted to Council for approval prior to the issue of any Construction Certificate to ensure compliance with the Food Act 2003 and the national Food Safety Standard 3.3.2 (Food Premises and Equipment) and Australian Standard 4674-2004 (Design, Construction and fitout of Food Premises).
3. Progress inspections by Council's Environmental Health Section being made of the fitout prior to any Occupation Certificate.
4. The food business being registered with Coffs Harbour City Council and the NSW Food Authority prior to commencement of operations.

Removal of Driveway onto Beach Street:

5. The existing driveway fronting Beach Street is to be removed and kerb and guttering and footpath installed to match existing, to Council's satisfaction **prior to occupation**. No work is to be carried out on the public road until an application has been made and approval given in writing from Council.

Noise:

6. Musical entertainment from the premises is to cease at:
 - Midnight Friday, Saturday and any night immediately prior to a designated public holiday.
 - 10.00pm all other nights.
7. Noise emanating from the premises is to comply with the provisions of the Protection of the Environment Operations Act, 1997.
8. All outdoor areas of the tavern are to be closed off to the public at 10.00pm with the doors to this area kept closed after this time. The relevant areas are identified as “*entry terrace, pergola terrace and covered outdoor eating*” on the plan 02@telier41architecture – Drawing No. DA03.

Smoking Facilities

9. A cigarette butt receptacle is to be located near the entry of the premises and is to be emptied and cleaned regularly by tavern staff.

Hours of Construction:

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

Monday to Friday	7.00am - 6.00pm
Saturday	7.00am - 1.00pm if inaudible from adjoining residential properties,
otherwise	8.00am - 1.00pm

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

Construction Signage:

11. 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.

Water and Sewerage Services:

12. 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.
13. 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.

The current contribution rate is:

		\$/small unit	Total
		\$	\$
Works to satisfy increased demand within the area for 7 small units			
Water	Headworks	3,374.17	23,619.19
	Reticulation	1,279.86	8,959.02
Sewer	Headworks	1,112.35	7,786.45
	Reticulation	2,065.80	14,460.60
Sub total			54,825.26

		\$/large unit	Total
		\$	\$
Works to satisfy increased demand within the area for 1 large unit			
Water	Headworks	4,820.24	4,820.24
	Reticulation	1,828.37	1,828.37
Sewer	Headworks	1,589.08	1,589.08
	Reticulation	2,951.14	2,951.14
Sub total			11,188.83

		Amount/m ²	Total
		\$	\$
Works to satisfy increased demand within the area for 1,003 square metres of commercial development			
Water	Headworks	62.67	62,858.01
	Reticulation	23.77	23,841.31
Sewer	Headworks	20.66	20,721.98
	Reticulation	38.37	38,485.11
Sub total			168,140.20

Less credit for the existing development comprising 10 motel rooms plus Managers residence 58,181.91

TOTAL AMOUNT PAYABLE 153,738.59

BASIX:

- 14. Under Clause 97A(3) of the Environmental Planning and Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled.
- 15. Written certification is to be submitted to the principal certifying authority prior to occupation inspection to confirm that all BASIX commitments have been implemented.

Use of Dwelling Units:

- 16. The dwelling units are not to be used for short-term 'holiday style' accommodation. The dwelling units shall only be used as permanent/long term residences.

Loading/Unloading:

17. All loading/unloading operations are to occur from Younger Lane.

Acid Sulphate Soils Management:

18. All work shall be conducted in accordance with Coffey Geotechnics P/L preliminary geotechnical report dated 2 September 2008 and the associated letter report by Lewis Ford and Associates Pty Ltd dated 19 September 2008.
19. All work shall accord with ASSMAC 1998 "Acid Sulphate Soils Manual", relevant legislation and relevant best environmental management practice regarding acid sulphate soils.
20. All subsurface work shall be appropriately licenced by, and accord with the requirements of, the NSW Department of Water and Energy.
21. Dewatering shall not be directed to Council's sewerage system at any time and shall not be directed to the stormwater drainage system without Council's further written approval. Such approval will require additional justification by the proponent in terms of detailed environmental management of such dewatering practice, with regard to both acid sulphate soils and other relevant environmental parameters.
22. A detailed Acid Sulphate Soils assessment (and Management Plan where required) shall be prepared, and approved by the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate.
23. 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.

Hours of operation of Tavern:

24. The tavern is only to operate between the hours of Monday to Sunday, 7.00am -12.00 midnight.

Aboriginal Cultural Heritage:

25. In the event that Aboriginal artifacts or relics are located during site construction works all works must cease and the Department of Environment and Conservation (NPWS) notified forthwith.
26. Lighting in and around the development shall be designed to the Australian Standards – Lighting, Australian Standard AS 1158.

General Terms of Approval – Department of Water and Energy:

27. The general terms of approval issued by the Department of Water and Energy are to be complied with (attached).

Additional Details or Applications:

28. Work on any building must not commence until such time as a Construction Certificate has been obtained.

29. An *Application for Approval to Discharge Liquid Trade Waste to Sewer* under Section 68 of the Local Government Act, being submitted and approved by *Coffs Harbour Water* **prior to release of the Construction Certificate.**

All trade waste discharges are to conform with effluent acceptance criteria as stipulated in Coffs Harbour Water's Trade Waste Policy (Schedule A) and or any standards applied by the NSW Department of Water and Energy for the discharge.

30. 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.**

31. Issue of an Occupation Certificate from the Principal Certifying Authority prior to occupation of the development.

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

33. A Public Entertainment Area Approval being obtained from Council prior to the building being used as a Place of Public Entertainment.

Consolidation:

34. Evidence of lodgement of a plan of consolidation of the lots with the Land and Property Information NSW is to be submitted to Council **prior to issue of the Construction Certificate.**

Construction:

35. Access and facilities for disabled persons being provided in accordance with the Building Code of Australia provisions. The developer's attention is drawn to the provisions of the Disability Discrimination Act 1992.

36. The immediate surrounds of the pool are to be completely enclosed with an approved type fence and gates complying with the Swimming Pools Act 1992. Appropriate temporary fencing is to be installed around the pool site during its construction. Such temporary fencing is to remain in place until permanent fencing is erected.

37. All wastewater is to be connected to Council's sewer main via a suitable 100 mm diameter gully trap. A minimum air gap of 100 mm is to be provided between the discharge outlet and the gully grate.

38. A resuscitation chart is to be permanently fixed and displayed in a prominent position within the pool surrounds area prior to occupation inspection.

39. The pool is not to be filled with water until a safety fencing inspection has been carried out and an approval granted by the Principal Certifying Authority.

40. All demolition works shall be undertaken in accordance with the provision of Australian Standard AS 2601-2001 "*The Demolition of Structures*". Prior to demolition, all services are to be disconnected and capped off.
41. Design details for the acceptance and the disposal of the stormwater drainage to and from the property being submitted to Council and approved **prior to issue of the Construction Certificate**.

All works are to be completed by the developer OR other satisfactory arrangements for their completion are to be made with Council prior to occupation of the building.

No work is to be carried out on the Public Road until an application has been made and approval given in writing from Council.

Developer Contributions:

42. Payment to Council of Section 94 contributions, at the rate current at the time of payment, towards the provision of off street public car parking:

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.

The current rate is \$7,161.34 per car space.

Total Section 94 contribution currently \$315,098.96 for 44 car spaces.

Contributions have been imposed under the following plans:

- Woolgoolga Town Centre Carparking 2004.

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.

43. 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 small unit
- Coordination and Administration	211.53
- Coffs Harbour Road Network	509.82
- Surf Rescue Equipment	59.30
- Library Resources	160.64
- Beach Protection Works	141.27
- Regional Open Space	583.17
- District Open Space	1,911.49
- Neighbourhood Open Space	321.75

	\$ Per large unit
- Coordination and Administration	329.04
- Coffs Harbour Road Network	793.06
- Surf Rescue Equipment	92.25
- Library Resources	249.88
- Beach Protection Works	219.75
- Regional Open Space	907.16
- District Open Space	2,973.43
- Neighbourhood Open Space	500.51

The Section 94 contribution is currently \$3,898.97 for the 8 unit development.

This includes a contribution credit for the existing development comprising 10 motel rooms plus Managers residence of \$29,458.92.

Contributions have been imposed under the following plans:

- Regional, District and Neighbourhood Facilities and Services Plan 2008.
- Coffs Harbour Road Network Developer Contributions Plan 2008.
- Surf Rescue Equipment Developer Contributions Plan 2008.

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.

Waste Management:

44. All waste building materials shall be recycled or disposed of to an approved waste disposal depot. No burning of materials is permitted on site. The site shall be graded to an even level with temporary erosion control measures being erected and maintained until the exposed areas of the site have suitably stabilised with grass cover.

Design Verification Statement – Residential Flat Buildings:

45. **Prior to the issue of a Construction Certificate** the proponent shall submit to the Principal Certifying Authority a Design Verification Statement from a qualified designer, verifying that the plans and specifications for the residential component of the approved development achieve or improve the design quality of the development, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development*.

Pre Construction Dilapidation Reports:

46. A Dilapidation Report detailing the current structural condition of the existing adjoining buildings, infrastructure and roads within 20 metres of the development shall be prepared and endorsed by a qualified structural engineer. The report shall be submitted to the satisfaction of the Certifying Authority **prior to the issue of a Construction Certificate**.

A copy of this report is to be forwarded to Council.

Construction Management Plan:

47. **Prior to the issue of a Construction Certificate**, a Construction Management Plan shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters where relevant:

- Hours of work;
- Contact details of site manager;
- Traffic and pedestrian management;
- Noise and vibration management;
- Waste and recycling management;
- Erosion and sediment control;
- Suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

The proponent shall submit a copy of the approved Plan to Council.

Mechanical Ventilation:

48. All mechanical ventilation systems including ventilation of the basement car park, shall be installed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS 1668.2 and Australian Standard AS 3666 *Microbial Control of Air Handling and Water Systems of Building*, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the Certifying Authority **prior to the issue of a Construction Certificate for above ground works**.

Approved plans to be on site:

49. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department, Council or Principal Certifying Authority.

Hoardings:

50. 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, the hoarding is to be approved by Council prior to commencement of construction works.

Building Materials on footpaths and roadways:

51. The use of public footpaths and roadways for the storage of building materials is not permitted unless Council's written approval is first obtained.

Excavated Material:

52. No excavated material is to leave the site until Council has been provided with the following information for approval:

- A complete list of all destination sites for excavated material;
- A report providing details as to how material will be transported such that there is no dust nuisance and material is not deposited along road surfaces; and
- A transport route for cartage vehicles.

On approval of this information, excavated material may leave the site but only in accordance with the details provided and any additional matters specified by Council.

Post Construction Dilapidation Report:

53. The proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.

54. The report is to be submitted to the Principal Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Principal Certifying Authority must:

- Compare the post-construction dilapidation report with the pre-construction dilapidation report required by Condition No. 46; and
- Have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

A copy of this report is to be forwarded to Council.

Noise Generation During Construction:

55. All noise generated during construction of the development is to comply with all requirements of the *Protection of the Environment Operations Act 1997*.

L3 EXTENSION TO EXHIBITION PERIOD OF COFFS HARBOUR RURAL RESIDENTIAL STRATEGY

Purpose:

The purpose of this report is to seek Council's approval to extend the exhibition period of the draft Rural Residential Strategy Review until the end of February 2009.

Background:

Council at its Land Use, Health and Development Committee Meeting of 4 December 2008 resolved as follows:

1. *Council adopt the draft Rural Residential Strategy Review for exhibition purposes.*
2. *The draft Rural Residential Strategy Review be exhibited for an extended period until the end of January 2009.*
3. *If any submissions are received, they be reported back to Council for consideration.*
4. *If no submissions are received during the exhibition period, that the Rural Residential Strategy Review becomes Council's Strategy and comes into force after the completion of the exhibition period.*

Sustainability Assessment:

- **Environment**

There is unlikely to be any negative impacts on the environment as a result of the extension of the exhibition period of the draft Rural Residential Strategy Review.

- **Social**

The extension to the exhibition period of the draft Rural Residential Strategy Review will allow the community additional time for input into this important planning process for the Coffs Harbour local government area.

- **Economic**

There is unlikely to be any negative economic impacts as a result of the extension of the exhibition period of the draft Rural Residential Strategy Review.

Consultation:

The report to Land Use, Health and Development Committee on 4 December 2008 outlined the various organisations, departments and community representative groups that have been consulted regarding the draft Strategy.

Related Policy and / or Precedents:

Council is preparing the Standard Local Environmental Plan (SLEP) in accordance with the Standard Instrument (LEP) Orders 2006 and must comply with all statutory requirements.

L3 Extension to Exhibition Period of Coffs Harbour Rural Residential Strategy ... (Cont'd)

The draft Rural Residential Strategy Review will inform the SLEP and the Growth Management Strategy in accordance with the directions of the Minister for Planning and the DoP.

Statutory Requirements:

The Environmental Planning and Assessment Act and Regulations establish the statutory processes to be followed in the preparation and exhibition of the draft Strategy. The following documents also have requirements for the preparation of the Strategy:

- the DoP Standard Instrument (LEP) Orders 2006;
- the North Coast Regional Environmental Plan;
- the draft Mid North Coast Regional Strategy; and
- various Ministerial Directions under Section 117 of the Act.

Issues:

There have been several requests made over the past few weeks by landowners and organisations for an extension to the exhibition period of the Draft Rural Residential Strategy Review. It is considered appropriate that these requests be agreed to, to enable transparency in Council's planning process.

Implementation Date / Priority:

Council is required by the DoP to complete the SLEP by March 2011.

Council has resolved to progress a draft to the DoP by August 2009, and to request permission to exhibit the SLEP.

The draft Rural Residential Strategy Review will inform the SLEP.

An extension to the exhibition period of the draft Strategy until the end of February 2009 will allow additional time for the necessary community input but will not place unnecessary time constraints on the Review's recommendations to be incorporated into the SLEP projects.

Recommendation:

That the draft Rural Residential Strategy Review be further exhibited until the end of February 2009.

Mark Salter
Director
Land Use, Health and Development

CITY SERVICES DEPARTMENT REPORTS

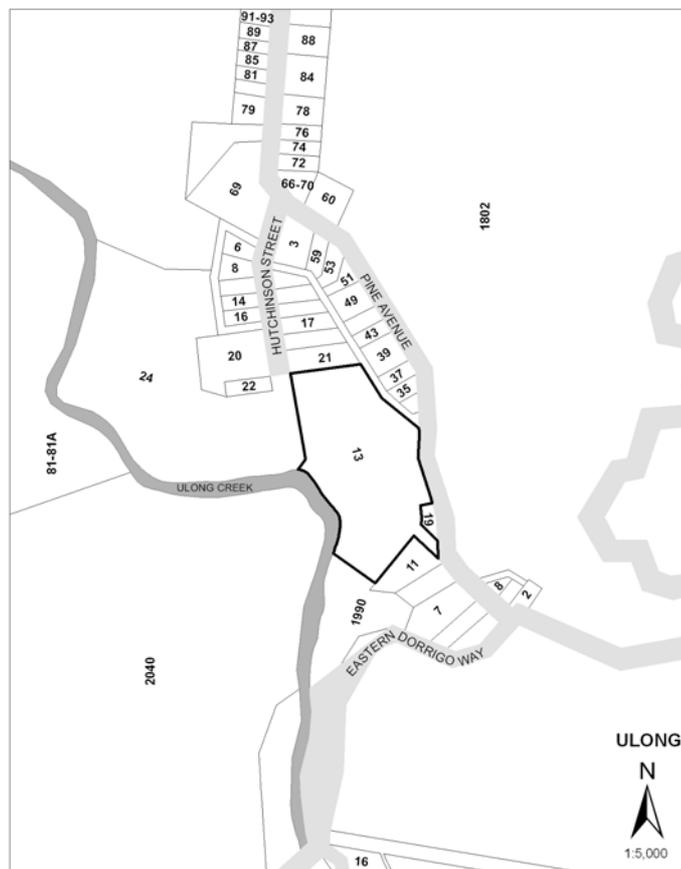
S1 NSW SPORT & RECREATION CAPITAL ASSISTANCE PROGRAM GRANT APPLICATION 2008/2009 - EASTERN DORRIGO SHOWGROUND & COMMUNITY HALL

Purpose:

To seek approval from Council to commit to a financial contribution following an application for Capital Assistance made to the NSW Sport and Recreation Department to enable upgrades to the Eastern Dorrigo Showground and Community Hall.

Description of Item:

Eastern Dorrigo Showground and Community Hall is located at 13 Pine Avenue, Ulong. The site is centrally located in Ulong and occupies 3.466ha of land.



The NSW Sport and Recreation Department offers capital assistance grants annually. The types of projects considered include:

- Construction of new fixed and portable facilities and infrastructure including capital equipment with a life expectancy of 15+ years
- Enhancement of existing facilities eg: watering systems, safety netting, lighting and upgrade of surfaces
- Provision of ancillary facilities at established venues, eg: sun protection shelters, change rooms, showers and toilet blocks.

Cont'd

S1 NSW Sport & Recreation Capital Assistance Program Grant Application 2008/2009 - Eastern Dorrigo Showground & Community Hall ...(Cont'd)

Applications can be made for up to 50% of the net costs of the works with the remaining 50% +GST to be matched by the applicant.

The Eastern Dorrigo Showground and Community Hall Management Committee, which is a Section 355/377 Committee of Council is seeking a capital grant to enable the following upgrades:

- Upgrade of Tennis court
- Completion of ½ basketball court

Sustainability Assessment:

- **Environment**

The project relates only to the upgrade of existing facilities and therefore will have minimal environmental impacts.

- **Social**

The tennis courts are unable to be used in their current state and the basketball court has not been completed and consists at this stage of a cement slab only.

The proposed upgrades will provide a number of social benefits to the communities throughout the Eastern Dorrigo region by the expansion of the facilities use.

The grounds are currently being utilised by the Ulong Primary School for sport and after school activities, as well as local community events and tourist camping. The Eastern Dorrigo region is isolated from much of the LGA and as such community members have difficulty accessing community events and sporting activities. The Eastern Dorrigo Showground represents the only facility in the area with the capacity to hold events.

- **Economic**

Broader Economic Implications

The Eastern Dorrigo Showground operates on a very restricted budget and is unable to allocate funding for improvements to the facility. It has in past had grant funding to provide amenities and upgrades and have expended this funding.

The improvements will enhance the financial viability and sustainability of the facility by broadening its user base and thereby increasing its revenue. Further, it will provide economic benefits which will have a flow on effect throughout the hinterland villages by serving to increase its position as a tourist venue.

Cont'd

S1 NSW Sport & Recreation Capital Assistance Program Grant Application 2008/2009 - Eastern Dorrigo Showground & Community Hall ...(Cont'd)

Management Plan Implications

The NSW Sports and Recreation grants require that 50% of the net cost plus the full GST component, be provided by the applicant. The committee is seeking approval from Council to consider allocating the matching funding in the 2009/2010 Management Plan Budget. The total budget estimate for the project is \$42,000 plus \$4,200 GST making a total of \$46,200. Therefore the estimate for Council's allocation is \$25,200 being \$21,000 plus the full GST component of \$4,200.

Consultation:

The Eastern Dorrigo Showground Management Committee works collaboratively and in consultation with the Ulong Place Committee and works with representatives from the surrounding villages enabling input from the broader hinterland communities.

In the completion of the funding application consultation has included the NSW Sport and Recreation Department, the Economic Development Unit, City Services' Design Branch, and Community Services Branch.

Related Policy and / or Precedents:

The works proposed compliment the planned improvements and development of the village hinterland region as per the 1998 Open Spaces Strategy. This Strategy identified as a priority the installation of playgrounds, ½ size basketball court, improvements and upgrades to the facility, grounds development, and improved streetscapes.

Statutory Requirements:

There are no statutory requirements relevant to this application

Issues:

The Eastern Dorrigo Showground is the only facility of its type in the hinterland villages. It provides a resource to a number of small isolated communities offering opportunities for social and competitive sports, school sports, playgroups, after school care activities and tourist camping. An upgrade to the grounds will enable a wider use of the facility and provide additional sources of revenue resulting in an increase in the financial viability of the facility and spinning off into economic benefits for the region through enhanced tourism.

The NSW Sport and Recreation Department requires evidence that the applicant has made a commitment of 50% (+ GST) of the project funding, prior to considering the application.

Implementation Date / Priority:

Applications for the NSW Sport and Recreation Capital Assistance Program opened in the latter part of 2008 and therefore the application has been submitted. It is expected that successful applicants will be notified in the early part of 2009. Expenditure of funding is required within two years of the announcements being made, and the projects generally must commence within nine months of announcements.

Cont'd

S1 NSW Sport & Recreation Capital Assistance Program Grant Application 2008/2009 - Eastern Dorrigo Showground & Community Hall ...(Cont'd)

It is therefore anticipated that if the grant application is successful, funding from Council will be required in the 2009/2010 Management Plan.

Recommendation:

That if the application for funding to the NSW Sport and Recreation Department Capital Assistance Program for upgrade works to the Eastern Dorrigo Showground and Community Hall is successful, Council consider the contribution of \$25,200 matching funds in the 2009/2010 Management Plan.

**Jason R Gordon
Director of City Services**

CORPORATE BUSINESS DEPARTMENT REPORTS

C1 REQUEST FROM WOOLGOOLGA SLSC FOR FUNDING TO HOST NSW COUNTRY SURF LIFE SAVING CHAMPIONSHIPS 2010 - 2012

Purpose:

This report outlines the viability of Coffs Harbour City Council investing \$25,000 per year for 3 years toward a hosting fee for the NSW Country Surf Life Saving Championships from 2010 – 2012.

Description of Item:

Woolgoolga SLSC conducted the NSW Country Surf Life Saving Championships in 2006. The Club advised that they raised vital funds for the Club from this event through food, beverage and merchandise sales. On conclusion of the event, SLSA NSW asked for tenders from local Clubs to host the event for the period 2007 – 2009. Port Macquarie was chosen.

SLSA NSW has again asked local clubs for expressions of interest to host the event for the period 2010 – 2012. Woolgoolga SLSC is very keen to host this event again but is unable to singularly raise the hosting fee that is required, hence the request to Council. The President of Woolgoolga SLSC has received feedback from personnel at SLSA NSW that a hosting fee of around \$20,000 - \$25,000 per year would be a figure that would make their submission attractive. Given this, the President of Woolgoolga SLSC has asked Council for \$25,000 - \$30,000 per year for 3 years and advised that Woolgoolga SLSC would also contribute \$5,000 to ensure that Woolgoolga's bid is the most appealing.

An estimated 3000 competitors attend this event and average length of stay is 4-5 nights.

Note: Port Macquarie paid \$15,000 per year 3 years for the event from 2007 – 2009 with 50% of funding coming from Events NSW and 50% of funding coming from the Port Macquarie Tourism Association.

Sustainability Assessment:

- **Environment**

This event would have minimal environmental impact to the local area. The location for the event would be Woolgoolga Main Beach, which is an established beach in the Woolgoolga area and is currently used for local Surf Life Saving competitions. Organisers would need to ensure that competitors were located in a central area that would not involve them encroaching on local dunes, particularly given the increased number of competitors to that of a local competition. There would be increased usage of resources and increased amounts of traffic on local roads as well given the increased number of people in the LGA. The number is not so excessive that the local area would not have attracted similar numbers to other events such as Curry Fest, school holidays, Carols by Candlelight.

Cont'd

C1 Request from Woolgoolga SLSC for Funding to Host NSW Country Surf Life Saving Championships 2010-2012 ... (Cont'd)

- **Social**

This event has many positive social implications for the local community. A large number of small businesses in the LGA would see benefits in increased business given the number of competitors and accompanying spectators which would mean additional employment opportunities throughout the area. Council would also be assisting in a positive community relationship, ie encouraging outdoor recreation through the sport of surf life saving. Positive community messages including sun safety; safe swimming, provide possible opportunities to explore.

- **Economic**

Broader Economic Implications

Given that this event will attract upward of 3000 competitors, it is fair to say that a broad range of services in the Local Government Area will benefit from this event. Council itself will see minimal financial benefit compared to these businesses. Working on an average stay of 5 days, the total spend alone would be in excess of \$1.8 million.

Management Plan Implications

There is currently no funding budgeted, within Sports Unit, Economic Development or Coffs Coast Marketing, for this event. The seed funding account could support the event for year one but would not be available in years 2 & 3. The event does, however, support Council's Management Plan in terms of promoting growth in local business, including sport and tourism.

Consultation:

The following people/groups, internal and external were consulted during compilation of this report:

- The President of Woolgoolga Surf Life Saving Club – provided background to the event that was held in Woolgoolga in 2006. He was keen to state that the event brings a substantial number of people to the local area and that the event does raise much-needed revenue through sales of food, drink and merchandise. This revenue goes back into running the Woolgoolga Surf Life Saving Club. The President advised that accommodation houses across the board were busy, with Caravan Parks being the first to fill and that local eateries also saw good financial benefit from the event in Woolgoolga. He also advised that his club is more than capable of running the event through use of volunteers and club members and would be comfortable managing competitor numbers of 3000 or more.
- Council's Caravan Parks Manager - advised that when the event was held in Coffs Harbour in 2006 the local Caravan Parks were full, as were most other accommodation houses in the Coffs Harbour area. He also advised that many competitors also booked and stayed as far away as Sawtell as travel was not an issue. The Caravan Parks Manager advised that a truer average stay would be 4 nights.

Cont'd

C1 Request from Woolgoolga SLSC for Funding to Host NSW Country Surf Life Saving Championships 2010-2012 ... (Cont'd)

- Manager Coffs Coast Marketing - advised that based on a 5 night stay, using the National Visitor Survey / Tourism NSW model for daily expenditure (which is approximately \$124.00 per night) and using competitor numbers of 3000, an approximate spend would be 3000 x \$124 x 5 nights = \$1.8 million. Additional family and friends attending as spectators would be a 'bonus' and this figure would increase significantly. Adding to this figure the Commonwealth multiplier of 1.55 to calculate the flow on affect for tourism dollars, the figure rises to \$2.79 million in potential income through the local community.

Manager Coffs Coast Marketing also advised that ideally, all bookings should be encouraged to be made via the Coffs Harbour Visitor Information Centre. This would help mitigate any costs Council needs to make and this would also allow for more accurate tracking. He also advised that the time of year that the event is traditionally held, which is the third week in January, was traditionally a 'soft' time for accommodation so as long as bookings were made well ahead, competitors could be well accommodated.

The Tourism Budget contributes \$8,500 per annum to the Woolgoolga Chamber of Commerce and Tourism towards the operations of their visitor centre.

- Finance Manager (Acting) – advised that for 2008/9, Council has made a general donation to Woolgoolga SLSC of \$8240.00 and a donation for rates and charges to the value of \$3257.00. These fees subsidise the cost of the Club's operations. The Finance Manager also advised that there is currently \$36,900 in the Events Seed Funding budget line item (430060) for 2008/9.
- Economic Development Manager (Acting) –spoke with Woolgoolga Chamber of Commerce President. The President indicated that the Chamber would contribute financially but not to the tune of \$5,000 with the shortfall proposed to be sourced from the Business Community.

Subsequent to this feedback, the President of Woolgoolga Surf Life Saving Club was advised by the Woolgoolga Chamber of Commerce that they would definitely provide \$5,000 to assist with the funding of this event.

- Local Chamber of Commerce representative – advised that the Chamber does not have the funding to support the event financially.

It remains to be determined if the Coffs Harbour Chamber will support the event in principal and ask their members to contribute toward the event.

- Local Tourism Association representative – The President of the Tourism Association indicated he would support 100% Council's efforts to secure the funding for the event. However, he cannot guarantee this as he has to appeal to tourism association members and the chambers of commerce to contribute. In regards to the latter, the Tourism Association were to hold their marketing sub-committee meeting on Wednesday 14 February with the Woolgoolga, Coffs and Sawtell chambers of commerce and he indicated he will raise this issue with them. This meeting was postponed.

The Tourism Association Board Meeting was held on 15 January. A verbal update on the outcomes in relation to this matter will be provided to Councillors at the Council Meeting.

Cont'd

C1 Request from Woolgoolga SLSC for Funding to Host NSW Country Surf Life Saving Championships 2010-2012 ... (Cont'd)

Related Policy and / or Precedents:

No current policy exists, however, as part of the Event Strategy development process being coordinated through EDU a draft Event Criteria is being developed, which will assist Council staff to assess applications of support and use a weighting system to gauge their viability.

Issues:

- Sourcing funding:

Ideally, the best way to source funding would be to see a contribution from local Chambers of Commerce and the Tourism Association as these bodies are going to benefit the most from this event. This is difficult to ascertain as none of these bodies are willing to give firm commitments of financial support or have indicated that they are unable to give financial assistance.

To date there have been commitments of \$5,000 from the Woolgoolga Chamber of Commerce and \$5,000 from the Woolgoolga SLSC.

- Amount of funding sought

Port Macquarie paid \$15,000 per year for a 3 year period for this event. Requesting \$25,000 - \$30,000 is a substantial jump in 3 years and Council risk over-pricing the event should this figure be approved. This in turn could lead to this, as well as other events, becoming unattainable financially in future years. If \$15,000 - \$20,000 was raised by Tourism and Chamber bodies and then Woolgoolga SLSC added their \$5,000, this would still be significantly more money than the Port Macquarie fee of \$15,000. This also then alleviates any fear of over-pricing this event for future years.

- Accommodating such a large number of people:

The third week of January is not traditionally as busy as other weeks of the school holiday period. As long as competitors booked well in advance, this should not be a concern. The President of Woolgoolga SLSC advised that people do not mind traveling so booking in areas as far as Sawtell and Urunga would not be considered problematic.

- Centralising bookings through the Visitor Information Centre

Past history shows that sporting groups have a tendency to book direct with accommodation houses rather than go through the Visitor Information Centre. Also, accommodation houses have been known not to advise people booking to do so. An incentive of some sort would need to be devised to make this a smoother process. OZTAG advise their competitors that they will not be eligible to compete unless they have their booking confirmation from the VIC. A similar process could be looked at for this event. Potential commission to Coffs Harbour Sports Unit based on approx. 666 room nights over 5 nights, using an average dollar spend of \$100.00 per night, would equate to approximately \$15,000. This is a significant amount of potential income and shows how important it is to come up with a system whereby all bookings go through the VIC.

Cont'd

C1 Request from Woolgoolga SLSC for Funding to Host NSW Country Surf Life Saving Championships 2010-2012 ... (Cont'd)

Should a direct booking arrangement be able to be negotiated with Woolgoolga SLSC and Surf Life Saving NSW then a proportion of these funds could be committed as Council's contribution to the event. It is suggested that 30% of the funds received as commission if the booking arrangement is agreed to be utilized as underwriting the event from the Council.

- Support from Events NSW

A funding application needs to be completed for assessment by Events NSW. This application will not be able to be assessed until at least the end of January and even then, it is uncertain how long this assessment process will take. Therefore it won't be known if Events NSW will provide assistance until this process has been completed.

- Support from Local Chambers of Commerce and Tourism

As stated, other than Woolgoolga Chamber of Commerce, the Coffs Harbour and Sawtell Chambers will not commit a firm financial figure in support of the event. It remains to be seen if these bodies will support the event in principal and go to their members to seek financial assistance.

- Timing

Woolgoolga SLSC requires a decision as soon as possible. Council is not in a position to make any firm recommendations until the local Tourism and Chamber bodies have had an opportunity to communicate the opportunity to their members. Given the benefits that would flow to these bodies as a result of hosting an event of this size, adequate opportunity needs to be given to them to gather support from their members.

Implementation Date / Priority:

Woolgoolga SLSC has indicated that they require a decision preferably by Friday 06 February 2009, or by Friday 13 February 2009 at the absolute latest.

Recommendation:

- **Coffs Harbour Sports Unit, in conjunction with Woolgoolga SLSC and Coffs Coast Marketing, complete the Events NSW document in order to secure funding from them for the event.**
- **Coffs Harbour Sports Unit, Coffs Coast Marketing and EDU, along with Woolgoolga SLSC, continue to lobby local Chambers of Commerce and Tourism Association to seek financial support of this event from their members.**
- **Coffs Coast Marketing negotiate with Woolgoolga SLSC and Surf Life Saving NSW to secure an accommodation booking system similar to that used by OZTAG as part of the event. That 30% of the commission proceeds be provided to the Woolgoolga SLSC as Council's contribution to the event.**
- **That Woolgoolga SLSC be encouraged to utilize the profits from food and beverage sales at the event to increase their contribution to the event in subsequent years.**

Attachments:

Letter from Woolgoolga SLSC

Coffs Harbour City Council

Attention : Jason Gordon

Woolgoolga Surf Life Saving Club is applying to conduct the NSW Country Surf Life Saving titles at Woolgoolga main beach for the next three years, 2010 to 2012.

We have previously held this event for a year only with great success to both surf life saving and the Coffs City area. Financially it was successful, also visitor and facility wise all concerned were happy with the location.

The support required from council is in the form of \$25,000 - \$30,000 per year for three years. Our club is willing to contribute \$5,000 per year, plus provide all the support to conduct gained from local businesses.

We feel that the exposure gained for the area will be of a great financial benefit to Woolgoolga and Coffs surrounds as 3000 competitors are involved, with accompanying family over a week long period in mid January.

Please do not hesitate to contact our club President, Mr Les Pepper 66540445(bus hrs) or 66542328(home)

Yours in surfing Sue Neil, Secretary

6th January 2009.

C2 BANK BALANCES AND INVESTMENTS FOR DECEMBER 2008

Purpose:

To list Council's Bank Balances and Investments as at 31 December 2008.

Description of Item:

A copy of the state of Bank Balances and Investments as at 31 December 2008 is attached.

It should be noted that Council is now required to account for investments in accordance with the Australian International Financial Reporting Standards. As such the ledger balances at the end of each month reflect market value movements which would be inclusive of accrued interest.

Interest when paid, say quarterly, would result in reductions in the market value of the investments.

The Investment Report reflects the above requirements and reflects the interest earned (or accrued) on each investment, based on the acquisition price.

Sustainability Assessment:

- **Environment**

There are no perceived current or future environmental impacts.

- **Social**

There are no perceived current or future social impacts.

- **Economic**

Broader Economic Implications

Council's investments are held according to the requirements stated within Council's investments policy and the returns are acceptable in relation thereto.

It is also noted that after deducting, from the total bank and investment balances, the estimated restricted General, Water & Sewerage cash and investments of \$191,126,664 for December 2008, the estimated General Fund unrestricted cash and investments is \$1,569,954. This unrestricted balance is comprised of \$1,000,000 estimated unrestricted working capital plus \$609,688 which represents the reduction in General Fund revenue revotes and budgeted result from 2007/08 less \$39,734 which is the current projected General Fund budget deficit for 2008/09.

Recommendation:

That the bank balances and investments totaling one hundred and ninety two million, six hundred and ninety six thousand, six hundred and eighteen dollars (\$192,711,160) as at 31 December 2008 be noted.

Craig Milburn
Director of Corporate Business

Attachments:

**BANK BALANCES AND INVESTMENTS AS AT 31/12/08
COFFS HARBOUR CITY COUNCIL
STATEMENT OF BANK BALANCES AS AT 31/12/08**

Fund/Account	Balance at 1/12/08	Receipts to 31/12/08	Payments to 31/12/08	Balance at 31/12/08
GENERAL FUND	6,763,045	14,112,258	13,815,751	7,059,552
TRUST FUNDS	1,480,558	5,743	0	1,486,301
TOTAL OF ALL BANK ACCOUNTS	8,243,603	14,118,001	13,815,751	8,545,853

**INVESTMENTS REPORT - 31/12/08
PRINCIPAL BALANCES/INTEREST EARNED**

	Acquisition Price	Princ/Int Balance 1/12/08	Net Movements - December 2008	Princ/Int Balance 31/12/08	Income Earned Net of Fees - December 2008	Income Earned Financial Yr to Date	Unrealised Gains/Losses December 2008	Unrealised Gains/Losses Life to Date	Capital Price Valuation Date	Annualised Monthly Return (Managed Funds) / Current Coupon
	\$	\$	\$	\$	\$	\$	\$	\$		
OVERNIGHT FUNDS:										
Cash										
Westpac-O'night		8,243,603	302,250	8,545,853	61,892	474,148			31/12/2008	4.16
ANZ High Yield		4,966	13,264	18,250	13,284	10,929			31/12/2008	4.30
		8,248,570	315,534	8,564,103	75,176	485,077	0	0		
BENCHMARK RATE - 11 AM INDICATIVE CASH RATE										4.25
OTHER FUNDS:										
Enhanced Cash Funds										
Aberdeen (previously Deutsche)		1,484,085	-20,890	1,463,195	-20,890	-105,610			31/12/2008	-15.37
LGFS Fixed Out Performance	13,900,000	16,711,687	77,908	16,789,594	77,908	1,025,245			31/12/2008	5.64
ING Enhanced		4,067,527	-75,143	3,992,383	-75,143	-117,071			30/11/2008	-15.92
		22,263,298	-18,125	22,245,173	-18,125	802,564	0	0		
Enhanced Income Funds										
Macquarie Inc. Plus		19,348,877	-206,766	19,142,111	-206,766	-429,299			31/12/2008	-11.31
		19,348,877	-206,766	19,142,111	-206,766	-429,299	0	0		
Capital Protected Wholesale Fund										
Longreach PIU#	1,500,000	1,507,350	-22,050	1,485,300	-22,050	120,420			31/12/2008	2.00
		1,507,350	-22,050	1,485,300	-22,050	120,420	0	0		
BENCHMARK RATE - UBS BANK BILL INDEX										5.13
Term Deposits										
Adelaide Bank 19/1/09	6,700,000	6,901,642	48,084	6,949,726	48,084	249,726	0	0	31/12/2008	8.45
Adelaide Bank 18/2/09	4,300,000	4,439,412	30,860	4,460,272	30,860	160,272	0	0	31/12/2008	8.45
Adelaide Bank 23/3/09	3,500,000	3,605,959	25,267	3,631,226	25,267	131,226	0	0	31/12/2008	8.50
Adelaide Bank 20/4/09	1,000,000	1,030,452	7,262	1,037,714	7,262	37,714	0	0	31/12/2008	8.55
Adelaide Bank 19/5/09	1,000,000	1,030,630	7,304	1,037,934	7,304	37,934	0	0	31/12/2008	8.60
Adelaide Bank 18/6/09	1,000,000	1,030,808	7,347	1,038,155	7,347	38,155	0	0	31/12/2008	8.65
Adelaide Bank 23/7/09	1,000,000	1,030,986	7,389	1,038,375	7,389	38,375	0	0	31/12/2008	8.70
Westpac 22/1/10	2,000,000	2,061,373	14,523	2,075,896	14,523	75,896	0	0	31/12/2008	8.55
Westpac 22/7/10	3,000,000	3,092,597	21,912	3,114,510	21,912	114,510	0	0	31/12/2008	8.60
Macquarie Bank 14/4/09	2,500,000	2,521,397	15,075	2,536,473	15,075	36,473	0	0	31/12/2008	7.10
Macquarie Bank 9/4/09	3,000,000	3,080,285	22,626	3,102,911	22,626	102,911	0	0	31/12/2008	8.88
Macquarie Bank 13/1/09	1,000,000	1,009,000	6,200	1,015,200	6,200	15,200	0	0	31/12/2008	7.30
Macquarie Bank 11/3/09	1,000,000	0	1,012,493	1,012,493	12,493	12,493	0	0	31/12/2008	6.00
Bank of Queensland 23/3/09	2,000,000	2,063,825	15,220	2,079,044	15,220	79,044	0	0	31/12/2008	8.96
Investec 12/10/11	8,000,000	8,073,479	50,619	8,124,099	50,619	124,099	0	0	31/12/2008	7.45
Bank of Queensland 15/10/10	3,000,000	3,025,858	18,218	3,044,075	18,218	44,075	0	0	31/12/2008	7.15
Bankwest 14/1/09	1,000,000	1,008,679	6,115	1,014,795	6,115	14,795	0	0	31/12/2008	7.20
Savings & Loans CU 21/1/09	1,000,000	0	1,001,344	1,001,344	1,344	1,344	0	0	31/12/2008	5.45
SGE Credit Union Ltd 21/1/09	1,000,000	0	1,001,252	1,001,252	1,252	1,252	0	0	31/12/2008	5.71
Warwick Credit Union 21/1/09	500,000	0	500,657	500,657	657	657	0	0	31/12/2008	5.33
Railways Credit Union TD 21/1/09	1,000,000	0	1,001,314	1,001,314	1,314	1,314	0	0	31/12/2008	5.43
QLD Police Credit Union 21/1/09	1,000,000	0	1,001,339	1,001,339	1,339	1,339	0	0	31/12/2008	5.63
Police & Nurses CU 21/1/09	1,000,000	0	1,001,388	1,001,388	1,388	1,388	0	0	31/12/2008	5.90
Australian Defence CU 21/1/09	1,000,000	0	1,001,455	1,001,455	1,455	1,455	0	0	31/12/2008	5.73
CBA Loan Offset	5,001,064	4,811,964	0	4,811,964	0	173,561	0	0	31/12/2008	6.95
	56,501,064	49,808,348	7,825,263	57,633,610	325,263	1,495,207	0	0		

INVESTMENTS REPORT - 31/12/08
PRINCIPAL BALANCES/INTEREST EARNED

	Acquisition Price	Princ/Int Balance 1/12/08	Net Movements - December 2008	Princ/Int Balance 31/12/08	Income Earned Net of Fees - December 2008	Income Earned Financial Yr to Date	Unrealised Gains/Losses December 2008	Unrealised Gains/Losses Life to Date	Capital Price Valuation Date	Annualised Monthly Return (Managed Funds) / Current Coupon
	\$	\$	\$	\$	\$	\$	\$	\$		
FRTDs(Floating Rate Term Deposits)										
Investec 26/7/10	3,000,000	3,019,706	17,967	3,037,673	17,967	107,941	0	0	31/12/2008	7.05
Bank of Queensland 23/7/10	3,000,000	3,022,207	18,116	3,040,322	18,116	108,302	0	0	31/12/2008	8.99
	6,000,000	6,041,913	36,083	6,077,996	36,083	216,243	0	0		
FRNs(Floating Rate Notes)										
Mackay Permanent BS 21/11/11	500,000	438,629	4,075	442,704	0	21,614	4,075	-57,296	31/12/2008	5.53
Queenslanders CU 14/13	503,170	464,988	0	464,988	0	11,113	0	-38,182	30/11/2008	8.30
CBA 21/1/11	1,000,929	995,380	1,740	997,120	1,740	28,300	0	0	31/12/2008	6.34
GE Corp (ex Phoenix CPDO) 10/11/11	2,000,000	1,707,600	0	1,707,600	46,406	-86,785	0	0	31/12/2008	6.43
ANZ 17/8/10	985,708	958,315	-8,066	950,249	-8,066	2,080	0	0	31/12/2008	4.89
HSBC 14/3/13	2,000,000	1,864,260	-198,980	1,665,400	-151,540	-300,372	0	0	31/12/2008	6.71
ANZ 23/5/11	1,923,335	1,862,340	-55,370	1,806,970	-18,023	-18,666	0	0	31/12/2008	4.73
Westpac 21/1/15	1,968,816	1,951,152	-26,431	1,924,721	13,135	55,983	0	0	31/12/2008	5.89
NAB 21/12/12	1,881,040	1,864,260	-430,340	1,433,920	-392,295	-294,650	0	0	31/12/2008	4.51
Westpac 24/1/12	1,456,675	1,383,255	-51,940	1,331,315	-51,940	-63,969	0	0	31/12/2008	6.16
HBOS 19/3/10	2,006,920	1,974,820	-26,600	1,948,220	11,246	50,826	0	0	31/12/2008	4.43
Wachovia Bank 25/5/12	1,433,790	1,330,890	48,855	1,379,745	77,136	46,684	0	0	31/12/2008	4.69
CBA 16/2/10	740,789	727,335	-9,971	717,364	-9,971	4,060	0	0	31/12/2008	4.90
ING 7/7/10	2,000,140	1,989,240	-32,500	1,956,740	-32,500	60,103	0	0	31/12/2008	7.08
Bank of Queensland 15/6/09	1,002,490	1,006,960	-12,750	994,210	5,924	36,102	0	0	31/12/2008	4.71
Bendigo Bank 28/9/09	512,705	498,373	-6,790	491,583	3,371	21,500	0	0	31/08/2008	4.86
Elders Rural Bank 23/8/10	509,910	472,485	2,249	474,735	12,347	27,665	0	0	31/08/2008	5.30
HSBC 22/9/11	1,114,936	1,014,708	-14,880	1,000,028	6,300	11,071	0	0	31/08/2008	4.53
Adelaide Bank 29/3/10	505,705	493,237	-6,659	486,579	3,304	21,197	0	0	31/08/2008	4.70
St George Bank 26/7/11	505,760	481,097	2,595	483,692	2,595	19,653	0	0	31/08/2008	6.11
HSBC 19/5/11^	505,715	480,503	2,026	482,529	2,026	32,782	0	0	31/08/2008	4.77
HSBC 22/9/11^	1,000,000	922,252	-13,136	909,116	5,937	10,064	0	0	31/08/2008	4.53
Elders Rural Bank 23/3/10^	1,524,015	1,447,049	-21,742	1,425,307	9,559	49,839	0	0	31/08/2008	5.04
St George Bank 26/7/11^	1,507,240	1,443,038	7,786	1,450,825	7,786	58,707	0	0	31/08/2008	6.11
Suncorp 22/6/11^	2,521,130	2,411,140	-33,458	2,377,682	14,535	96,152	0	0	31/08/2008	4.76
Bank of QLD 11/5/11^	507,425	463,889	2,266	466,154	2,266	8,514	0	0	31/08/2008	5.34
Macquarie Bank 31/5/12^	503,665	444,539	2,151	446,690	2,151	12,276	0	0	31/08/2008	5.07
Bendigo Bank 15/7/09^	508,110	497,536	2,956	500,491	2,956	20,485	0	0	31/08/2008	6.96
Bendigo Bank 14/12/10^	2,527,460	2,406,999	-35,019	2,371,979	13,473	72,113	0	0	31/08/2008	5.00
Elders Rural Bank 8/6/11^	505,790	463,699	-7,310	456,389	2,562	10,688	0	0	31/08/2008	5.36
Elders Rural Bank 13/10/10^	504,755	474,223	2,884	477,107	2,884	17,713	0	0	31/08/2008	6.79
Royal Bank of Scotland 17/2/12^	2,501,100	2,325,348	10,369	2,335,717	10,369	84,323	0	0	31/08/2008	4.88
	39,169,224	37,259,540	-901,672	36,357,868	-404,328	129,164	4,075	-95,476		
CPPI Notes (Constant Portfolio Protection Insurance)										
Longreach Series 14 16/12/11#	2,000,000	1,617,200	43,600	1,660,800	0	0	43,600	-339,200	31/12/2008	0.00
Longreach Series 16 7/3/12#	1,000,000	794,300	19,700	814,000	0	7,270	19,700	-186,000	31/12/2008	0.00
Longreach Series 17 3/5/12#	2,000,000	1,569,600	40,000	1,609,600	0	8,979	40,000	-390,400	31/12/2008	0.00
Longreach Series 18 26/6/13#	1,000,000	728,400	19,300	747,700	1,388	1,388	19,300	-252,300	31/12/2008	5.08
Longreach Series 21 20/11/12#	1,000,000	863,100	20,600	883,700	0	0	20,600	-116,300	31/12/2008	0.00
Longreach Series 23 10/2/12#	1,000,000	958,000	22,800	980,800	0	34,366	22,800	-19,200	31/12/2008	0.00
Longreach Series 24 13/12/14#	2,000,000	1,648,600	33,400	1,682,000	0	0	33,400	-318,000	31/12/2008	0.00
Longreach Series 25 4/4/14#	2,000,000	1,346,000	46,200	1,392,200	0	0	46,200	-607,800	31/12/2008	0.00
Longreach Series 26 7/6/14#	1,000,000	762,300	27,100	789,400	0	0	27,100	-210,600	31/12/2008	0.00
Longreach Series 32 30/11/14#	3,000,000	1,961,400	93,000	2,054,400	93,000	64,800	0	0	31/12/2008	0.00
Longreach Series 33 10/5/13#	5,000,000	4,583,500	17,000	4,600,500	17,000	-458,500	0	0	31/12/2008	0.00
ABN AMRO Series VII 20/9/11#	500,000	428,650	9,250	437,900	0	0	9,250	-62,100	31/12/2008	0.00
Averon 20/6/14#	1,500,000	877,500	-25,800	851,700	0	0	-25,800	-648,300	31/12/2008	0.00
All Seasons 29/8/14#	1,000,000	581,700	0	581,700	0	0	0	-418,300	30/11/2008	0.00
Credit Sail 2 30/6/12#	500,000	5,000	0	5,000	0	0	0	-495,000	31/12/2008	0.00
Keolis 24/8/13# (now ZCB)	1,000,000	786,600	19,100	805,700	0	0	19,100	-194,300	31/12/2008	0.00
Orion Trust 5/7/12#	1,000,000	877,054	18,446	895,500	0	43,530	18,446	-104,500	31/12/2008	0.00
Phoenix Trust 20/12/12#	1,000,000	851,658	24,311	875,969	0	0	24,311	-124,031	31/12/2008	0.00
Dandelion 14/12/12#	1,000,000	828,200	20,090	848,290	20,090	-8,810	0	0	31/12/2008	0.00
ANZ Climate Change Trust 18/6/14#	1,500,000	1,207,590	37,785	1,245,375	37,785	-284,115	0	0	31/12/2008	0.00
Lehman 15/6/09#	300,000	267,000	0	267,000	0	-2,610	0	0	31/08/2008	0.00
Lehman 15/6/09#^	500,000	445,000	0	445,000	0	-4,350	0	0	31/08/2008	0.00
	30,800,000	23,988,352	485,882	24,474,234	169,263	-598,052	318,007	-4,466,331		

INVESTMENTS REPORT - 31/12/08
PRINCIPAL BALANCES/INTEREST EARNED

	Acquisition Price	Princ/Int Balance 1/12/08	Net Movements - December 2008	Princ/Int Balance 31/12/08	Income Earned Net of Fees - December 2008	Income Earned Financial Yr to Date	Unrealised Gains/Losses December 2008	Unrealised Gains/Losses Life to Date	Capital Price Valuation Date	Annualised Monthly Return (Managed Funds) / Current Coupon
	\$	\$	\$	\$	\$	\$	\$	\$		
CCOs(Collateralised Commodity Obligations)										
CARGO 29/3/12	982,450	683,100	-29,800	653,300	0	22,970	-29,800	-329,150	31/12/2008	9.19
Kalgoorlie 27/2/12	500,000	418,915	-326,196	92,719	-315,380	-294,106			31/12/2008	6.02
Kalgoorlie 27/2/12*	2,000,000	1,675,659	-1,304,783	370,876	-1,261,519	-1,176,424			31/12/2008	6.02
	3,482,450	2,777,674	-1,660,778	1,116,896	-1,576,898	-1,447,561	-29,800	-329,150		
CDOs(Collateralised Debt Obligations)										
Longreach Series 1 11/3/11	1,000,000	125,000	0	125,000	20,568	43,102	0	-875,000	30/11/2008	5.58
Castlereagh Notes 21/6/13	500,000	63,222	-6,154	57,068	10,309	21,198	-6,154	-442,932	31/12/2008	5.15
Coolangatta 20/9/14	500,000	159,500	-94,500	65,000	-94,500	-119,499			31/12/2008	0.00
Esperance 2 20/3/13	520,055	278,720	-174,720	104,000	-174,720	-182,935			31/12/2008	0.00
Blue Gum 22/6/13	360,000	188,546	-123,245	65,301	-115,392	-117,339			31/12/2008	5.65
Scarborough 23/6/14	591,219	338,729	-248,014	90,715	-234,890	-217,957			31/12/2008	5.44
Flinders 20/3/12	303,323	230,176	-4,751	225,425	1,883	10,492			31/08/2008	5.75
Torquay 20/6/13	500,000	265,835	-190,164	75,672	-179,481	-163,170			31/12/2008	5.45
Parke 20/12/15	250,000	89,333	-3,759	85,573	1,473	10,570			31/08/2008	5.25
Kakadu 20/3/14	497,565	214,001	-148,354	65,647	-137,920	-147,024			31/12/2008	5.25
Henley 22/6/12	500,000	337,548	-136,926	200,622	-126,770	-116,522			31/12/2008	5.05
Miami 20/3/17	50,289	20,010	-11,010	9,000	-11,010	-11,428			31/12/2008	0.00
Beryl Global Bank 20/9/14*	600,304	468,480	-138,480	330,000	-138,480	-160,684			31/12/2008	0.00
Coolangatta 20/9/14*	2,000,000	638,000	-378,000	260,000	-378,000	-477,995			31/12/2008	0.00
Esperance 2 20/3/13*	508,665	268,000	-168,000	100,000	-168,000	-175,899			31/12/2008	0.00
Scarborough 23/6/14*	1,406,422	787,003	-575,333	211,669	-544,711	-508,566			31/12/2008	5.44
Flinders 20/3/12*	2,068,450	1,572,871	-32,466	1,540,405	12,868	71,693			31/12/2008	5.75
Quartz 20/12/10*	504,165	361,877	-7,918	353,958	3,139	39,686			31/08/2008	5.75
Green 2 20/3/14*	2,017,180	995,763	-673,175	322,587	-631,440	-610,296			31/12/2008	5.25
Kakadu 20/3/14*	982,130	434,881	-303,588	131,294	-282,720	-294,048			31/12/2008	5.25
Lawson 30/12/10*	454,050	421,367	-42,588	378,779	-42,588	-26,566			31/12/2008	8.62
Miami 20/3/17*	50,289	20,010	-11,010	9,000	-11,010	-11,428			31/12/2008	0.00
	16,164,106	8,278,872	-3,472,156	4,806,716	-3,221,390	-3,144,613	-6,154	-1,317,932		
Transferrable Certificates of Deposit										
ANZ 22/4/13	2,000,000	2,008,722	-18,461	1,990,261	-18,461	26,701			31/12/2008	7.13
CBA 24/6/11	2,014,200	2,010,420	-38,720	1,971,700	2,251	41,967			31/12/2008	4.92
Adelaide Bank 22/5/09	4,975,750	5,030,500	-47,250	4,983,250	-47,250	173,883			31/12/2008	4.67
	8,989,950	9,049,642	-104,431	8,945,211	-63,460	244,551	0	0		
Fixed Coupon Bonds										
ANZ 23/5/11	938,110	918,100	-64,300	853,800	-64,300	-48,970			31/12/2008	6.25
CBA 10/2/14	1,015,860	1,010,000	-16,400	993,600	-16,400	-10,280			31/12/2008	6.50
	1,953,970	1,928,100	-80,700	1,847,400	-80,700	-59,230	0	0		
Securities No Longer Held (excluding Grove Managed Funds).										
		18,412,779	-18,412,779	0	47,802	1,282,389				
TOTALS		208,913,314	-16,216,696	192,696,618	-4,940,132	-903,140	286,127	-6,228,892		

NB.

Capital Guaranteed

^ Ex Infrastructure IMP

Maturity Dates for all investments except FRN's and Fixed Bonds are legal maturity. FRN's & Fixed Bond maturity dates are first call dates as this the likely date of maturity as the investment issuer is severely penalised if monies are not redeemed by the call date, via increased coupon rates and additional capital requirements by APRA.

TOTAL CASH & INVESTMENTS AS AT 31 DECEMBER 2008

\$ 192,696,618

LESS ESTIMATED RESTRICTED EQUITY FOR WATER & SEWER FUNDS

Water Fund
Sewer Fund

63,493,498
91,858,361 **\$ 155,351,859**

GENERAL FUND CASH & INVESTMENTS

\$ 37,344,759

LESS ESTIMATED RESTRICTED EQUITY FOR GENERAL FUND (developer contributions, grants, reserves etc).

\$ 35,774,805

ESTIMATED GENERAL FUND UNRESTRICTED CASH & INVESTMENTS AS AT 31 DECEMBER 2008

\$ 1,569,954 (a)

(a) ESTIMATED GENERAL FUND UNRESTRICTED CASH & INVESTMENTS AS AT 31 DECEMBER 2008:

	Estimated Unrestricted Cash	\$ 1,000,000
Add:	Revenue Revotes 07/08 reduced plus budget surplus for 07/08	\$ 609,688
Less:	Budget Deficit 08/09	\$ 39,734
		\$ 1,569,954

I hereby certify that Council's investments have been made in accordance with the Local Government Act 1993, Regulations and Council's Investment Policy.

Responsible Accounting Officer.