COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING
(LAND USE, HEALTH & DEVELOPMENT COMMITTEE)

COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR

13 AUGUST 2009

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NOTICE OF MOTION

PETTINA PARK PET CARE CENTRE

Purpose:

Councillor Rodney Degens has given notice of his intention to move.

That Coffs Harbour City Council locate and find the required parcel of land needed for the relocation of Pettina Park into the Airport precinct and adjust the Airport Management plan accordingly.

Councillor Degens' comments:

Relocating the Pettina Park Dog Kennels into the airport precinct is justifiable because:

1. The owner of Pettina Park and the council have developed a moral responsibility to help each other if not a legal responsibility to help each other partly because of the nature and length of the negations surrounding this matter for the past five years. Trust was placed in the council by the proprietors to help resolve this matter.

2. The lease held by the owner is due to expire shortly, so consequently there is now significant pressure for the matter to be resolved quickly.

3. The lease on the Coffs Harbour Airport lands should be of a temporary nature, a 5 by 5 yearly lease until such a time when a permanent site has been located.

4. Currently there is a facility to store motor vehicles, while people are away on holiday or whatever, so in the same fashion a place where pets can be kept is not an unreasonable request for location at the Coffs Harbour Airport.
Pettina Park Pet Care Centre ...(Cont'd)

Staff Comments:

1. Council has no legal responsibility to assist the proprietors of Pettina Park. Staff have, over a considerable period, tried to identify suitable premises for the relocation of the business.

2. For Council to assist a particular business owner in a way as set out in the Notice of Motion would set an unacceptable precedent for Council. It is not Council's role or responsibility to assist specific business owners through the provision of, or access to, Council land and property as being suggested in the Notice of Motion.

3. The issue of the operation and location of Pettina Park Petcare Centre is a marketplace issue not a Council issue, and it should be resolved within the marketplace.

4. There is ample land within the local government area appropriately zoned and available to permit a boarding kennel. This land includes industrial land and rural land.

5. The proposed use as suggested in the Notice of Motion is prohibited under the current land uses adopted by Council for the Airport Master Plan. The Airport Master Plan was developed over a number of years and was placed on public exhibition. No ad hoc changes should be considered.

6. To amend the Master Plan there is a process involved which would take a number of months. Should this change be made, a development application is still pending on the land at the northern end of the airport. This development application would not be determined for several months. If the development application were approved, and if Council decided to proceed with the development immediately, it would be at least another twelve months before any land would be available.

7. Should land become available Council, in order to meet its public accountability and transparency requirements, would need to place the land out to expressions of interest to be operated by anyone who may be interested in running a boarding kennel. Council would not be in a position to simply allocate the land to a particular business owner.

Recommendation:

1. That Council not support the Notice of Motion.

2. That the Airport Master Plan not be amended to include an animal establishment as a permitted use.

3. That the matter be left in the marketplace for the marketplace to determine the most appropriate outcome.

Stephen Sawtell
General Manager
Purpose:

This is a report on Development Application 162/09 for a Recreation Facility (Challenge Course) at 37 Daniels Road, Coramba.

The application was considered at the Land Use Health and Development Committee meeting on 9 July 2009.

At that meeting Council resolved that the application:

"be deferred with the object of having consultation with the proponent of the facility subject to an inspection of the site".

Councillors inspected the site on 23 July 2009.

A copy of the report to the 9 July 2009 meeting on this application is appended to this report (Appendix A).

Recommendation:

1. That Development Application 162/09 for a Recreation Facility (Challenge Course), Lot 87, DP752818, 37 Daniels Road, Coramba be approved subject to the conditions specified in Appendix B.

2. That individuals who made submissions on the Application be informed of Council's decision.
Attachments:

Appendix A

L17 DEVELOPMENT APPLICATION 162/09 - RECREATION FACILITY (CHALLENGE COURSE), LOT 87 DP 752818, 37 DANIELS ROAD, CORAMBA

Purpose:

This is a report on Development Application 162/09 for a Recreation Facility (Challenge Course) at 37 Daniels Road, Coramba. The application has been notified twice. Council received three written objections and one letter of support to the proposal following the first notification. Three written objections were received following the second notification.

All of the matters that have been raised in submissions have been considered in assessment of the application. It is recommended that the application be approved subject to conditions.

Description of Item:

It is proposed to develop a challenge course at 37 Daniels Road, Coramba. The stated aim for the development is personal development and team building for individuals and small groups.
The “course” is proposed on a 40 by 50 metre area on the western half of the property. This area of the property currently contains flooded gums. Ropes and wires will be attached between the trees. Participants will carry out individual and group activities on the course.

The property is 1.8 hectares in area with a slight slope to the west. The property contains vegetation that is mapped as tertiary Koala habitat in accordance with Council’s Koala Plan of Management.

A maximum of 12 participants at any session (a period of three hours) will attend. There will be up to two sessions per day; 9.00am till noon and 2.00pm till 5.00pm. Two staff will supervise.

The application proposed five days per week. This has now been amended to three days per week.

The proposed access to the challenge course is a crown road that adjoins the property to the west. This road currently provides vehicular access for one dwelling and has a gravel surface.

The application has been amended by provision of a small bus for the operation so that participants can be transported to the site from either their place of residence or the operator’s office in the Coffs Harbour central business district. Participants will be delivered by the bus down this crown road to the rear of the property and the challenge course area.

Prior to this amendment, participants needed to find their own means of transport to the site.

All staff will access the site from the existing and established access for the dwelling, via a small section of crown road which extends from Daniels Road.

A small office, 3.6 by 2.6 metres in area is proposed for storage of files and equipment. Two composting toilets with hand washing facilities are also proposed.

The Development Application file will be available in the Councillor’s room for perusal prior to the meeting.

Sustainability Assessment:

- **Environment**

  The proposed development will not result in the removal of any native vegetation. Environmental impacts as a result of this development should be maintained at acceptable levels.

- **Social**

  Potential impacts on residential amenity require consideration for this development proposal. This is considered in more detail in the “issues” section of this report. Unacceptable amenity impacts as a result of the development are considered unlikely.
Economic

Broader Economic Implications

The proposed development will provide an additional service and facility to the area. Adverse economic impacts as a result of the development are unlikely.

Management Plan Implications

There are no implications for Council's adopted Management Plan.

Consultation:

The application was advertised and notified. Council received three written objections to the proposal following this notification. The application was notified a second time and further three submissions were received.

A summary of the issues raised in submissions is provided as Appendix B to this report.

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 that they must be of relevance to the development proposed.

An evaluation report on the matters under section 79C is attached to this report as Appendix A.

• Relevant Statutory Controls

The following statutory controls are relevant to this application
- Coffs Harbour City Local Environmental Plan 2000
- North Coast Regional Environmental Plan
- Coramba-Karangi-Upper Orara Development Control Plan
- Rural Lands Development Control Plan
- Off Street Car Parking Development Control Plan
- Access and Mobility Development Control Plan
- Notification Development Control Plan

Each of these relevant controls is considered in the Section 79C evaluation report.

Cont’d
Permissibility

The land is zoned 1A Rural (Agriculture) and 7A Environmental Protection (Habitat and Catchment) under Coffs Harbour City Local Environmental Plan 2000. The proposed development will only occur on that part of the site zoned 1A Rural (Agriculture). Statements made in public submissions that use of the crown road raises a permissibility issue are not correct (see Appendix A - Section 79C Evaluation Report). The proposed development is permissible in this zone as a Recreation Facility with development consent.

Issues:

Access

There are no legal or zoning issues associated with the proposed access. The proposed access currently exists as a crown road to the boundary of the property and will be used as such for the proposed development.

Delivery of participants to the challenge course via a small bus is considered an appropriate transport means. No upgrading works to the crown road are required by the development.

Matters raised in public submissions concerning legal issues about the crown road do not affect Council's ability and responsibility to determine this development application. Parcels of land that were resumed in 1967 under the Public Roads Act to provide a functional access road at the time, while not dedicated as "public road", are still Crown land parcel and Council has no power to deny use of this land and the crown road in its current form.

Impacts on flora and fauna.

Adverse impacts on native flora and fauna are unlikely. There will be no vegetation removed as a result of the proposal.

There will be additional traffic to the area but this will occur along the proposed access route at limited speed. Adverse impacts from additional traffic will be minimal.

Residential amenity

The proposed operation will involve attended and supervised activity. Two staff will be provided for a maximum of 12 participants so there will be adequate supervision of all activity. The proposed use by its nature is unlikely to be noisy. The designated activity area of the property is more than 150 metres from closest dwelling on adjoining land. A proposed condition of consent requires clear demarcation of the activity area and also specifies that activity is only to occur in this area.

There are unlikely to be any other impacts on residential amenity.

It is considered unlikely that there will be unacceptable impacts on existing businesses in the area that provide tourist accommodation.
Other issues raised in submissions

- **Zone of site and permissibility**

  The proposed development is not in breach of zoning. The majority of the site is zoned Rural 1A Agriculture. A small section of the property is zoned 7A Environmental Protection. The development is a permissible use with Council consent. While the development is not a typical use for a rural area it is a use that requires Council's formal consent and this allows Council the opportunity to examine each individual proposal in detail to determine whether it is appropriate for the area or not.

  The proposed use is considered appropriate given its size, scale and nature. A number of proposed conditions of consent will limit the size and scale of the proposal (Appendix C).

- **Information submitted with Development Application**

  Sufficient information has been provided with the application in accordance with the requirements of the Environmental Planning and Assessment Act to enable Council to make an informed decision on the proposal. Council cannot require submission of flora and fauna assessment reports unless a direct and likely impact will result from the development. In this regard the application states that there will be no vegetation removed as a result of the development and there is little reason for Council to question this statement.

- **Consultation prior to submission**

  Consultation with adjoining owners prior to application submission is a matter at the discretion of the proponent. The statutory consultation process happens as part of the development assessment process and this has occurred.

**Recommendation:**

1. That Development Application 162/09 for a Recreation Facility (Challenge Course), Lot 87, DP752818, 37 Daniels Road, Coramba be approved subject to the conditions specified in Appendix C.

2. That individuals who made submissions on the Application be informed of Council’s decision.
APPENDIX A

SECTION 79C EVALUATION

a. the provisions of,

i. any environmental planning instrument, and

- **North Coast Regional Environmental Plan 1988**

  Most of the provisions of this policy provide local government with state and regional policy guidelines for the preparation of local environmental plans. Some of the provisions provide guidelines for certain types of development.

  **Clause 12**, Development control - impact of development on agricultural activities

  The council shall not consent to an application to carry out development on rural land unless it has first considered the likely impact of the proposed development on the use of adjoining or adjacent agricultural land and whether or not the development will cause a loss of prime crop or pasture land.

  The proposed development is not land that is prime crop or pasture land and limited agriculture occurs on adjoining properties.

  The proposed development is not of a nature that will have significant impact on agricultural pursuits.

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

  - **Zoning**

    The subject site is zoned Rural 1A Agriculture and Environmental Protection 7A (Habitat and Catchment) under Coffs Harbour City Local Environmental Plan 2000. The proposed development accords with the definition of Recreation Facility, is within that part of the site that is zoned Rural 1A and is permissible in the zone with consent.

    A statement made in one public submission that use of the crown road (and the 7A Environmental Protection zoning of that crown road) raises a permissibility issue for the development is not correct. While participants will access the challenge course over this crown road, the crown road does not form part of the development application. The crown road currently exists and formal separate approval to use the crown road is not required. It would be unlawful for Council to examine the zoning of the crown road and determine that the development is not permissible.

  - **Clause 14**, Services

    Council is satisfied that appropriate on-site waste treatment can occur on the site.

  - **Clause 23**, Environmental Hazards - Potential acid sulfate soils

    There is no potential of acid sulfate soils for the site.
• State Environmental Planning Policy (Rural Lands) 2008

There are no provisions of the Policy that require Council’s consideration.

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

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

iii. any Development Control Plan (DCP)

• Coramba – Karangi – Upper Orara Development Control Plan

This plan contains some provisions that relate to non-residential development. The provisions are general in nature but states that all applications of non residential development will be assessed on merit having regard for the zoned aim, sustainability principles and character statements.

The proposed development is considered appropriate in the area on the merits of the proposal. The development is of an appropriate scale with minimal impacts on existing development in the area. The development is not contrary to the character statement of this plan.

• Rural Lands Development Control Plan

There are no provisions of this plan that have specific reference to this development.

Retention of all vegetation on the property will maintain a rural character.

There are no other sections of this plan that require consideration.

• Off-Street Car Parking Development Control Plan

Council’s car parking DCP does not specify a rate for developments of this kind.

A parking area for the bus is sufficient.

• Access and Mobility Development Control Plan

This plan adopts the Building Code of Australia provisions with respect to access and facilities for disabled persons.

A condition of development consent required the provision of access and facilities for disabled persons.

• Notification Development Control Plan

The development application was advertised and notified in accordance with the provisions of this plan.

No further matters to consider.

• Signs Development Control Plan

There are no proposed signs for the development.
iv. the regulations (to the extent that may prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

There are no matters required to be considered under this section.

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,

Council is satisfied that the proposed development is unlikely to result in unacceptable impacts on the environment. Consideration of those matters under Section 5A of the Environmental Planning and Assessment Act has been made.

The development does not involve removal of native vegetation. Noise considerations for the development will be acceptable given the nature of the development. Unacceptable impact on native fauna resulting from these issues is unlikely.

The development is not contrary to the provisions of the Koala Plan of Management. There will be no vegetation removal.

On site waste treatment can occur on the site. Specific details of the proposed system will be provided with the appropriate application.

Council’s City Services Department have considered the development with respect to vehicular movement and safety and are of the view that, with provision of a bus to service the development no upgrading works of the crown road are required.

The impact of the proposed development on existing and future agriculture has been considered. Limited agriculture occurs on adjoining properties and the proposed development is not of a nature that will have significant impact on agricultural pursuits. The proposed development is not land that is prime crop or pasture land.

There will be no impacts from soil erosion or stormwater runoff.

c. the suitability of the site for the development,

Section 79BA (“Consultation and development consent-certain bush fire prone land”) of the Environmental Planning and Assessment Act requires Council to consider Planning for Bushfire Protection 2006 for development on bushfire prone land.

The site is mapped as bushfire prone.

The development only involves the construction of a 3.6 by 2.6 metre building. This building has only a storage purpose and no occupation by people. The use involves a temporary presence of part of the property at particular and limited times.

There are two means of egress from the property. One from the eastern part of the property and one from the western part of the property and these allow safe egress from the site.

The subject site is considered acceptable with respect to this issue and the proposed development is generally in accordance with the aims and objectives of Planning for Bushfire Protection 2006.

Whether or not the proposed development is suitable for the subject site is in this case relevant to the scale of the proposal. The development involves use of an outdoor area of the site. Non-rural uses are compatible in rural areas provided the scale of development is appropriate. The proposed development is considered suitable for the site.
d. any submissions made in accordance with this Act or the regulations,

A number of submissions have been made on the proposal following notification. A summary of the issues raised is provided as Appendix B to this item. Various issues have been raised, some are relevant and others have little relevance.

Assessment of a development application is limited to provisions of the Environmental Planning and Assessment Act and subordinate legislation under the Act and environmental planning instruments (e.g. local environmental plans, regional environmental plans, and State environmental planning policies) given power under the Act. Other Acts and standards should not be considered as part of a determination unless there is some founding to do so under the Environmental Planning and Assessment Act.

All public submissions have been considered in their context.

e. the public interest,

The proposed development is considered to be within the public interest.
APPENDIX B

SUMMARY OF ISSUES RAISED IN SUBMISSIONS

1. Proposal is in breach of zoning.
2. Inadequate information provided with application.
3. Proposed access is not appropriate as there are legal issues, there are zoning issues, there are physical impact issues and there are traffic and safety issues.
4. Impacts on flora and fauna.
5. Increased noise and dust.
7. No consultation with adjoining owners.
8. Impacts on existing accommodation business.
PROPOSED CONDITIONS OF DEVELOPMENT CONSENT

Development in accordance with approved plans:

1. The development is to be implemented in accordance with the plans and supporting documents provided in development application 162/09, except where modified by any conditions of this consent, including but not limited to the following:

   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 during operation.

Area of Activity

2. The proposed use is only to operate in the area identified as “proposed challenge course (approx 60 trees)” on the approved plan. Corner peg markers or other similar method are to be used to permanently demarcate this area.

Number of participants:

3. A maximum of twelve participants may attend a challenge course session at any one time.

Hours of operation:

4. This use is only to operate during the hours 9:00am to 5:00pm Monday to Friday with a maximum of two sessions to occur on any one day. Sessions are to be three hours in length.

Days of operation:

5. This use may operate for a maximum of three days per week, Monday to Friday.

   The use is not to operate on Saturdays, Sundays or public holidays.

Car Parking:

6. A car parking area for the provided bus is to be available on site at all times during operation. The parking and vehicular manoeuvring areas are to be provided with a gravel surface and are to be constructed in accordance with Council’s Off-Street Car Parking Development Control Plan. The bus is to park within the designated car parking area.

Construction Certificate:

7. Work on any building must not commence until such time as a Construction Certificate has been obtained and Council has been notified of the Principal Certifying Authority.

Occupation Certificate:

8. The building is not to be used until authorised to do so by issue of an occupation certificate.
On-site Waste Water Treatment:

9. An application for On-Site Waste Water Treatment System is to be submitted to Council and approved prior to issue of the Construction Certificate or any use of the site. The application is to include full details of the proposed system.

Disability Access and Facilities:

10. 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.

Hours of construction:

11. 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.
- Sunday and Public Holidays No construction work is to take place.

Construction Signs:

12. 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.

Bus Service:

13. A bus, sufficient to transport 12 participants and driver is to be provided to service the development at all times during operation. Participants are only to attend the site through the bus services.

**********************************************************************************
Purpose:

The purpose of this report is to progress draft Amendment No. 38 to Coffs Harbour City LEP 2000 to public exhibition. Draft LEP Amendment No. 38 was endorsed by Council as a component of the North Coffs Release Area as identified in the 1996 Urban Development Strategy and draft Our Living City (OLC) Settlement Strategy at its meeting on 2 November 2006. The report recommends that Council exhibit the draft Plans, after seeking authority from the Department of Planning to proceed with the rezoning process.

Council resolving to action the recommendation of this report will enable Council to seek the Department of Planning's permission to publicly exhibit the draft LEP and get feedback from the community and government authorities. Council has already (in 2006) resolved to prepare the draft LEP.

The location of the draft LEP is shown on the map below.

The land is described as comprising the following:

- Lot 1 DP592173;
- Lot 2 DP 226560 (this lot will be deferred from the rezoning due to the location of the RTA’s proposed Highway Bypass);
- Lot 3 DP 820652;
- Lot 4 DP 820652;
- Lot 5 DP 820652; and
- Lot 23 DP 716144.

The land occupies an area of 29.46 hectares.
Description of Item:

Council adopted the Our Living City (OLC) Settlement Strategy on 5 July 2007. The North Coffs Release Area was identified as a short term priority (one to five years) for land rezoning to achieve the objectives of the OLC Settlement Strategy. The Department of Planning has endorsed this area as an interim approval of the OLC Settlement Strategy, and has given endorsement for three amendments to Council’s LEP to proceed, independent of the LEP Major Review (Standard LEP Template) currently being prepared by Council. The three amendments in the North Coffs Release Area are comprised of three components:

- North Coffs (draft Amendment No. 34);
- Big Banana Lands (draft Amendment No. 37); and
- Thakral Lands (draft Amendment No. 38).

Draft Amendment No. 34 will be the subject of a future Council report. Amendment No. 37 was recently gazetted.

Thakral Holdings Pty Limited approached Council and the Department of Planning seeking a joint rezoning of the land and Major Project Application for subdivision of approximately 140 allotments. The landholder has funded environmental studies and statutory planning required to achieve the rezoning.

Council subsequently reviewed the documents relevant to the rezoning proposal. The studies are available separate to this report.

Sustainability Assessment:

The environmental documents prepared by a consultant have addressed the environmental, social and economic sustainability issues pertaining to the rezoning of the land. The issues addressed, include:

- **Environment**
  - Flora and Fauna;
  - Landforms and Soils;
  - Visual Assessment;
  - Bushfire Hazard Assessment;
  - Contamination and Acid Sulfate Soils; and
  - Drainage and Water Cycle Management.

This environmental assessment has determined that there are no significant impacts upon the land, and that the proposal is in accordance with the OLC Settlement Strategy.

Areas of land with significant environmental characteristics are proposed to be preserved by placing under an environmental protection zoning.
L23  Coffs Harbour City Local Environmental Plan (LEP) 2000 Draft Amendment No. 38 - Thakral Lands on Western Side of Pacific Highway, Korora …(Cont’d)

- Social
  - Traffic and Transport;
  - Heritage Archaeology; and
  - Acoustic Assessment.

An area of the land, currently used as a sports field is proposed to be zoned for open space purposes.

- Economic
  - Infrastructure & Services (Water and Sewer); and
  - Open Space.

The reports identify the facilities and services required to progress the land’s rezoning. These will need to be provided by the developer.

- Broader Economic Implications

  This rezoning proposal will stimulate economic growth by introducing residential activities which are permissible within the Residential 2A Low Density zone. The use of the land for residential purposes is also consistent with the economic objectives of the OLC Settlement Strategy.

- Management Plan Implications

  The landholder has funded the necessary studies associated with the rezoning proposal. There are, therefore, no economic implications to Council’s current Management Plan.

Consultation:

The draft documents have been prepared with input from Council Departments.

Upon Council resolution, the environmental studies and draft LEP will be exhibited in accordance with the Environmental Planning and Assessment Act 1979. Input to the draft Plan will be sought from the public, Government Departments and Agencies, and again from all Council Departments.

Related Policy and / or Precedents:

The following policies and statutory requirements have been considered in the preparation of this draft LEP:

- Coffs Harbour City LEP 2000;
- NSW Coastal Policy 1997;
- State Environmental Planning Policy No. 71 – Coastal Protection;
- Environmental Planning and Assessment Act 1979 and Regulations;
- North Coast Regional Environmental Plan 1988;
- Mid North Coast Regional Strategy;
- Our Living City Settlement Strategy; and
- Residential Tourist Lands DCP.

Cont’d
Issues:

- Current Zoning

The land and current zonings are shown in the map below:

The land is part of the Pacific Bay Resort facility, situated on the western side of the Pacific Highway. Although the land is currently zoned primarily for agricultural uses, the land is surplus to the landholder's requirements for banana growing (or any other agricultural) purposes. As the land has also been identified as a Priority 1 urban growth area by the OLC Settlement Strategy, a more relevant zone in accordance with the Strategy is appropriate.
Details of the Proposed Rezoning

The studies prepared recommend that the land be predominantly zoned Residential 2A Low Density. An area of the land, currently used as a sports field is proposed to be zoned for open space purposes (6A). Areas of land with significant environmental characteristics are proposed to be preserved by placing under an environmental protection zoning. The land, indicating its amended zoning, is shown on the map in Attachment 2.

Rationale for the Proposed Land Use – Residential

- The 2A zone is compatible with the land adjoining its boundary, which is currently used for a Caravan Park known (Bananacoast Caravan Park). This rezoning will allow an additional number of dwellings in the locality. The land lies to the North of the Big Banana Tourist Facility and is on the western side of the Pacific Highway, opposite the residential suburbs of Diggers Beach and Korora.
- The Bananacoast Caravan Park site forms part of the local Environmental Study being prepared for the remainder of the North Coffs under LEP 34.
- The land has been modified, with some sport facility associated buildings and infrastructure existing on site, formerly used as a training facility by the Wallabies. The land has limited agricultural (banana growing) value given its proximity to existing residential development.
- Commercial and industrial uses are not appropriate given the location and elevation of the land.
- The developer proposes to integrate this land’s development with the existing Pacific Bay Resort development. A proposed community title subdivision incorporates the subject land with the Pacific Bay Resort land.

The Draft Development Guidelines

The land is situated on a prominent elevated site on the western side of the main entry into Coffs Harbour. Any development should be sensitive to the visual prominence of the site. To enable the land to be developed appropriately, a site-specific Development Guideline has been prepared for the site. This document is to be used as an interim guideline and will be integrated into a Development Control Plan for the wider North Coffs area when North Coffs (draft Amendment No. 34) is progressed.

The draft Development Guidelines have been placed in the Councillor’s room for perusal prior to consideration by Council and will be available at the Council meeting.
• **Features of the Draft Development Guidelines**

The draft Development Guidelines provide overall principles and guidelines to be integrated into the development of the area, with consideration to:

- House form, roofs and feature elements;
- Streetscape, Landscape and fences;
- Site coverage and landscaped area including planting/landscaping areas which are sensitive to the visual amenity and environmental values of the land;
- Solar access and house design;
- Private open space;
- Building setbacks;
- Garages and driveways;
- Colour schemes; and
- Traffic noise.

• **Relationship of the Draft Development Guidelines to Draft LEP Amendment No. 38**

The draft LEP Amendment includes the following reference to the draft Development Guidelines:

“Consent shall not be granted for the subdivision or erection of dwellings on land applying to Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 38), unless the provisions of Council’s Development Guidelines for the Thakral lands are complied with”.

**Implementation Date / Priority:**

Should Council resolve to proceed with the rezoning, the recommendations will be actioned as soon as possible to expedite the rezoning process.

The initial action will be to prepare reports and notify the Department of Planning of Council’s intentions. Subsequent processing of the Amendment is subject to the receipt of information obtained from Government Agencies and the general public throughout the consultation process.

**Conclusion:**

This draft LEP Amendment and draft Development Guidelines will implement the objectives of the OLC Settlement Strategy, while providing responsible and appropriate development controls for the land.

That Council, in accordance with its resolution of 2 November 2006 now progress the draft Local Environmental Plan for Lot 1, DP592173; Lot 2 DP 226560; Lot 3 DP 820652; Lot 4 DP 820652; Lot 5 DP 820652 and Lot 23 DP 716144 known as Coffs Harbour City Local Environmental Plan 2000 (draft Amendment No. 38).
Recommendation:

1. That Council seek authority from the Section 54 Planning Review Panel to permit issue, under delegation of a certificate under Section 65 of the Environmental Planning and Assessment Act 1979 to allow the draft Local Environmental Plan 38 for Lot 1, DP592173; Lot 2 DP 226560; Lot 3 DP 820652; Lot 4 DP 820652; Lot 5 DP 820652 and Lot 23 DP 716144 to be exhibited.

2. That the draft Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 38) be exhibited in accordance with the provisions of the Environmental Planning and Assessment Act and Regulations.

3. That the draft Development Guidelines be exhibited in accordance with the provisions of the Environmental Planning and Assessment Act and Regulations relating to Development Control Plans.

Mark Salter
Director
Land Use, Health & Development
I, the Minister for Infrastructure and Planning, in pursuance of section 70 of the Environmental Planning and Assessment Act 1979, make the local environmental plan set out hereunder. (G… … …)

Minister for Planning

Sydney, 2009

1. Name of Plan

This plan is Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 38).

2. Aims, objectives etc

This plan aims to rezone land in Coffs Harbour local government area:

- To allow parts of the land to be used for residential purposes
- To allow suitable land to be zoned for environmental protection
- To zone active recreational areas for open space purposes.

3. Land to which plan applies

This plan applies to land within the Coffs Harbour City, as shown zoned 2A edged heavy black on the map marked Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 38) deposited in the office of the Council.

4. Amendment of Coffs Harbour City Local Environmental Plan 2000

Coffs Harbour City Local Environmental Plan 2000 is amended as set out in Schedule 1.

SCHEDULE 1 - AMENDMENTS

[1] Part 6 - Dictionary

Inserting in Part 6 – Dictionary, in appropriate order in the definition of the map the following words:

“Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 38)”
[2] **Inserting in Part 3, following the contents of Clause 18(9):**

18A Subdivision and Erection of Dwellings on Thakral Lands western side of the Pacific Highway

(1) Consent shall not be granted for the subdivision or erection of dwellings on land applying to Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 38), unless the provisions of Council’s Thakral Lands Development Guidelines are complied with.
Purpose:

To present to Council a draft revised Development Control Plan and Draft Section 94 Developer Contributions Plans for the West Woolgoolga Release Area. This report recommends that the Plans be placed on public exhibition for 28 days and submissions be invited. Copies of the Draft West Woolgoolga Development Control Plan and the Draft West Woolgoolga Developer Contributions Plan are available for viewing in the Councillors room.

Description of Item:

On 13 January 2009 the Minister for Planning issued a Direction under Section 94E of the EPA & A Act specifying that, effective 30 April 2009, the maximum amount of monetary contributions that can be applied to a development consent is $20,000 per lot or dwelling.

This Direction was advised to Councils under cover of a circular from the Department of Planning dated 23 January 2009. The Direction allows Councils to apply reduced contributions to a consent to comply with the maximum amount. The Direction does not apply to contributions for water and sewer.

The Ministerial Direction required Councils to either apply contributions below the maximum amount of $20,000 or seek approval to apply contributions above the maximum amount.

Council has 6 release areas where contributions are applied in excess of the maximum amount. Those areas are West Woolgoolga, Hearnes Lake North Precinct, Moonee – north of Moonee Beach Road, West Coffs area 1, Boambee Creek, and Korora Rural Residential Area.

A review of these plans has resulted in Council seeking Ministerial approval to continue to apply contributions above the maximum amount in four release areas, and two plans being revisited to conform with the Ministerial Direction. The revisited plans relate to the West Woolgoolga Release Area and the Boambee Creek Release Area. This report relates to the West Woolgoolga Release Area as depicted in the map below. The Boambee Creek Area Plan will be dealt with in a separate report.

Sustainability Assessment:

- **Environment**
  
  There are no environmental issues associated with the amendments to the West Woolgoolga Contributions Plan.

- **Social**
  
  There are no perceived social issues associated with the amendments to the plans.

Cont’d
C45 Developer Contributions Plans Review - West Woolgoolga Release Area ...(Cont’d)

- Economic

  Broader Economic Implications

  A reduction in the West Woolgoolga contributions may assist in providing reduced land costs.

  Management Plan Implications

  There are no immediate Management Plan implications associated with this report.

Consultation:

Relevant council staff have been consulted in the preparation of the Draft Plans and this report. The broader community will have the opportunity to lodge submissions during the exhibition period.

Statutory Requirements:

Section 94E of the EPA & A Act provides as follows:

94E Directions by Minister

(1) The Minister may, generally or in any particular case or class of cases, direct a consent authority as to:

   (a) the public amenities and public services in relation to which a condition under section 94 may or may not be imposed, and

   (b) in the case of a condition under section 94 requiring the payment of a monetary contribution:

       (i) the means by which or the factors in relation to which the amount of the contribution may or may not be calculated or determined, and

       (ii) the maximum amount of any such contribution, and (emphasis added)

   (c) the things that may or may not be accepted as a material public benefit for the purposes of a condition under section 94, and

Therefore Council is required to act in accordance with the direction relating to the maximum applicable contribution rate, unless Ministerial approval is received to apply contributions in excess of the maximum.

The Draft DCP and Contributions are required to be publicly exhibited for a period of 28 days in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

Issues:

The current per lot contribution rate for the West Woolgoolga Release area is $22,551.03 (exclusive of water & sewer). The facilities included in the Contributions Plan are roads and traffic facilities, a neighbourhood park, and fire fighting equipment. Contributions towards regional and district facilities are also applied to the release area.

Cont’d
The works currently defined in the plan include: installation of traffic control signals at the Newman's Road Pacific Highway intersection and reconstruction of the crest on the Pacific Highway south of Newman's Road to improve sight distance. With the anticipated significant reduction in traffic volumes on the Pacific Highway following the bypass, installation of traffic control signals at Newman's Road is no longer warranted. Re-alignment of Newman's Road and provision of acceleration/deceleration lanes on the Pacific Highway will provide for additional sight distance and traffic capacity requirements resulting from residential development with access to Newman's Road. A plan of intersection works proposed under the amended Development Control Plan and Developer Contributions Plan is attached to this report. Works would be carried out following completion of the Pacific Highway Woolgoolga by-pass.

The proposed highway bypass of the area has resulted in intersection works at Newman's Road and the Pacific Highway being revisited, and the cost of the proposed works being reduced. This has resulted in a reduction in the contribution rate to $18,099 per lot (excluding water and sewer).

It is considered that no other infrastructure can be deleted if the release area is to function in an orderly fashion.

Both the Development Control Plan and the Developer Contributions Plan have been amended to reflect the anticipated changes to the proposed intersection works.

**Implementation Date / Priority:**

The Draft West Woolgoolga Release Area Development Control Plan and Draft Developer Contributions Plan will placed on exhibition immediately, should the recommendations of this report be adopted.

**Recommendation:**

That, in accordance with clauses 18 & 26(4) of the Environmental Planning and Assessment and Regulation 2000, the Draft West Woolgoolga Development Control Plan the and Draft West Woolgoolga Developer Contributions Plan be placed on public exhibition for a period of 28 days and submissions be invited.
Attachments:
C46  ACQUISITION OF LAND FOR CONSTRUCTION OF BAKERS ROAD DETENTION BASIN
- PART LOT 61 DP 1122285 - WILLIAM SHARP DRIVE COFFS HARBOUR

Purpose:

Report seeking Council approval for the acquisition of land required for the construction of the Bakers Road detention basin at William Sharp Drive Coffs Harbour.

Description of Item:

The report is a follow up to a previous report put to Council on 25 June 2009 in relation to Tender 08/09-372-TO which is for the construction of the Bakers Road detention basin wall and associated infrastructure at William Sharp Drive, Coffs Harbour. Council resolved, in relation to this matter, “that acceptance of a tender be deferred until contracts are exchanged for purchase of the land upon which the works are to be constructed”.

Council has recently negotiated with the property owners, “Prestige Properties Australia Pty Limited”, to purchase the required land which is shown on the attached plan. The area required by Council comprises 5,109 square metres and forms part of Lot 61 DP 1122285 and is wholly zoned 7A under Coffs Harbour LEP 2000.

In addition to the above land Council also required additional land from the Developer totaling 507 square metres in area which will be used for constructing part of William Sharp Drive. This section of land is also shown on the attached plan and is currently zoned 7A and 2A under Coffs Harbour LEP 2000. In addition, Council will also require the rights for the placing and compaction of fill on part of the land to be retained by Prestige Properties Australia Pty Limited for support of William Sharp Drive. The location of the fill placement is also shown on the attached plan.

The acquisition of this land has been negotiated by Council’s Property section and the terms agreed to between the parties include:

1. Access being granted to Council (or its agents) for construction purposes from exchange of contracts for the areas being transferred and filled.

2. Purchase price being an amount of $1 having regard to the road works being completed by Council which have a value in the order of $26,824. These road works will occur on the 507 square metre section of land being purchased by Council.

3. That the area required for road as shown on the attached plan be dedicated as public road.

4. That Liability Issues Prestige Properties have with works being undertaken on their land be resolved within the contract.

5. That Council be granted rights to carry out filling on the land as shown on the attached plan. Filling to be at a one in four grade.

6. Council being responsible for all costs of the acquisition including legals, survey, contact preparation and registration expenses.

Cont’d
In addition to the above the landholder has requested that a number of further matters be attended to which involved payment for lands dedicated to Council some years ago. Council is liable for the payment of these land transfers under Section 94 contribution plans at West Coffs. Council’s valuers have negotiated the amounts and these are as follows:

1. Lot 69 DP 1104413 - Transferred to Council on 28 November 2006 - Compensation of $41,254.50 inclusive of GST be paid to Prestige Properties Australia Pty Limited or its agents within one week of Council’s resolution. This land comprises a drainage reserve of 7,858 square metres and is currently zoned part 7A and part 2A under Coffs Harbour LEP 2000.

2. Lot 121 DP 1067024 - Transferred to Council on 2 July 2004 - Compensation of $40,000 inclusive of GST be paid to Prestige Properties Australia Pty Limited or its agents within one week of Council’s resolution. This land comprises two separate drainage reserves having a total area of 9,602 square metres and is currently zoned 7A under the Coffs Harbour LEP 2000.

A plan showing the above lots 69 and 121 is attached to this report.

Sustainability Assessment:

- **Environment**

  The acquisition of the land will in itself have no impact on the Environment. The construction of the detention basin will involve relevant environmental studies the results of which will be addressed in conjunction with the Design and Construction of the basin wall. Investigations indicate that the detention basin can be constructed on the land.

- **Social**

  The eventual construction of the detention basin will not only reduce flooding for properties downstream which in itself is a large social benefit, but the new road will also improve the local traffic network with improved connectivity of local collector roads and as such the functioning of the road network.

- **Economic**

  **Broader Economic Implications**

  There will be minimal implications as a result of this acquisition by Council.

  **Management Plan Implications**

  The acquisition of the land is being funded by three separate revenue streams which include:

  1. Section 94 funds (the Finance Branch advises that funds are available for this acquisition).

  2. Grant from the Department of Natural Resources being two-thirds of the value of the land above the 1% AEP flood level (prior to the basin). To be confirmed by a valuation by the Property Valuation Services section of the Department of Commerce.

Cont’d
3. Council revenue which has previously been approved as part of its flood plan management program to be applied as one-third of the value of the land above the 1% AEP flood level (prior to the basin).

Council’s qualified valuation staff have negotiated the terms of the transaction and consider the agreement fair to both parties involved.

Issues:

Without the purchase of the land the construction of the detention basin and the extension of William Sharp Drive could not proceed. Contract 08/09-372-TO cannot be awarded until contracts are exchanged in regard to this matter and access guaranteed to the site.

Implementation Date / Priority:

The matter will be actioned immediately.

Recommendation:

1. That Council proceed to acquire that area of land shown on the attached plan, being part of Lot 61 DP 1122285 at Coffs Harbour.

2. That Council purchase the land on the terms and conditions as detailed in this report.

3. That Council compensate Prestige Properties Australia Pty Limited or its agent for Lot 69 DP 1104413 and Lot 121 DP 1067024 which have been transferred to Council at the amounts detailed in this report.

4. That all necessary documents associated with the acquisition of the land be executed under the common seal of Council.

5. That the land being acquired by Council being part of Lot 61 DP 1122285 be classified as operational land under the provisions of the Local Government Act 1993.
Purpose:

To seek Council's approval to fund 50% of the restoration costs of the eroded creek bank at the rear of 1 Green Lea Crescent, Coffs Harbour.

Description of Item:

During the natural disaster of 31 March, 2009 the rear of No. 1 Green Lea Crescent was eroded by creek water to the extent that the stability of the swimming pool in the back yard was endangered. The rectification of the creek bank and who was responsible for it has become complicated. Council's initial advice from the Department of Commerce is that the rectification of all creek bank erosion did not qualify under the Natural Disaster Relief and Recovery Arrangement (NDRRA). Considerable lobbying has been undertaken by the State local member on behalf of the property owner and Council has been supportive through the Flood Recovery Committee for the rectification costs to be funded through the NDRA. Regardless of the political support, it has been determined that the erosion of the creek bank at 1 Green Lea Crescent does not qualify for funding under the Natural Disaster Programme.

With the refusal of the Natural Disaster funding claim the situation at 1 Green Lea Crescent where the creek bank erosion has occurred from a creek that is on a Council controlled reserve, Council’s Creek Bank Erosion in Urban Streams Policy now applies. This policy states the following:

**CREEK BANK EROSION IN URBAN STREAMS**

**Policy Objective:**

Creek banks of urban streams are periodically subject to erosion and this policy goes some way to assist rectification.

**Policy Statement:**

Where ratepayers submit requests or complaints regarding creek bank erosion in urban streams, the following approach be adopted:

1. Upon receipt of a request or complaint, the problem is investigated by Council's City Services staff, the requirement for remedial works is assessed and an estimate of cost prepared for necessary works.

2. The particular ratepayer is notified of the required works and estimated cost. In the same letter, the ratepayer is advised that Council might give consideration to assisting in construction of the work, provided the ratepayer agrees to pay half the cost of the work and Council is able to allocate funds to pay for half the cost.

3. Upon receipt of the ratepayer's agreement to meet half the cost of the necessary works, the matter be brought before Council for consideration.

In accordance with Point 3 of the Policy, this report is presenting the matter to Council for consideration.

Cont’d
The property owner has agreed to fund half of the rectification works estimated at $25,160 gst incl. Council’s Design Branch has reviewed a number of options and completed a design for a rock gravity retaining wall at the rear of the property. The actual creek bank is within the property at 1 Green Lea Crescent and the retaining wall will also be constructed within the property. Land Use Health and Development (LUHD) advise that a Development Application is required as the wall is on private property and over 1m high.

Council has previously funded 50% of stabilisation in creek bank restoration works in similar situations in accordance with the Creek Bank Erosion in Urban Streams Policy.

Sustainability Assessment:

- **Environment**
  
  The Development Application for the construction of the wall would be referred to Natural Resources as the works are adjacent to a waterway. Construction of the wall will be undertaken under the appropriate environmental clearances and mitigation measures put in place in accordance with recommendations in the Environmental Assessment.

- **Social**
  
  The Coffs Harbour community suffered serious loss during the recent three natural disasters which have occurred since February 2009. Council has provided assistance to many residents where and when it was possible during the events and into the recovery period. The property owner at 1 Green Lea Crescent is able to fund 50% of the works and is eager to have the repair completed as soon as possible. Socially, whatever Council can do to assist will be of benefit to the property owner and the community.

- **Economic**

  **Management Plan Implications**
  
  Council’s portion of the cost if $12,580 gst incl. This amount can be funded through a reallocation within the Stormwater Management Levy. This strategy will have no impact on the Management Plan deficit as the result is achieved with a slight shift of priorities within the Stormwater Management Programme.

**Consultation:**

Extensive consultation has been undertaken with the owner of 1 Green Lea Crescent to secure his agreement to fund 50% of the works. Further consultation was undertaken by Council with the Department of Commerce and Catchment Management Authority in an attempt to secure funding through the Flood Relief Programme, but to no avail.

**Related Policy and / or Precedents:**

Creek Bank Erosion in Urban Streams Policy
Statutory Requirements:

The Development Application will be lodged in accordance with Council’s LEP and State Environmental Planning Policies

Implementation Date / Priority:

Since the Development Application will be referred to the Department of Natural Resources, approval could take up to 5 weeks which dictates when work can commence on site. At this stage works are programmed for October 2009.

Recommendation:

Subject to the property owner’s contribution, Council allocate $12,580 gst incl from the 2009/10 Stormwater Management Levy to the rectification of creek bank erosion at 1 Green Lea Crescent, Coffs Harbour.
S36  SAWTELL ROCK POOL

Purpose:

To report on the current status of the Sawtell Rock Pool and associated safety issues. The report recommends Council seek alternative funding for urgently required upgrading works to minimise litigation exposure.

Description of Item:

The proposed upgrading work relates to the replacement of the dilapidated railing adjacent to the pool, the installation of a new twin shower and improvements to the access.

Earlier this year a proposal was put forward to upgrade the Sawtell Rock Pool surrounds for $50,000, but this project did not receive any funding.

Senior management requested that alternative solutions be investigated and that another risk assessment be undertaken by Council's Risk Coordinator.

Subsequently Operations were fortunate in being able to purchase suitable aluminium railing in July from the Water Reclamation Plant excess stock. Recreational Services raised a job number and was assured that the purchase price of $5,574 (excl. GST) will be refunded from the Alliance gain share.

Due to the specific site requirements at the Rock Pool, modifications will be required to the railing. Council received one quote of $11,980 to install the new railing, which includes the removal of the existing, dilapidated railing and modifications to the new one.

The upgrading of the Sawtell Rock Pool also includes the installation of a twin shower and improvements to the lower access. A quote for $3,388 was received for the twin shower, improvements to the access (bitumen option) are estimated at $6,000.

Therefore the total estimated cost for the repair and upgrade is now $29,554 which represents a $20,446 saving on the original estimate.

A risk assessment was carried out in May 2009 by Council's Risk Coordinator after the removal of the railing on the western concrete wall. The main findings are:

The railing on the western concrete wall has provided the most common and safest access to a popular fishing rock into the adjacent surf. The railing had provided a safety grab rail for fishermen on the wet and sometimes slippery surface of the concrete wall. Without the railing there is a significantly increased risk of a fall onto or off the wall, which could result in a catastrophic injury or worse.

Should the railing not be replaced, Council is afforded some protection under the Civil Liability (Personal Responsibility) Act 2002, Part 5. Liability of Public & Other Authorities, Clause 42. Principles concerning resources, responsibilities etc of public or other authorities.

With the installation of three warning signs. Council will be complying with the Civil Liabilities Act Div’ 4, Clause 5M (1) in providing a warning of the potential hazard or danger. Clause 5M (1) states that a person does not owe a duty of care to another person who engages in a recreational activity to take care in respect of a risk, if the risk was the subject of a risk warning.

Cont’d
However, should an accident occur, that would involve an incapable person, that is not accompanied by another person, who is not an incapable person, Council could face litigation. An incapable person is a minor, young child, or mentally incapable of comprehending the risk or warning. The cost to council per claim would be $12,500.00 plus staff time, travel, etc.

The other risk is the damage to Council’s image in the event of an injury and/or the potential media exposure on the appalling state of the Sawtell Rock Pool and its amenities.

The Risk Coordinator also noted that the roadway down to the pool is in a terrible state of disrepair, and needs immediate attention to repair.

Councils Risk Coordinator has again confirmed his original statement regarding the urgency for Council to act.

**Sustainability Assessment:**

- **Environment**

  The proposed pool upgrade has no adverse effects on the environment, rather it provides a chemical free, safe swimming experience.

  Rock pools are a historic feature of the coastal areas in NSW and the Sawtell Rock Pool is an important local feature, treasured by generations of visitors and residents.

- **Social**

  The Sawtell Rock Pool is a much sought after recreational facility during the swimming season both by visitors and residents alike, which in the past has provided a safe swimming environment in a picturesque setting. The Pool is a social hub for families and elderly alike and forms part of the social networking opportunities at Bonville Headland.

- **Economic**

  Recreational Services carry out regular pool maintenance, but do not have provision in their maintenance budget to undertake this capital project. In 2008/09 Council spent $7,200 per annum on pool maintenance.

  The regular maintenance work comprises regular sand removal prior to the holiday season, anti fouling treatment of oysters and manual scrubbing of algae off the ramp and steps.

**Broader Economic Implications**

Bonville Headland is a major tourist draw card and certain facilities have recently been upgraded, for example a new amenity block, car park adjacent to the fish cleaning tables, and fencing were constructed as part of the Community Facilities Program.

The area is well visited all year round with visitor numbers peaking especially in the summer period. The Sawtell Rock Pool forms part of the local attractions but the current dilapidated and neglected state of the pool surrounds distracts from the beauty of the area and presents a poor image for Coffs Harbour as a family friendly, safe holiday destination.
Management Plan Implications

The urgent upgrade of the Sawtell Rock Pool was proposed earlier this year during the budget deliberations but unfortunately did not receive any funding despite receiving a number of submissions from concerned residents.

Alternative funding arrangements are sought from unallocated funds, there is also the possibility of staging the work.

Consultation:

Council has received in recent years many letters of support for an upgrade of the Sawtell Rock Pool surrounds, citing its natural beauty and proximity to the Sawtell Holiday Park.

More recently Council received five letters of support for the upgrading of the pool surrounds.

Issues:

Five submissions were received in May 2009 in support for upgrading works.

Given the current budget deficit one option could be the staging of this project and only proceed with the most urgent work, the upgrading of the railing, which would require $17,554. The remaining work could then be carried out the following year.

Implementation Date / Priority:

Upgrading work to commence as soon as Council approves this project.

Recommendation:

That arrangements be made to provide appropriate funding from unallocated funds for the upgrade of the Sawtell Rock Pool before the commencement of the holiday season.
S37 INFRASTRUCTURE GRANT PROGRAM

Purpose:

To report to Council on a revised schedule of projects for submission to future State and Federal infrastructure grant funding programs.

Description of Item:

Council at its meeting of 28th May 2009 resolved that:

The following list of infrastructure projects be endorsed by Council for consideration in future State and Federal government grant funding programs.

1. Coffs Harbour War Memorial Olympic Pool
2. Surf Life Saving Championships at Boambee Beach
3. Bruxner Park Ecotourism Site
4. Commuter Bike Paths (Coffs Creek track)
5. Solitary Islands Coastal Walk
6. Heritage Photo Catalogue
7. Local Passenger Rail (or projects) as developed by the newly formed Rail Committee in CHCC be added as a potential Infrastructure Project (for 2011)

Investigation and feedback from successful applicants for Federal Stimulus package funding has been that ‘spade ready’ projects; projects that are fully developed and ready to proceed to construction are more likely to be successful in gaining grant funding.

At the Councilor Briefing of 29th July 2009 a number of additional projects were considered and priorities established for future funding submissions. The revised list of projects, in order of priority, for submission to future State and Federal infrastructure grant funding programs is as follows:

1. Upgrade of lighting at BCU International Stadium
2. Coffs Harbour War Memorial Olympic Pool
3. Sportz Central improvements
4. Upgrade to sport field amenities across the LGA
5. Commuter bike paths (Coffs Creek track)
6. Solitary Islands Coastal Walk
7. Bruxner Park Ecotourism Site
8. Local passenger rail (or projects) as developed by the newly formed Rail Committee in CHCC be added as a potential Infrastructure Project (for 2011)
9. Heritage photo catalogue
10. Surf Life Saving Championships at Boambee Beach

Cont’d
The majority of these State and Federal funding programs have specific eligibility criteria and very short application time frames. In order to widen the scope of eligible projects for submission it is recommended that design and development approval for additional projects be undertaken in anticipation that further similar State and Federal grant programs will become available over the next 12 months. The recommended projects for further development are as follows:

- Development of a Regional Tennis facility
- Harbourside improvements to amenities Buildings, pathways and landscaping

The list of projects considered in formulation of these recommendations is included as attachment ‘A’.

**Sustainability Assessment:**

- **Environment**
  
  Any projects nominated for grant funding will need to include an assessment and review of environmental impacts.

- **Social**
  
  Any project nominated for grant funding will need to include an assessment and review of social impacts.

- **Economic**
  
  Any project nominated for grant funding will need to include an assessment and review of Broader Economic Implications and Management Plan Implications.

**Consultation:**

The proposed list of endorsed project will include some projects which have already included extensive consultation, and others which have not. Similarly to above comments on Sustainability Assessment, any project nominated for grant funding will need to include a community and stakeholder consultation plan.

**Issues:**

The endorsed projects list will assist staff in assessing Council projects against eligibility criteria for forthcoming State and Federal Government grants programs and submitting funding applications for these grants.

The list is not meant to be a comprehensive list of all projects. Other projects will be considered and tested against eligibility criteria for any State or Federal grants program.

**Implementation Date / Priority:**

The endorsed projects list will be used in preparation of funding submissions for forthcoming State and Federal Government grants programs.
Recommendation:

That the following list of infrastructure projects (in order of priority) be endorsed by Council for consideration in future State and Federal government grant funding programs:

1. Upgrade of lighting at BCU International Stadium
2. Coffs Harbour War Memorial Olympic Pool
3. Sportz Central improvements
4. Upgrade to sport field amenities across the LGA
5. Commuter bike paths (Coffs Creek track)
6. Solitary Islands Coastal Walk
7. Bruxner Park Ecotourism Site
8. Local passenger rail (or projects) as developed by the newly formed Rail Committee in CHCC be added as a potential Infrastructure Project (for 2011)
9. Heritage photo catalogue
10. Surf Life Saving Championships at Boambee Beach
### Infrastructure Projects:

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entertainment/Cultural centre</td>
<td>$30 million</td>
</tr>
<tr>
<td>Part of Brelsford Park Master Plan.</td>
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<tr>
<td>Regional Library</td>
<td>$15 million</td>
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<tr>
<td>Part of Brelsford Park Master Plan.</td>
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<tr>
<td>Regional Gallery</td>
<td>$12 million</td>
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<tr>
<td>Part of Brelsford Park Master Plan.</td>
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<tr>
<td>Coffs Harbour Regional Conservatorium of Music</td>
<td>$1 million</td>
</tr>
<tr>
<td>Coastline Cycleway Project</td>
<td>$2 million</td>
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<tr>
<td>Continuation of Coastline Cycleway Project – Coffs Harbour to Sapphire.</td>
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<tr>
<td>Coffs Creek Cycleway Project</td>
<td>$2 million</td>
</tr>
<tr>
<td>Formalisation of Coffs Creek Cycleway.</td>
<td></td>
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<tr>
<td>Boambee Beach <strong>SLSA</strong></td>
<td>$5 million</td>
</tr>
<tr>
<td>Federal contribution to $15 million infrastructure works.</td>
<td></td>
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<tr>
<td>Council has been advised verbally by the Department of Premier and Cabinet that this area of funding is the only one known available as a possible contributor for the Federal share of infrastructure costs for the proposed SLSA titles at Boambee Beach.</td>
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<tr>
<td>Flood proofing Coffs Harbour by the provision of detention basins possibly in conjunction with the Pacific Highway bypass.</td>
<td>$10 million</td>
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<tr>
<td>Upgrades and new installation of sports ground lighting to meet Australian standards for local sport. $150,000-$200,000 per field x 20 fields – over 6 venues Approximately</td>
<td>$3 million</td>
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<tr>
<td>Upgrades or new installation of sports field amenities to replace aging and dilapidated facilities. $500,000 each x 5 fields.</td>
<td>$2.5 million</td>
</tr>
<tr>
<td>Development of western and northern parts of Coffs Coast Sport and Leisure Park - probably in stages... total cost could be $3-5 million for the three areas including drainage, amenities, turf, lighting, parking etc. 2010 - 2013.</td>
<td>$3.5 million</td>
</tr>
<tr>
<td>Additional grandstand seating at BCU International Stadium. Estimated</td>
<td>$20 million</td>
</tr>
<tr>
<td>Upgrade of flood lighting at BCU International Stadium to meet new national standards for all football codes. Estimated</td>
<td>$1.3 million</td>
</tr>
<tr>
<td>Develop quality grass athletic track and field facility at Coffs Coast Sport and Leisure Park</td>
<td>$1 million</td>
</tr>
<tr>
<td>Convert grass track to synthetic track in the future. An additional</td>
<td>$1 million</td>
</tr>
<tr>
<td>Additional synthetic hockey field at CCSALP</td>
<td>$1.3 million</td>
</tr>
<tr>
<td>Development of Combine Street Oval as a multi use facility. $1.5-$2 million depending on the final use. Just over $300,000 in Section 94 funds currently. 2009 - 2011.</td>
<td></td>
</tr>
<tr>
<td>Development of softball and baseball facility. York St Oval being considered as the venue in the early stages of the Sports Facility Plan process.</td>
<td>$2.5 million</td>
</tr>
</tbody>
</table>
Development of regional tennis centre. Sawtell Tennis Club being considered as the venue in the early stages of the Sports Facility Plan process. The last costing was in the vicinity of $5 million although this included land acquisition $3.5 million

Development of northern beaches sports grounds - identified for West Woolgoolga and Moonee Beach in Section 94 plans. Land has been identified. $5 million per area plus land acquisition

Construct additional championship court at Sportz Central.

Construct two indoor court facility at Vost Park.

Extend playing field capacity at Toormina Oval by developing “greenfield areas” at the Toormina Sports Complex.

Redesign and extend part of the cycling criterium track located at the Toormina velodrome.

Develop “greenfield” site at Bonville with playing fields. $4 million

Development of a regional aquatic centre $15-20 million

Development of elite sport accommodation at Coffs Coast Sport and Leisure Park

Indoor small bore / pistol shooting facility

Install fibre optic between Stadium and waste depot to provide disaster recovery site. $60,000

Setup disaster recovery facility infrastructure and lease arrangement with BIOMASS. $100,000

New Council Administration Building and Council Chambers $20 million

New combined Works Depot $10 million

New interactive tourism centre $2 million

Disaster recovery infrastructure $100,000

Northern beaches transfer station / recycling centre $3 million

Replace Woolgoolga Surf Life Saving Club House $2 million

Replace toilet blocks at Diggers Beach, McCauley’s and Arrawarra $1.2 million

Upgrade of various community halls $1 million

Jetty foreshores improvements eg sewer amenities and park upgrade $5 million

Vintage machinery museum $500,000

Glenreagh - Dorrigo railway improvements eg station works at Ulong and Lowanna $1 million

Creek bank stabilisation along Coffs Creek

Weed removal along our waterways

Reinstatement of appropriate native species

Planning for climate change

Redevelopment of Harbour Drive as an urban boulevard from central Coffs to the jetty including an overhanging canopy of large trees with cycleways, footpaths and a light rail corridor.

Landscaping and beautification of the Pacific Highway from Isles Drive to Mastracolas Road.
Surf life saving tower at Diggers Beach.
Improved beach access at existing beaches.
Beach access, parking and surf club at Boambee Beach
Large recreational car parking in the CBD.
Multi level car parking station at McLean Street or other suitable site.
Light rail connecting CBD, Jetty, Park Beach Plaza, Bray Street
return to City Centre.
Potential of light rail to connect south to airport, university, stadium, Toormina, Sawtell.
Light rail corridor investigation from Coffs Harbour north to Woolgoolga
Pedestrian overpass of the Pacific Highway in Coffs Harbour.
Harbour dredging and/or Harbour modifications to control sand build up.
Boat ramp improvements
A new Pet Porpoise Pool facility
World Heritage EcoTourism Centre including skywalk at Sealy lookout
- Bruxner Park & upgrade of road to the proposed facility, lookout,
Bruxner Park Flora Reserve, and Ulidarra National Park.
Undergrounding power and therefore removal of overhead power
lines through the main retail streets.
Extend Hurley Drive to Cook Drive and encourage redevelopment as
an employment zone.
S38 PROGRESS ON BRELSFORD PARK ADVENTURE PLAYGROUND DESIGN

Purpose:

This report is to provide Council with an update on the progress of the Brelsford Park redevelopment and approve design plans for the Adventure Playground component of the project.

Description of Item:

At the 26 March 2009 meeting of Council it was resolved that:

1. Master Plan for Brelsford Park - A New Vision be adopted by Council with the revision of an additional tennis court in the area set aside for tennis.
2. Work commence on detailed design of the park and bushland areas and the Adventure Playground,
3. Work commence on detailed design of the Plaza and Grand Pathway.
4. Stage 2 being the development of new amenities, the demolition of the grandstand and the reconstruction of the playing fields and tennis area, be undertaken when funds become available.
5. Prior to work commencing on Stage 2 further consultation be undertaken in relation to the detailed design of the area set aside for tennis and cricket.
6. All those who made submissions to the plan be acknowledged for their input.

In line with this resolution consultants were engaged to commence the detailed design works as stage 1.

The budget allocation for this stage as contained in the 26 March report to Council was as follows:

Stage 1

<table>
<thead>
<tr>
<th>Description of Works</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkland and Bushland area</td>
<td>$777,511</td>
</tr>
<tr>
<td>Adventure Playground</td>
<td>$791,910</td>
</tr>
<tr>
<td>Plaza and Grand Pathway</td>
<td>$608,123</td>
</tr>
<tr>
<td>Design, Project Management and Contingencies</td>
<td>$490,456</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,668,000</strong></td>
</tr>
</tbody>
</table>

This is to be funded on the following basis:

- Loan Funds $1.600 million
- Federal Regional Infrastructure Grant $1.068 million
  (To be spent within a set time frame)

**Total $2.668 million**

Given the time constraints on the Federal government grant, a decision was taken to focus on the Adventure Playground. This is to allow construction works on that section to commence as soon as possible. This section is Stage 1A.

Cont’d
Consultants have been engaged to complete the concept for the work for the Adventure Playground and the concept design is attached to this report. This design has been developed with the need to blend it into the parkland, plaza and grand pathway very much in mind.

**Sustainability Assessment:**

- **Environment**

  A Review of Environmental Factors (REF) has also been completed for the entire stage 1 area. A copy of the REF document will be available in the Councillors room.

- **Social**

  As stated in the previous report, this development will create employment opportunities during development and construction.

  It will encourage passive and active activity, thus contributing to the health and wellbeing of the community. The current design will also enhance opportunities for community expression and cultural development.

- **Economic**

  **Broader Economic Implications**

  The $1.068 million grant received from the Federal Government was to be expended by September 2009. Given the 31 March flood event, an application has been made for an extension of this timeframe.

  There will be significant economic benefit to the community as this expenditure is undertaken.

  **Management Plan Implications**

  The $1,068,000 Federal funding has been allocated to the Adventure Playground while the $1.6 million includes Parkland and Bushland, Plaza and Pathway, Project Management.

  A Federal Regional Infrastructure Strategic round one funding application has been unsuccessful. This $3.3 million application included; demolishing of grandstand, new sports amenities, reconstruction of playing fields, tennis area, design and project management.

  Funding for all these further stages will need to be developed from other grant sources or from the sale of City Hill as was previously identified.
S38 Progress on Brelsford Park Adventure Playground Design ...(Cont’d)

Consultation:

During the concept design of the Adventure Playground a number of consultative processes were undertaken by the consultant. These included:

- Engagement with a specialist children's playground designer.
- Stakeholder meeting with parents, child care workers and the NSW Police Service.
- Project team meetings.
- Consultation with school aged children.
- Councillor briefing.

The input from these processes have informed the development of the playground.

Related Policy and / or Precedents:

This work is in line with the resolution of Council.

Statutory Requirements:

The work undertaken for the Adventure Playground is implementing the resolution of Council.

It is also in line with the current Brelsford Park Plan of Management.

Prior to construction of future stages of the overall park development the Plan of Management will need to be reviewed.

Issues:

The concept design has been reviewed by the consultant's Quantity Surveyor. This indicated that the playground construction is likely to be $1,057,396. This does not however include the temporary car parking or an amenities block as part of the development.

Attached to this report are:

1. A photo showing the existing site.
2. The design principles considered during the design.
3. Schematic design.
4. Playground layout.
5. Proposed surfaces and finishes.
6. Equipment location plan.
7, 8 & 9. Photographic examples of specific equipment.

As a result of the development of the concept plans and the REF, there are five specific issues which need to be considered at this point. They are:
A. Generation of construction noise

The consultant makes the following comments in the REF:

Some noise and vibration is expected from the proposed works. Use of excavators and trucks for importing and spreading fill, and construction of the amphitheatre and pathways would result in noise and vibration impacts within the immediate surrounds. There are residences and businesses within 30 m of the proposed works. The impacts of noise and vibration would be acute and are likely to add to the background noise and vibration levels generated traffic around the park.

The works would occur during standard construction work hours. Provided the mitigation measures proposed are implemented, it is not expected that noise generated from the proposed works would disturb surrounding landholders. Any noise generated by the works would not significantly impact on the surrounding habitat. No significant long term adverse noise impacts are expected to result from the proposed works.

The mitigation measures proposed are:

5.1.5 Noise

To minimise the potential for any noise impacts, the following mitigation measures will be implemented to protect nearby residents, business and park users:

- residents in the general vicinity will be informed of the proposed works and consultation with adjacent landowners will be maintained throughout the construction period. Residents will be informed and consulted prior to and during construction works;
- construction activities will be restricted to the following times:
  - Monday to Friday 7:00 am to 6:00 pm; and
  - Saturday 8:00 am to 1:00 pm.
- no work will take place on Sundays or Public Holidays;
- extensive periods of continuous operation of noisy machinery will be avoided;
- all construction equipment will be well maintained in accordance with the manufacture’s specifications;
- the contractor will be required to minimise noise output through appropriate use of equipment and through regular maintenance to ensure equipment efficiencies;
- all plant will be fitted with appropriate exhaust systems to ensure compliance with pollution and noise emission standards; and
- all equipment used on site will have evidence of compliance with recommended noise levels outlined in AS2436-1981 Guide to Noise Control on Construction, Maintenance and Demolition Sites.

Staff comment: This view is supported.

No lighting is proposed as part of the playground development to discourage night time use. No long term noise impact is therefore expected.
B. Car parking

In the REF prepared by the consultant the following is included:

*It is considered that additional car parking spaces are not required as part of Stage 1A or 1B under Council’s Development Control Plan. However the overall intent of the Brelsford park redevelopment is to improve usage to the park. This of course will generate additional traffic to the site and will obviously increase demand for car parking. Car Parking is not proposed in Stage 1A as it is considered that additional demand for car parking can be provided within the current car parking regime in and around the park. A new temporary car park will be provided as part of stage 1B to cater for the increased usage of the park. This temporary car park will eventually be replaced as part of future stages of the Brelsford Park redevelopment.*

Staff comment:

Traffic and Parking

While the objective of the development of a Regional Playground facility is to encourage increased use, the increased traffic generation from the Playground will occur predominantly outside of peak traffic times and will not have significant impact.

The consultants report recommends that no additional car parking be constructed for the Playground Development. Car parking demand however is likely to increase. The concept plan for the overall Playground and Parkland development includes provision for construction of a temporary car park to service the site. The car park is designated as temporary as it would fall within the footprint of the future Art Gallery building in accordance with the Brelsford Park Master plan. The car park would be ‘all weather’ but not necessarily sealed and constructed to Councils normal of-street parking requirements thus minimising impact of stormwater run-off. Provision will also need to be made for appropriate parking controls to ensure the spaces are available for park users.

It is recommended that the Playground construction project should include construction of an additional 20 off street car parking spaces, including disabled access spaces. Estimated cost of works is $25,000.

C. Access to Suitable Amenities

The REF states the following:

*The staging of the development may create some inconvenience to potential users of the park, specifically in regard to access to toilet facilities. Stage 1A (the children’s adventure playground) does not provide for new toilet facilities for the site. These will be provided as part of Stage 1B. At present, toilet facilities for the existing playground facilities exist within the grandstand. These facilities are located approximately 30 metres from the existing playground facilities and will be located approximately 70 metres from the new playground.*
It is considered that the existing toilet facilities are substandard and new facilities would need to be provided to adequately service the new playground. However, as the provision of toilet facilities would amount to 30% of the total budget for stage 1A, it is not economically feasible to provide for these new amenities within stage 1A without substantially reducing the size and facilities proposed within the new playground. Provision of amenities within stage 1A will therefore significantly reduce the available budget for the playground and will therefore compromise the core intent of the project.

It is therefore considered more cost effective to include design and construction of toilets as part of larger scope involving other structures associated with remaining park upgrade work (stage 1B). As mentioned previously this may create some inconvenience to users of the playground in the short term as they will be required to walk approximately 70 metres to use substandard facilities. It is proposed as part of stage 1A to improve access to these facilities by constructing a temporary gravel path from the new playground. It is also recommended that Council undertake a minor refurbishment of the existing toilet facilities to improve amenity and also increase the maintenance regime of the toilets to cater for the increased usage expected as a result of the new playground upgrade.

Staff comment: The consultants report identifies the need for improved amenities facilities to service the new Playground. Their recommendation however proposes upgrade of existing facilities located in the Grandstand, due to budgetary constraints.

The concept plan for the overall Playground and Parkland development includes provision for construction of amenities to service the site. The amenities would be located close to the Playground, car park and Earl Street to maximise accessibility and surveillance. The design of the amenities could be complementary to future construction of the Art Gallery building.

The amenities building design and location will include provision for a ‘coffee cart’ type of commercial facility in the short term with design provision for establishment of a permanent ‘Café’ facility if required.

It is considered that the Playground construction project should include construction of a new amenities building. Estimated cost of works is $300,000.

D. Drainage

The REF stated:

The site is currently poorly drained due to the low elevation and minimal surface slope. Drainage of the Stage 1A and 1B areas will be improved by importing fill to raise the ground level and provide suitable grade for drainage of surface flows. A subsurface drainage system will also be installed to prevent waterlogging of the upper soil layers.

The Stage 1B carpark will include stormwater treatment and detention measures to ensure the stormwater quality and peak flow rates meet Council’s stormwater management objectives. This will ensure no significant stormwater-related impacts to Coffs Creek.

The surface and subsurface drainage systems including the outlets from the stormwater treatment and detention measures will connect to the existing stormwater drainage system adjoining the site in Earl Street. The existing system will have adequate capacity to accept the flows. The proposed detention measures will ensure there is no significant increase in stormwater flow rates discharged to the existing system.
S38 Progress on Brelsford Park Adventure Playground Design ...(Cont'd)

Staff comment:

Council's Water Sensitive Urban Design Policy will be applied in the design of drainage systems for the Playground. The playground will be raised above natural ground using permeable layers and will be designed to minimise run-off. The Parkland design and construction will provide greater opportunity for innovative storm water quality and stormwater detention systems to be incorporated.

E. Acid Sulfate Soils

The Acid Sulfate Soil Risk Map Coffs Harbour (DLWC 1997) indicates that Brelsford Park is situated in lands classified as having a low probability of occurrence of ASS in the soil profile. ASS if present are sporadic and may be windblown or buried by sediments. The Risk Map indicates Brelsford Park landform is an alluvial plain with an elevation of greater than 4 m AHD.

Brelsford Park is additionally within 200 m of land classified as having a high probability of ASS material at or near the ground surface, with a severe environmental risk if disturbed. An Acid Sulfate Soil Management Plan is required for the proposed works as mentioned in Section 3.2.6 of this report.

Staff comment: These comments are supported.

Another issue which was considered was that of access. In relation to the overall design of the playground area, the issues of access have been considered. The playground is not an "all Abilities" playground however it has taken close consideration of wheelchair and pram access; the needs of vision impaired people and the opportunities for tactile and sensory areas.

Implementation Date / Priority:

Following Council's consideration of this progress report, the next step will be the procurement of the equipment, works and services to construct the project.

This procurement will be undertaken in a manner which meets Council's obligations under the Local Government Act, 1993.

Recommendation:

1. Council proceed with construction of the Brelsford Park Adventure Playground in accordance with approved design plans.
2. Council proceed with design and construction of temporary car park and new amenities building adjacent the Brelsford Park Adventure Playground.

Jason Gordon
Director City Services
Attachments:
Breisford Park Adventure Playground
Design Development DRAFT
5 July 2009

DESIGN PRINCIPLES

- New temporary vehicular connection to Earl Street
- New public amenities to replace existing grandstand facilities
- Close and highly visible access to facilities from street
- Fence and gates to provide protection from street traffic
- Helix or feature to highlight playground from surrounding streets
- Challenges for younger children in a more protected and enclosed setting
- Pest circuit around playground
- Large play element to create highly visible focal point from surrounding parkland area
- Open, direct connection to parkland area
- Temporary campsite over footprint of future art gallery
- Temporary coffee cart to service new playground until permanent facility is constructed
- Maintain masterplan axis through playground to central ground
- Challenges for older children in a more open setting
1. Daben Tower (Kaiser & Kuhne)

The Daben tower will be an iconic structure within the playground providing a highly visible and identifiable element that will attract a large number of children at any one time. Standing at 9.5 metres tall (to wind flag) the tower will have considerable visual value and will include a giant tunnel with slide bridge and net access. Tranquil platforms at 1 metre elevation provide climbing access to slides. The tower will be constructed of galvanized steel poles, stainless steel tubes and net climbing ropes.

Key play activities:
- climbing
- sliding
- children interaction

2. Cosmic (Berlin Seilfabrik)

A large, eye-catching rope play structure in a dynamic form step offering exciting, challenging, interactive play for a large number of children. The structure is enhanced with add-on features such as a children's slide, climbing pole, access net, transfer and climbing ramp.

Key play activities:
- climbing
- sliding
- spinning
- twisting
- balancing
- jumping
3. Dutch Disc (Kaiser & Khumie)
   Rotating stainless steel / rubber floor for group play. The Dutch Disc will be a highly attractive focal point for a range of age groups within the centre of the playground.

4. Chalk Boards (Custom made)
   Chalk boards and patterned pavement will provide creative play opportunities for children of all ages. The boards will be located centrally within the playground to enable artwork to be displayed for optimal visibility.

5. Single Point Swing (Kaiser & Khumie)
   A swing that provides exciting group, recreational play that is more challenging than the conventional two-dimensional swing set.

6. Interactive deck (Custom made)
   Raised decking will provide a small elevated section to the circuit around the early childhood sand play area. The deck will be enhanced with an array of play opportunities with net ladder and rope climbing frames, bubble pens, slides and stairs. The enclosed space beneath the deck provides ideal associated areas for imaginative play with children close proximity to parents.

7. Garden Seesaw (Kompan)
   This play unit offers safe, group play for children aged 3-8 years as the main feature is in the sedans sand play area.

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Brelsford Park Adventure Playground
Design Development DRAFT
6 July 2009

PLAYGROUND ELEMENTS 10
8 Swing (Kompan)  
Swing set for children aged 6 – 12 years

9 Slider (Kompan)  
Motional group play for children aged 6 – 12 years. The Slider provides climbing, gathering, experimenting, balancing and training play activities

10 Rotating Ball (Kaier & Kuhne)  
Offers interactive motion play for children aged from 3 years

11 Racer (Kompan)  
Conventional racing device for individual play for children aged 2 – 6 years

12 Speeder (Kompan)  
Conventional racing device for individual play for children aged 2 – 6 years

13 Toddlers swing (Kompan)  
Early childhood swing set including bucket seat fitting

14 Fountain (Kompan)  
The fountain tap will enable significant creative play opportunities at the edge of the early childhood sand play area. The tap is push-botton operated and supplies small controlled quantities of water which will drain along a narrow open water cooch (tile) through the length of the play area for additional water-based fun

15 Talking Tube (Kaier & Kuhne)  
An acoustic telephone helps children recognize how air conduct sound waves. The phenomenon of sound, especially when combined with human speech, enhances playful experiments with the humans sense of hearing especially in children and teenagers.

16 Digger (Kaier & Kuhne)  
A manual activity for children aged from 3 years

Brelsford Park Adventure Playground  
Design Development DRAFT  
6 July 2009