



Coffs Harbour City Council

02 December 2015

ORDINARY MEETING

The above meeting will be held in the Council Chamber, Administration Building, corner Coff and Castle Streets, Coffs Harbour, on:

THURSDAY, 10 DECEMBER 2015

The meeting commences at **5.00pm** and your attendance is requested.

AGENDA

1. Opening of Ordinary Meeting
2. Acknowledgment of Country
3. Disclosure of Interest
4. Apologies
5. Public Addresses / Public Forum
6. Mayoral Minute
7. Mayoral Actions under Delegated Authority
8. Confirmation of Minutes of Ordinary Meeting – 26 November 2015
9. Rescission Motion
10. Notices of Motion - General
11. General Manager's Reports
12. Notices of Motion – Business Services
13. Directorate Reports – Business Services
14. Notices of Motion – Sustainable Communities
15. Directorate Reports – Sustainable Communities
16. Notices of Motion – Sustainable Infrastructure
17. Directorate Reports – Sustainable Infrastructure
18. Trust Reports
19. Requests for Leave of Absence
20. Questions On Notice
21. Matters of an Urgent Nature
22. Consideration of Confidential Items (if any)
23. Close of Ordinary Meeting.

Steve McGrath
General Manager



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
10 DECEMBER 2015

Contents

ITEM DESCRIPTION

SUSTAINABLE COMMUNITIES DEPARTMENT REPORTS

SC15/53 COFFS HARBOUR SPORTS FACILITY PLAN 2010 - FIVE YEAR REVIEW -
DRAFT

SC15/54 PLANNING PROPOSAL - PP_2013_COFFS_004_00 - NORTH BOAMBEE
VALLEY (WEST) INVESTIGATION AREA - PROJECT UPDATE

SC15/55 DRAFT COASTAL HAZARD PLANNING CONTROLS - POLICY FRAMEWORK
AND PLANNING PROPOSAL - RESULTS OF PUBLIC EXHIBITION -
GOVERNMENT COASTAL MANAGEMENT REFORMS

SC15/56 PEER REVIEW OF PRELIMINARY DRAFT WOOLGOOLGA TOWN CENTRE
MASTERPLAN AND DRAFT WOOLGOOLGA BEACH RESERVE PLAN OF
MANAGEMENT

SC15/57 ON-SITE SEWAGE MANAGEMENT STRATEGY 2015

SC15/58 JRPP – ASSESSMENT REPORT FOR DEVELOPMENT APPLICATION
NO.0209/16 – LOT 10 DP 264205, LOT 25 SECTION E DP 17053, 123 PARK
BEACH ROAD, PARK BEACH

SC15/59 DRAFT GRAFFITI MANAGEMENT POLICY AND DRAFT GRAFFITI
MANAGEMENT STRATEGY 2016-2020

SC15/60 COMMITTEE MEMBERSHIP – TOORMINA COMMUNITY CENTRE
MANAGEMENT COMMITTEE AND AYRSHIRE PARK MANAGEMENT
COMMITTEE

SUSTAINABLE INFRASTRUCTURE DEPARTMENT REPORTS

SI15/55 RESERVE NAMING APPLICATION - COFFS COAST SPORT & LEISURE PARK
EAST PRECINCT BRUCE BARNIER FIELD

ITEM	DESCRIPTION
SI15/56	OUTDOOR DINING CHARGES
SI15/57	CONTINUATION OF ALCOHOL PROHIBITION FOR NEW YEARS EVE & AUSTRALIA DAY The following item either in whole or in part may be considered in Closed Meeting for the reasons stated.
SI15/58	CONTRACT NO. RFT-727-TO: DESIGN, SUPPLY AND DELIVERY OF A PRECAST REINFORCED CONCRETE BRIDGE, RHODES BRIDGE A portion of this report is confidential for the reason of Section 10A (2): (d) commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret. and in accordance with Section 10A (1) the meeting may be closed to the public

TRUST REPORTS

T15/10	COFFS COAST STATE PARK TRUST AND WOOLGOOLGA BEACH RESERVE TRUST SPECIAL PURPOSE FINANCIAL REPORT AND AUDIT 2015
T15/11	HOLIDAY PARKS TOURIST ACCOMMODATION TARIFFS 2016/17 AND 2017/18

The following document is the minutes of the Council Meeting held on Thursday, 26 November 2015.
These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 10 December 2015 and therefore subject to change.
Please refer to the minutes of the meeting of 10 December 2015 for confirmation.



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
26 NOVEMBER 2015

Contents

ITEM	DESCRIPTION	PAGE
	GENERAL MANAGER'S REPORTS	3
GM15/22	COUNCILLOR EXPENSES AND FACILITIES POLICY	3
GM15/23	COUNCIL MEETING DATES - 2016	3
	BUSINESS SERVICES DEPARTMENT REPORTS	4
BS15/53	MONTHLY BUDGET REVIEW FOR OCTOBER 2015	4
BS15/54	BANK AND INVESTMENT BALANCES FOR OCTOBER 2015	4
BS15/55	ANNUAL FINANCIAL STATEMENTS AND AUDIT 2014-2015	5
	SUSTAINABLE COMMUNITIES DEPARTMENT REPORTS	6
SC15/47	COFFS HARBOUR CITY COUNCIL 2014/15 ANNUAL REPORT	6
SC15/48	CULTURAL FACILITY DEVELOPMENT - HARRY BAILEY MEMORIAL LIBRARY AND THE COFFS HARBOUR REGIONAL GALLERY	6

SC15/49	CULTURAL STRATEGIC PLAN 2017-2022 AND PERFORMING ARTS CENTRE FEASIBILITY AND COST BENEFIT ASSESSMENT	8
SC15/50	COFFS HARBOUR CENTRE OF EXCELLENCE FEASIBILITY STUDY	10
SC15/51	COFFS HARBOUR BIODIVERSITY ACTION STRATEGY 2012 - 2030 (AMENDED)	11
SC15/52	COFFS HARBOUR HERITAGE STUDY 2015	13
	SUSTAINABLE INFRASTRUCTURE DEPARTMENT REPORTS	14
SI15/52	COFFS COAST REGION RESOURCE RECOVERY & WASTE MANAGEMENT STRATEGY 2015-2027	14
SI15/53	COFFS HARBOUR PESTICIDE USE NOTIFICATION PLAN	14
SI15/54	TRAFFIC COMMITTEE MEETING NO. 5/2015	15



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

26 NOVEMBER 2015

Present: Councillors D Knight (Mayor), N Cowling, R Degens, G Innes, B Palmer, K Rhoades, M Sultana and S Townley

Staff: General Manager, Director Sustainable Infrastructure, Director Sustainable Communities, Director Business Services and Executive Assistant

The meeting commenced at 5.00 pm with the Mayor, Cr D Knight in the chair.

We respectfully acknowledge the Gumbaynggirr Country and the Gumbaynggirr Aboriginal peoples who are traditional custodians of the land on which we meet and their Elders both past and present.

The Mayor reminded the Chamber that the meeting was to be recorded, and that no other recordings of the meeting would be permitted.

DISCLOSURES OF INTEREST

No disclosures of interest.

APOLOGY

- 264 RESOLVED** (Sultana/Innes) that an apology as requested from Councillor Arkan be approved.

The Motion on being put to the meeting was carried unanimously.

PUBLIC FORUM

No Public Forum

PUBLIC ADDRESS

No public address.

Presentation from Auditor.

Time	Auditor	Item
5.00pm	Adam Bradfield	BS15/55 Annual Financial Statements and Audit 2014-2015

CONFIRMATION AND ADOPTION OF MINUTES

- 265 RESOLVED** (Innes/Degens) that the minutes of the Ordinary meeting held on 12 November 2015 be confirmed as a true and correct record of proceedings.

The Motion on being put to the meeting was carried unanimously.

GENERAL MANAGER'S REPORTS

GM15/22 COUNCILLOR EXPENSES AND FACILITIES POLICY

Executive Summary

The purpose of this policy is to ensure that there is accountability and transparency in the reimbursement of expenses incurred by Councillors. The policy also ensures that the facilities provided to assist Councillors to carry out their civic duties are reasonable and meet the expectations of the local community.

- 266 **RESOLVED** (Palmer/Degens) that Council adopts the attached Councillor Expenses and Facilities Policy.

The Motion on being put to the meeting was carried unanimously.

GM15/23 COUNCIL MEETING DATES - 2016

Executive Summary

To seek Councillors' confirmation to set Council's meeting dates for the period January 2016 to December 2016.

- 267 **RESOLVED** (Innes/Degens) that:

1. No Council meetings be scheduled for January 2016.
2. The first meeting in 2016 be scheduled for 11 February 2016.
3. Meetings from February to November 2016 are scheduled on the second and fourth Thursday of each month with the exception of March, where only one meeting will be held 10 March and September where there will be no meetings.
4. The last Council meeting for 2016 is held on 8 December 2016.

The Motion on being put to the meeting was carried unanimously.

BUSINESS SERVICES DEPARTMENT REPORTS

BS15/53 MONTHLY BUDGET REVIEW FOR OCTOBER 2015

Executive Summary

This report summarises the proposed budget adjustments for the month and to report on the estimated budget position as at 31 October 2015.

- 268 RESOLVED** (Palmer/Innes) that Council approve the budget adjustments and note the current budget position.

Estimated Budget Position as at 31 October 2015:

	General Account \$	Water Account \$	Sewer Account \$
Original Budget adopted 11 June 2015		1,810,139	1,913,132
Approved Variations to 30 September 2015	(1,884) (S)	(D)	(D)
Recommended variations for October 2015	5,593 (D)	Nil	Nil
Estimated result as at 31 October 2015	Nil (D)	1,810,139 (D)	1,913,132 (D)

The Motion on being put to the meeting was carried unanimously.

BS15/54 BANK AND INVESTMENT BALANCES FOR OCTOBER 2015

Executive Summary

The purpose of this report is to provide Council's Bank Balances and Investments as at 31 October 2015. Council receives independent advice and invests surplus funds in accordance with Councils Investment Policy to maximise investment income and preserve capital to assist with funding requirements for projects listed under the Coffs Harbour 2030 Community Strategic Plan.

BS15/54 Bank And Investment Balances For October 2015... (Cont'd)

269 RESOLVED (Palmer/Degens) that Council:

1. Note the bank balances and investments totaling (from loans, Section 94 and other avenues that form the restricted accounts and are committed for future works) \$152,097,022 as at 31 October 2015.
2. Note the general fund unrestricted cash and investments totaling \$1,315,291 as at 31 October 2015.

The Motion on being put to the meeting was carried unanimously.

BS15/55 ANNUAL FINANCIAL STATEMENTS AND AUDIT 2014-2015

Executive Summary

The audited financial statements are being presented together with the auditor's report to meet legislative requirements under Section 419 of the Local Government Act in relation to the completion, audit and presentation of Council's Annual Financial Statements for 2014/2015.

270 RESOLVED (Degens/Innes) that Council receive and adopt the audited 2014-15 Financial Statements as attached.

The Motion on being put to the meeting was carried unanimously.

SUSTAINABLE COMMUNITIES DEPARTMENT REPORTS

SC15/47 COFFS HARBOUR CITY COUNCIL 2014/15 ANNUAL REPORT

Executive Summary

Under the Local Government Act, Council is required to complete an Annual Report within five months of the end of the financial year. The legislation requires that the 2014/15 Annual Report be posted on Council's website by 30 November 2015.

The Annual Report is tabled in three sections:

- Section 1 provides an overview of Council's significant achievements in helping to address the objectives in the Coffs Harbour 2030 Community Strategic Plan during 2014/15.
- Section 2 includes statutory information that is prescribed by the Local Government (General) Regulation 2005.
- Section 3 contains Council's audited Annual Financial Statements for 2014/15.

The Annual Report is an opportunity for Council to account to the community on the progress made in implementing its Delivery Program over the course of the financial year.

- 271 RESOLVED** (Degens/Innes) that Council adopts the Coffs Harbour City Council 2014/15 Annual Report, as tabled with this report, for release to the community.

The Motion on being put to the meeting was carried unanimously.

SC15/48 CULTURAL FACILITY DEVELOPMENT - HARRY BAILEY MEMORIAL LIBRARY AND THE COFFS HARBOUR REGIONAL GALLERY

Executive Summary

This report recommends detailed investigation of options for expanded facilities for both the Harry Bailey Memorial Library (HBML) and Coffs Harbour Regional Gallery (CHRG) within the Coffs Harbour Central Business District (CBD).

The need for expanded facilities has been identified and is outlined in the Cultural Plan 2013-2016 and Library Strategic Plan 2012-2016 and follows on from community engagement regarding cultural facilities undertaken by Council during 2014.

SC15/48 Cultural Facility Development - Harry Bailey Memorial Library and The Coffs Harbour Regional Gallery... (Cont'd)

The size of the Harry Bailey Memorial Library is insufficient as a central library for the current and future community which it serves. The NSW standards and guidelines for public library buildings set a population-based benchmark of between 2,513-2,803m² for the 2020 to 2030 population forecast estimates for the Coffs Harbour Local Government Area. The size of the current central library is 960m², including both public and staff areas, representing less than 40% of the benchmark figure.

The CHRG is inadequate for a display of a number of art forms and for the workshops, events and other facilities typically offered by a regional gallery. An expanded Gallery would be expected to have both community, cultural and tourism (economic) benefits. The size of the CHRG (including work areas, office and storage) is 280m².

Co-location of the facilities will be actively considered and the sites to be considered will be within the CBD area.

The detailed facility research and concept planning required for an expanded Harry Bailey Memorial Library and CHRG facilities includes:

- Development of functional specifications to meet future facility and population needs;
- Assessment of CBD sites and co-location options;
- Preparation of an overall concept and elevation plans;
- Concept estimate to include costs relating to the site, construction, fit out, landscaping, civil works and professional fees;
- Ongoing and full lifecycle costing;
- Funding options and recommended strategy; and
- Community and staff engagement.

Outcomes of this research and concept planning will be the subject of a Council report in mid 2016 for a decision to proceed to the next phase. At present there is no current budget allocation for this project. It is proposed to fund this body of work (\$120,000) from the Future Fund within the 2015/16 budget.

272 RESOLVED (Innes/Degens):

1. That Council commence detailed facility research and concept planning for an expanded Harry Bailey Memorial Library and Coffs Harbour Regional Gallery facilities including:
 - 1.1 Development of functional specifications to meet future facility and population needs;
 - 1.2 Assessment of CBD sites and co-location options;
 - 1.3 Preparation of an overall concept and elevation plans;
 - 1.4 Concept estimate to include costs relating to the site, construction, fit out, landscaping, civil works and professional fees;
 - 1.5 Ongoing and full lifecycle costing;

SC15/48 Cultural Facility Development - Harry Bailey Memorial Library and The Coffs Harbour Regional Gallery... (Cont'd)

- 1.6 Funding options and recommended strategy; and
- 1.7 Community and staff engagement.
2. That Council allocates \$120,000 for the detailed facility research and concept planning for an expanded Harry Bailey Memorial Library and Coffs Harbour Regional Gallery facilities to be allocated from the Future Fund in the next Monthly Budget Review.
3. That the outcomes of this research and concept planning will be the subject of a further Council report planned for mid 2016.

The Motion on being put to the meeting was carried unanimously.

SC15/49 CULTURAL STRATEGIC PLAN 2017-2022 AND PERFORMING ARTS CENTRE FEASIBILITY AND COST BENEFIT ASSESSMENT

Executive Summary

Coffs Harbour enjoys an active and diverse cultural life, enjoyed by many in the broader community. Coffs Harbour needs to build on its strengths, develop our capacity and the depth of our cultural life to further enhance the attractiveness of Coffs Harbour as both a place to live in and to visit.

A proposed new Cultural Strategic Plan 2017-2022 will outline strategies to recognise the central role of arts and culture to the livability of our region including economic, social and cultural wellbeing through:

- Promoting the Coffs Harbour region as a place for creative expression and recreational opportunities;
- New sources of income generation, future growth and prosperity from the cultural economy and access to a wide variety of cultural products and services;
- Foster the vision of our artists and creative industries and champion them to succeed
- Preserve the unique cultural heritage of our city and enable a shared and deeper understanding of the people who live in the region.
- Guide the cultural investment and activity over the next 5 years and inform our planning, programming and funding priorities.

An important component of the proposed Cultural Strategic Plan 2017-2022 is to assess the potential strategic impacts and benefits of a new Performing Arts Centre (performance and conferencing events) in the region. The scope of this project includes a feasibility and cost benefit assessment for such a facility aligned with a new Cultural Strategic Plan in order to fully analyse, evaluate and integrate desired economic, social and cultural outcomes within this strategic context.

SC15/49 Cultural Strategic Plan 2017-2022 and Performing Arts Centre Feasibility And Cost Benefit Assessment...(Cont'd)

A Cultural Strategic Plan 2017-2022 and the Feasibility and Cost Benefit Assessment of a Performing Arts Centre will form the basis of and inform a report for Council's further consideration on this matter in mid 2016. At present there is no current budget allocation for this project. It is proposed to fund this body of work (\$90,000) from the Future Fund within the 2015/16 budget.

273 RESOLVED (Knight/Degens):

1. That Council develop a Cultural Strategic Plan 2017-2022.
2. That Council undertake a Feasibility and Cost Benefit Assessment of a Performing Arts Centre for Coffs Harbour which will include exploring options for public/private partnerships and assess existing venues for expansion or redevelopment opportunities.
3. That Council allocates \$90,000 to undertake the development of the Cultural Strategic Plan 2017-2022 and Performing Arts Centre Feasibility and Cost Benefit Assessment to be allocated from the Future Fund in the next Monthly Budget Review.
4. That the outcomes of this strategic planning and feasibility assessment be the subject of a further Council report planned for mid 2016.

AMENDMENT

MOVED (Cowling/Townley):

1. That Council develop a Cultural Strategic Plan 2017-2022.
2. That Council allocates \$90,000 to undertake the development of the Cultural Strategic Plan 2017-2022 and Performing Arts Centre Feasibility and Cost Benefit Assessment to be allocated from the Future Fund in the next Monthly Budget Review.
3. That the outcomes of this strategic planning and feasibility assessment be the subject of a further Council report planned for mid 2016.

The **AMENDMENT** on being put to the meeting was **LOST**.

VOTED FOR

Cr Cowling

VOTED AGAINST

Cr Rhoades
Cr Degens
Cr Townley
Cr Innes
Cr Knight
Cr Sultana
Cr Palmer

SC15/49 Cultural Strategic Plan 2017-2022 and Performing Arts Centre Feasibility And Cost Benefit Assessment...(Cont'd)

The **MOTION** on being put to the meeting was declared **CARRIED**.

VOTED FOR

Cr Rhoades
Cr Degens
Cr Townley
Cr Innes
Cr Knight
Cr Sultana
Cr Palmer

VOTED AGAINST

Cr Cowling

SC15/50 COFFS HARBOUR CENTRE OF EXCELLENCE FEASIBILITY STUDY

Executive Summary

Council engaged Sport Business Resources to undertake a feasibility study into a proposed Sports Centre of Excellence building at the Coffs Coast Sport and Leisure Park.

The study found that rather than investing significant dollars in new infrastructure of this type, a regional partnership approach utilising and upgrading existing facilities was the optimum way to position Coffs Harbour – the destination – as a Centre Sporting of Excellence.

MOVED (Innes/Palmer) that Council endorse the recommendations in the Coffs Harbour Centre of Excellence Feasibility Study Final Report (attached) in that Council:

1. Do not proceed with a Centre of Excellence, but do proceed with a substantially refocused philosophy around the concept:
2. Facilitate the utilisation of existing and future facilities through a coherent and well formed strategy aligned to an aspirational vision.
3. Formalise and develop relationships with various parties noted within the report.
4. As part of a regional partnership approach to sporting facilities, treat the redevelopment and extension of C.ex Coffs International Stadium grandstand as a priority.
5. Prioritise planning towards a sports village and examine the possibility of establishing a modern cricket and administrative facility.

SC15/50 Coffs Harbour Centre Of Excellence Feasibility Study... (Cont'd)

AMENDMENT

274 RESOLVED (Townley/Palmer) that Council endorse the recommendations in the Coffs Harbour Centre of Excellence Feasibility Study Final Report (attached) in that Council:

1. Do not proceed with a Centre of Excellence, but do proceed with a substantially refocused philosophy around the concept:
2. Facilitate the utilisation of existing and future facilities through a coherent and well-formed strategy aligned to an aspirational vision.
3. Formalise and develop relationships with various parties.
4. As part of a regional partnership approach to sporting facilities, treat the redevelopment and extension of C.ex Coffs International Stadium grandstand as a priority.
5. Prioritise investigation of a sports village and examine the possibility of establishing a modern cricket and administrative facility.

The **amendment** on being put to the meeting was carried. It then became the **MOTION** and on being put to the meeting was declared **carried**.

VOTED FOR

Cr Rhoades
Cr Degens
Cr Townley
Cr Knight
Cr Sultana
Cr Palmer
Cr Cowling

VOTED AGAINST

Cr Innes

SC15/51 COFFS HARBOUR BIODIVERSITY ACTION STRATEGY 2012 - 2030 (AMENDED)

Executive Summary

Council's primary strategy to inform environmental and biodiversity policy is the *Coffs Harbour Biodiversity Action Strategy 2012 – 2030* (BAS) which was adopted in August 2012.

**SC15/51 Coffs Harbour Biodiversity Action Strategy 2012 - 2030
(Amended)...(Cont'd)**

However, at its meeting of 28 May 2015, Council resolved to remove Landscape Corridors from strategic documents and the planning process, thereby setting a new direction in biodiversity planning. In effect, the resolution of Council to remove Landscape Corridors from the planning process supersedes the previous resolution of Council to adopt the planning framework detailed in the BAS.

The aim of this report is to remove that inconsistency by having Council adopt a revised BAS, which has deleted references to Landscape Corridors (Attachment 1).

- 275** **RESOLVED** (Innes/Rhoades) that Council adopts the amended *Coffs Harbour Biodiversity Action Strategy 2012 – 2030* (Attachment 1), thereby removing references to Landscape Corridors and Priority Habitats and Corridors Strategy.

AMENDMENT

MOVED (Townley/Degens) that Council undertake a comprehensive review as planned in April 2016.

The **AMENDMENT** on being put to the meeting was **LOST**.

VOTED FOR

Cr Townley
Cr Palmer

VOTED AGAINST

Cr Rhoades
Cr Degens
Cr Innes
Cr Knight
Cr Sultana
Cr Cowling

The **MOTION** on being put to the meeting was declared **CARRIED**.

VOTED FOR

Cr Rhoades
Cr Degens
Cr Innes
Cr Knight
Cr Sultana
Cr Palmer
Cr Cowling

VOTED AGAINST

Cr Townley

SC15/52 COFFS HARBOUR HERITAGE STUDY 2015

Executive Summary

The objective of this report is to provide Council with a review of submissions received during the non-statutory public exhibition period held for the draft Community Based Heritage Study 2014 and to recommend a way to progress the Study.

The exhibition of the draft Community Based Heritage Study 2014 drew a strong response from the people who were notified as they owned properties on the draft heritage inventory list. Even though it was not a statutory exhibition about heritage listing, all who responded presumed that the Study would eventually lead to heritage listing.

Most of the submissions expressed a view that there is some doubt about the significance and the quantity of some of the places identified in the draft Community Based Heritage Study 2014. The largest group of objections came from owners of inter-war and post-world war two (WWII) houses.

With the results of the non-statutory public exhibition in mind, it is considered appropriate to adopt a revised final version of the Coffs Harbour Heritage Study 2015 (Attachment 1) and to further consider the heritage significance of the potential State significant sites listed in the Study.

The option to use the Coffs Harbour Heritage Study 2015 data as a resource for promotion of heritage related issues (e.g. heritage trails) was not raised in the submissions but this data should be utilised for promotion activities.

- 276** **RESOLVED** (Degens/Innes) that the Report be deferred until a briefing is returned to Councillors on this issue.

The Motion on being put to the meeting was carried unanimously.

SUSTAINABLE INFRASTRUCTURE DEPARTMENT REPORTS

SI15/52 COFFS COAST REGION RESOURCE RECOVERY & WASTE MANAGEMENT STRATEGY 2015-2027

Executive Summary

The purpose of this report is to present the Final Coffs Coast Region Resource Recovery & Waste Management Strategy 2015-2027 to Council to seek its adoption.

On 24th September 2015 the Council endorsed the public exhibition of the Draft Coffs Coast Region Resource Recovery & Waste Management Strategy 2015-2027 for a period of 28 days, subject to further such endorsement by Bellingen Shire and Nambucca Shire Councils.

The Draft Strategy Brief was further endorsed by Bellingen Shire and Nambucca Shire Councils at their meetings of 23rd and 24th September 2015 respectively. Consequently, the Draft Strategy was placed on public exhibition by the three Councils for a minimum period of 28 days.

277 RESOLVED (Degens/Sultana) that Council:

1. Adopt the Coffs Coast Region Resource Recovery & Waste Management Strategy 2015-2027 (Attachment 1).
2. Move to implement the Strategy in conjunction with our partner Councils following the additional adoption of the Coffs Coast Region Resource Recovery & Waste Management Strategy 2015-2027 by Bellingen Shire Council and Nambucca Shire Council.

The Motion on being put to the meeting was carried unanimously.

SI15/53 COFFS HARBOUR PESTICIDE USE NOTIFICATION PLAN

Executive Summary

In accord with the NSW Pesticide Regulation 2009 Council is required to have a Pest Use Notification Plan. Council's existing Plan was adopted by Council on 1 February 2007 and now requires review in accord with the requirements of the Pesticide Regulation. A new draft Plan has been prepared. The Plan advises the community of how and when Council will advise of pesticide use in the outdoor public places it owns or manages.

SI15/53 Coffs Harbour Pesticide Use Notification Plan...(Cont'd)

This report recommends that Council place the Coffs Harbour Pesticide Use Notification Plan on public exhibition for the statutory 28 day period.

278 RESOLVED (Palmer/Innes) that Council:

1. Place the Coffs Harbour Pesticide Use Notification Plan on public exhibition for the statutory 28 day period.
2. Note a report will be returned detailing the outcome of the public exhibition

The Motion on being put to the meeting was carried unanimously.

SI15/54 TRAFFIC COMMITTEE MEETING NO. 5/2015

Executive Summary

To confirm Minutes of the informal Traffic Committee Meeting 2/2015.

279 RESOLVED (Innes/Degens) that:

T.55 – Isles Drive Coffs Harbour Parking Issues R.559960 5728302

That approval be given to install a Loading Zone on the north side of 2 Isles Drive, North Boambee Valley west of existing No Stopping zone for approx. 25m as per plan T.55-2015.

T.56 - Signage and Parking at intersection of Boronia Street Sawtell adjacent Boronia Park 5714768

A plan for the signage and parking at intersection of Boronia Street Sawtell adjacent Boronia Park to be taken back to the next Traffic Committee Meeting.

T.57 – Parking in Scarba Street Coffs Harbour R.505900, 5774626

That approval be given to install:

- a) a timed 15 minute parking zone (7:30 – 9:30am and 3:30 – 6:00pm Mon- Fri) and modify existing 2hr parking to (9:30am – 3:30pm Mon - Fri and 8:30am – 12:30pm Sat) for approx. 40m along the frontage of numbers 11 and 13 Scarba Street.

SI15/54 Traffic Committee Meeting No. 5/2015... (Cont'd)

- b) extension of the 2 hour parking zone west of the existing No Stopping zone at the eastern frontage of 19 Scarba Street extending 23m to the driveway of 19 Scarba Street.

As per plan T.57 – 2015.

Works to be carried out by council and funded by developer as part of condition 7 – Traffic Management Works of DA 0144/15.

T.58 - Relocation of No Parking Zone - West High Street Coffs Harbour R. 509970 5755332

That approval be given to relocate the 8m No Parking zone from 93 West High Street Coffs Harbour to 89 West High Street Coffs Harbour adjacent the driveway and extend the 2 hour parking zone from the intersection of Murdock Street West ending at the new No Parking zone as per plan T.58 – 2015.

T.59 – Review of Line Marking Karangi Cemetery Coramba Road Karangi 5512943 R.500120.

Approval for the intersection of Coramba Road Karangi and Karangi Lawn Cemetery be upgraded with pavement arrows, enhanced line marking and install Give Way lines at Karangi Lawn Cemetery as per plan T.59 – 2015.

T.60 – Relocation of Bus Stop – Stadium Drive Coffs Harbour

That approval for the temporary partial road closure of Stadium Drive (south) including relocation of the bus stop to the east adjacent Geoff King Motors Park at the west bound shoulder from entrance to the crematorium to end of existing retaining wall (west) for the duration of the works, Coffs Harbour including the bus stop east of its present location as per plan T.60-2015.

T.61 – Relocation of Bus Stop – Pacific Highway East opposite the Justice Centre, Coffs Harbour

That approval be given to

- a) relocate the existing bus zone on the Pacific Highway, Coffs Harbour, north of the Coffs Harbour Showground to a site opposite the Justice Centre and north of the Coffs Harbour Caravan Park entrance as per plan T.61 – 2015.
- b) revert the existing bus zone to all day parking, consistent with zones on both sides of the Highway.

SI15/54 Traffic Committee Meeting No. 5/2015... (Cont'd)

T.62 – Sandy Beach Public School Saye Close Sandy Beach Extension of School Bus Zone R.506560, 5654445

That approval be given to extend the existing school bus zone in Saye Close, Sandy Beach north to 60m and subsequently extend the No Parking zone to 40m as per plan T.62 - 2015.

T.63 - Further Traffic Issues High Street Woolqoolga

Matter to be deferred to next Traffic Committee Meeting pending further development of redesign.

T.64 – Construction of Duke Street extension, Coffs Harbour

That approval be given to convert the unformed extension of Duke Street, Coffs Harbour currently Pioneer Park to a permanent City Centre bypass.

T.65 – Marchs Amusement Temporary Road Closure 31 December 2015 – Jordon Esplanade Coffs Harbour

The temporary road closure of:

- Harbour Drive, Coffs Harbour between Marina Drive and Camperdown Street on Thursday 31 December 2015 from 6.00pm to 12 midnight
- Jordan Esplanade, Coffs Harbour, between Marina Drive and car park entry to Jetty on Thursday, 31 December 2015 from 6.00pm to 10.30pm

for the purpose of New Year's Eve celebrations, be advertised and providing no substantive objections are received, the closure be approved subject to:

- a) Traffic Management Plans and Traffic Control Plans be submitted by COB 7 December 2015.
- b) the organisers, March's Amusements, verify that they have liaised with all affected residents and traders and obtain traders approval.
- c) A current insurance Certificate of Currency of the applicants Public Liability Insurance for a minimum insured amount of \$20 million and noting the Coffs Harbour City Council as an interested party for the event be submitted by COB 7 December 2015.
- d) the organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers, in accordance with the submitted Traffic Management and Traffic Control Plans and police approval in writing.
- e) the organisers be responsible for all costs associated with the temporary closure and clean up, including advertising.
- f) organisers notifying the public that delays will occur in the vicinity of the Jetty Foreshores with times and advising alternative parking west of the railway line as part of their advertising and with VMS on Harbour Drive.

SI15/54 Traffic Committee Meeting No. 5/2015... (Cont'd)

T.66 - Sawtell Super Fun Day 1 January 2016 – Temporary Road Closure First Ave Sawtell

That approval be given for the temporary road closure of First Avenue, Sawtell, between Boronia Street and Second Avenue, from 7.30am to 11.00am on Friday, 1 January 2016, for the purpose of conducting the street parade associated with the Sawtell Super Fun Day, be advertised and providing no substantive objections are received, the closure be approved subject to:

- a) a Traffic Control Plan be submitted by COB 7 December 2015.
- b) the organisers of the Fun Day liaise with affected traders and obtain traders approval.
- c) the organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers, in accordance with the Traffic Management Plan.
- d) A current insurance Certificate of Currency of the applicants Public Liability Insurance for a minimum insured amount of \$20 million and noting the Coffs Harbour City Council as an interested party for the event.
- e) the organisers be responsible for all costs associated with the temporary closure and clean up, including advertising.
- f) a temporary bus zone be established on the east side of First Avenue, Sawtell, north of Second Avenue to enable buses to continue to operate.

T.67 – Ocean Parade Coffs Harbour - Traffic Issues R.505540, 5340920

That approval be given for the installation of barrier (BB) lines and parking edge lines near 107 and 109 Ocean Parade Coffs Harbour, subject to kerb and gutter realignment design being finalised as per plan T.67-2015.

T.68 Heavy Vehicles - Korora Bus Interchange

That approval be given for

- a) Council to install in Korora interchange, east, Pacific Highway, Korora, one bus length for a permanent bus zone on the northern section and the remainder of the bus bay to be timed bus zone: 6.00am – 6.00pm as per plan T.68 – 2015.
- b) Council to install in Korora interchange west, Pacific Highway, Korora, one bus length for a permanent bus zone on the adjacent the shelter and the remainder of the bus bay to be timed bus zone: 6.00am – 6.00pm as per plan T.68 – 2015.

SI15/54 Traffic Committee Meeting No. 5/2015... (Cont'd)

T.70 Parking in Edgar Street (south - east) adjacent Jetty Shopping Village IR 5792877

That approval is given to install 15 marked 90 degree nose in parking bays in Edgar Street (south) Coffs Harbour on the Eastern side adjacent the shopping centre as per plan T.70-2015.

The Motion on being put to the meeting was carried unanimously.

TRUST REPORTS

There are no Trust Reports

REQUESTS FOR LEAVE OF ABSENCE

No requests for leave of absence.

MATTERS OF AN URGENT NATURE

No matters of an urgent nature.

The Mayor gave thanks to the Deputy Mayor, for filling the role of Mayor in her absence.

The Mayor also asked that we spare a thought for the families and friends that are involved in the Adelaide bush fires.

This concluded the business and the meeting closed at 6.23 pm.

Confirmed: 10 December 2015.

.....
Denise Knight
Mayor



REPORT TO ORDINARY COUNCIL MEETING

COFFS HARBOUR SPORTS FACILITY PLAN 2010 - FIVE YEAR REVIEW - DRAFT

REPORTING OFFICER:	Group Leader City Prosperity
DIRECTOR:	Director, Sustainable Communities
COFFS HARBOUR 2030:	LC 2.1 Promote healthy living LC 3.1 Council supports the delivery of high quality, sustainable outcomes for Coffs Harbour LC 4.4 Develop inclusive community, sporting and recreational events and activities PL 2.2 Provide public spaces and facilities that are accessible and safe for all
ATTACHMENTS:	ATT1 Draft Sports Facility Plan 2010 - Five Year Review ATT2 Coffs Harbour Sports Facility Plan 2010

Recommendation:

That Council approve public exhibition of the draft *Coffs Harbour Sports Facility Plan 2010 - Five Year Review* for a period of ten (10) weeks.

EXECUTIVE SUMMARY

Council adopted the *Coffs Harbour Sports Facility Plan* in 2010, to provide direction for the current and future provision of sports facilities within the Coffs Harbour LGA overall, and with specific recommendations for sports with challenges relating to facility provision. *The Coffs Harbour Sports Facility Plan 2010* serves as a companion document to the *Coffs Harbour Open Space Strategy 2009*.

The planned five year review has been undertaken and is now ready (in draft) for exhibition. The purpose of the review is to outline any changes to future planned sporting provision outlined in the *Coffs Harbour Sports Facility Plan 2010*. Whilst the entire 2010 plan has been considered, the draft review document focuses on significant changes in the sporting environment within that time, and any corresponding updates to recommendations and masterplans.

REPORT

Description of Item:

The *Coffs Harbour Sports Facility Plan 2010* (Sports Facility Plan 2010) was adopted by Council on 14 October 2010. It is a companion document to the Coffs Harbour Open Space Strategy 2009, and intended as a strategic facility planning document with a life of approximately twenty (20) years.

A planned five year review of the plan has been undertaken and is now ready for exhibition and further consultation.

The purpose of the review is to outline any changes to future planned sporting provision outlined in the 2010 plan. Whilst the entire 2010 plan has been considered, the draft review document focuses on significant changes in the sporting environment within that time, and any corresponding updates to recommendations and masterplans.

The review document includes the following sections:

1. Introduction
2. Participation trends
3. Sports facility needs analysis
4. Key developments for specific sites
5. Capital works schedule

Issues:

The Sports Facility Plan 2010 was undertaken by consultants Simon Leisure Consulting and included significant amounts of consultation with the sports at a national, state and local level. Recognising the smaller scope of this review, it has been drafted using internal staff resources and best available data from sports and elsewhere. Some data sources used in the original Sports Facility Plan 2010 have been discontinued or amended, making it difficult to draw exact comparisons. Further consultation with the sports will be undertaken during the exhibition period to validate the draft review.

The draft review is currently a separate document (Attachment 1) to the original Sports Facility Plan 2010 (Attachment 2) to ensure that the changes are easy to identify. When the final review is returned to Council in mid 2016, it will have incorporated all of the changes into the one document for ease of reference (to be known as the Coffs Harbour Sports Facility Plan 2015).

Options:

1. Adopt the recommendation provided to Council, to place the review on exhibition.
2. Amend the recommendation provided to Council and then adopt.
3. Reject the recommendation provided to Council.

Sustainability Assessment:

• Environment

The *Sports Facility Plan 2010* and *Coffs Harbour Open Space Strategy 2009* propose a range of measures to improve environmental outcomes at sports grounds.

• Social

Sports grounds are a valuable resource and are highly valued by the community partly because they provide a low cost recreation opportunity that is within the financial reach of a broad cross section of the community.

Participating in sport produces a range of benefits including improved physical fitness, enhanced mental health, skill development, increased self esteem and opportunities for social networking. These benefits extend to not only players but officials and spectators, and provide opportunities to strengthen family units by encouraging families to spend time together.

- **Civic Leadership**

This document works towards achieving the outcomes identified within the Coffs Harbour 2030 Community Strategic Plan and is directly connected to the themes "Places for Living" and "Looking after our Community".

Relevant strategies include:

- Build pride and identity in Coffs Harbour as a community and a place.
- Create facilities and services that allow the community to reach its full development potential.
- Develop inclusive community, sporting and recreational activities.
- Promote healthy living.
- Encourage the provision of facilities, services and resources which attract and support young people.
- Provide opportunities for all, including the Aboriginal community, to contribute to the local economy.
- Create community structures which capitalise on intergenerational knowledge, experience and capacity.
- Create opportunities for enhancement of the community's sense of well being.

- **Economic**

Broader Economic Implications

Upgrading existing sporting infrastructure and expanding the network of sporting facilities will enhance the livability of Coffs Harbour and its attractiveness as a destination for new residents and encourage retention of existing residents.

Providing a range of sporting facilities at different levels delivers opportunities for participants to move along sporting pathways from novice to elite. Opportunities to access such facilities can be a key determinant for people choosing where to live, particularly young families. Attracting a younger demographic is anticipated to bring economic benefits to Coffs Harbour and the region. Additionally, quality sporting facilities is likely to attract sport service providers further boosting the industry and local economy.

Additionally, the development and upgrading of regional and district sporting facilities will benefit Coffs Harbour's appeal as a sport tourism destination and will enhance the city's capacity to attract and stage major events which will bring significant economic benefit to the city. Conservative figures estimate that sporting events currently inject approximately \$30 million into the local economy each year.

Delivery Program/Operational Plan Implications

The Sports Facility Plan 2010 itself has no direct implications on the delivery program/operational plan. However, implementation of the strategy and the draft capital works program will require an ongoing allocation of council funds. Some of the

recommendations covered in the plan are included in Council's current asset management programs and current funding streams. However, the majority of recommendations relating to facility improvements and new facility development (excluding items funded under current and future Section 94 Plans) are currently unfunded. These recommendations will need to be considered in Council's long term budget forecasts against Council's overall future funding priorities.

In this regard, the financial implications of the updated and final Sports Facility Plan will be further explored in the report to Council mid 2016.

Risk Analysis:

The five year review has been undertaken to minimise the risk of the Sports Facility Plan 2010 becoming outdated and irrelevant.

Consultation:

Extensive sports consultation was undertaken in the preparation of the original Sports Facility Plan 2010. It has been difficult in some instances to get the same level of data from the sports for this review. During the exhibition of the draft review, it is envisaged that further consultation with the key sports and stakeholders such as Coffs Harbour Sports advisory Council (COFFSAC) will occur.

Related Policy, Precedents and / or Statutory Requirements:

The Plan meets part of Council's obligation to effectively provide and manage community resources under the Local Government Act 1993. It will form the policy basis for future sports facility provision in new and existing development areas.

The Plan will also inform any review of Section 94 contribution plans in accord with the requirements of the Environment Planning and Assessment Act.

Implementation Date / Priority:

The draft Sports Facility Plan Review will be on exhibition for ten (10) weeks, due to the Christmas period, from December 2015 to February 2016. Following a review of submissions received the review will be finalised and presented to Council for adoption in mid 2016.

Conclusion:

The *Coffs Harbour Sports Facility Plan 2010* is an important strategic planning document for Council. The five year review allows Council to ensure changes and needs in the sporting and community landscape are updated and reflected in this important document.

COFFS HARBOUR SPORTS FACILITY PLAN 2010 FIVE YEAR REVIEW

DRAFT



Helping to achieve the 2030 Community Vision

TABLE OF CONTENTS

CHAPTER 1 - INTRODUCTION	3
1.1 COFFS HARBOUR SPORTS FACILITY PLAN 2010	3
1.2 FIVE REVIEW OF THE COFFS HARBOUR SPORTS FACILITY PLAN 2010	4
1.3 CONSULTATION	5
CHAPTER 2 - PARTICIPATION TRENDS	6
2.1 RESEARCH INTO PARTICIPATION TRENDS	6
2.2 OVERVIEW OF LOCAL PARTICIPATION TRENDS.....	10
CHAPTER 3 - SPORTS FACILITY NEEDS ANALYSIS	13
3.1 AFL	13
3.2 ATHLETICS.....	15
3.3 BASEBALL.....	18
3.4 BASKETBALL.....	20
3.5 CRICKET.....	24
3.6 FOOTBALL	28
3.7 HOCKEY	31
3.8 NETBALL.....	33
3.9 RUGBY LEAGUE.....	36
3.10 RUGBY UNION	39
3.11 SOFTBALL.....	42
3.12 TENNIS	44
3.13 OTHER SPORTS	48
CHAPTER 4 - KEY DEVELOPMENTS FOR SELECTED SITES	50
4.1 COFFS COAST SPORTS AND LEISURE PARK.....	50
4.2 TOORMINA SPORTS COMPLEX	55
4.3 FUTURE MOONEE SPORTS COMPLEX.....	58
4.4 FUTURE WEST WOOLGOOLGA SPORTS COMPLEX	60
CHAPTER 5 - CAPITAL WORKS SCHEDULE	63
APPENDIX 1 - CAPITAL WORKS SCHEDULE	66

CHAPTER 1 - INTRODUCTION

Coffs Harbour 2030 Plan

The Coffs Harbour 2030 Plan is a plan for the future of the whole of the Coffs Harbour community. The original plan was developed in 2009 through a series of community forums and consultation and has set the direction for the community and Council since its inception. It was updated in 2013.

The Plan is broken into five key themes which were identified and adopted by the community during the development of the original 2030 Plan.

The Sports Facility Plan aligns most closely with the vision of *Looking after our Community: We are healthy and strong. We are engaged and connected and work together to live sustainably. We enjoy a comprehensive range of community, artistic and cultural opportunities.*

The Sports Facility Plan also supports the following objective and strategies which form part of *Looking After Our Community Vision*;

Objective LC 2	<i>We lead healthy lives</i>
Strategy LC 4.3	<i>Support activities and events that help us celebrate our diversity</i>
Strategy LC 4.4	<i>Develop inclusive community, sporting and recreational events and activities</i>

1.1 COFFS HARBOUR SPORTS FACILITY PLAN 2010

Council commissioned Simon Leisure Consulting in March 2009 to undertake the sports facility planning study and it was adopted by Council on 14 October 2010. The *Sports Facility Plan 2010* is Part 2 of the *Coffs Harbour Open Space Strategy (2009)*, and focuses on the current and future planning for sports facility provision in a context that considers a city-wide approach to needs, and to facility provision.

The 2010 study had the following Project Aim:

To provide direction for the current and future provision of sports facilities within the Coffs Harbour Local Government Area (LGA) overall, and with specific recommendations for sports with challenges relating to facility provision.

The Project Objectives were (as outlined in the study brief):

1. To enable Council to respond to the changing and diverse sporting needs of the Coffs Harbour community.
2. To conduct a thorough research and consultation process to predict/forecast future local and regional sporting needs generally and for the nominated sports, and to identify gaps and/or surpluses in the existing and planned provision of sporting facilities so that these needs can be met.
3. To identify broad community trends throughout Coffs Harbour with respect to sports provision.
4. To guide and inform future planning processes for sports provision in new release areas.
5. To determine an appropriate balance between domestic and regional sports provision at the Coffs Coast Sport and Leisure Park.
6. To identify further strategic work that may be required outside of this study.
7. Further, it was agreed that the study should develop a set of guiding Principles for the future provision of sporting facilities.

Project Scope

Council recognised that it would not be possible to undertake a detailed review and assessment of all sporting and recreational activities currently (or potentially) available in the Coffs Harbour LGA. As a result, the following activities were confirmed to be the key focus for the *Sports Facility Plan 2010*.

- AFL (Australian Rules football)
- Baseball
- Cricket (outdoors)
- Netball
- Rugby union
- Softball
- Athletics (track and field)
- Basketball
- Hockey
- Rugby league
- Soccer
- Tennis

These sports were selected on the basis that they have relatively high local participation rates and have a high reliance on their respective facilities being either hired or leased from Council. Other sports where Council has a direct interest in the facility/venue provision have also been considered but in less detail.

Further, the *Sports Facility Plan* confined its scope to the following facilities in relation to the targeted sporting activities:

- Outdoor sporting grounds and associated facilities (i.e. playing fields, amenities blocks, floodlighting, etc),
- Outdoor courts, such as netball courts and tennis courts, and
- Indoor sports facilities and stadiums.

Note, that while it is acknowledged that aquatic infrastructure is a key component of Coffs Harbour's sporting facility network, addressing aquatic needs was outside of the scope of this study, and it is understood that an assessment of the current and future aquatic needs would be addressed through other Council asset management processes. The Plan, therefore, made no recommendations in relation to aquatic facility provision.

1.2 FIVE YEAR REVIEW OF THE COFFS HARBOUR SPORTS FACILITY PLAN 2010

The purpose of the five year review is to note changes and corresponding amendments to recommendations and master plans.

Project Scope

The review analysed in detail the twelve key focus sports addressed within the 2010 Plan. In addition, Touch Football and Oztag, have also now been included owing to the considerable participation levels and marginal growth demonstrated locally within these two codes. This document outlines changes and any corresponding recommendations from the original plan. All other aspects of the 2010 Plan remain unchanged.

Methodology for Assessing Current Levels of Participation

The Sports Facility Plan review sought to track local participation/membership levels in the last five years. The availability of data was variable;

- a) In many instances annual registrations were provided by the sports NSW peak body with which the local sporting groups are affiliated, or their regional development office.

Usually this data was presented clearly and differentiated between the different market segments products and types of engagement in their sport. This is made it possible to track the trends for engagement in traditional Club based district and inter district competitions. It is important to identify this because it still forms the bulk of participation within sports at the local and still relates strongly to facility needs.

In some sports however, figures which separated club based completion from other forms of participation were not available. For example registrations for participants in tennis coaching sessions, fitness class sessions and even casual games are all included in the overall memberships released. This makes it difficult to compare participation with the previous 2008 tennis figure and to compare with other sports in 2015.

- b) In some sports, annual registrations were sourced from the latest annual report released by the NSW peak sporting body. In some instances annual reports were available for each of the five years and vertical comparisons could be made to track yearly fluctuations. In others, only the most recent annual report was available.
- c) When neither data directly sourced from the NSW peak body or their annual reports could be sought, team numbers scheduled in competition draws provided another way of tracking membership numbers. In some instances competitions draws for the last five years were available, thus provided insights into yearly fluctuations. In others sports only access to the last competition was available. Both of these methods rely on estimations on the number of players in each team, rather than actual figures which can introduce the possibility of small overestimations or small underestimations.

1.3 CONSULTATION

Further consultation with the key sports noted within this five year review will be undertaken in the exhibition period. The final draft of the review will be returned to Council for adoption and will then become the Coffs Harbour Sports Facility Plan 2015.

CHAPTER 2 - PARTICIPATION TRENDS

2.1 RESEARCH INTO PARTICIPATION TRENDS

A Change in How National Participation Data Is Surveyed

The *Exercise, Recreation and Sport Survey* (ERASS) was a joint initiative of the Australian Sports Commission and State and Territory Departments of Sport and Recreation, conducted on an annual basis between 2001 and 2010. The ERASS collected information on the frequency, nature and type of activities participated in by persons aged 15 years and over for exercise, recreation or sport during the 12 months prior to interview. The ERASS ceased operation following the release of its 2010 Annual Report.

From 2011-14 the Committee of Australian Sport and Recreation Officials (CASRO), partnered with the Australian Bureau of Statistics (ABS) to collect data on sport participation among persons aged 15 years and over, through the biennial adult physical activity survey, a module of the ABS' Multi-Purpose Household Survey (MPHS).

In 2014 the Australian Bureau of Statistics (ABS) discontinued all sport and recreation data collection.

The Australian Sports Commission (ASC) has responded by developing the AusPlay survey. From 2015, the AusPlay survey will become the primary data source for government and the sport sector that tracks Australian sport participation behaviours and informs decisions on investment, policy and sport delivery.

In late 2015 the ASC started to brief industry groups on the main topics to be covered in the survey, the reporting cycle, and how sports may benefit from AusPlay information, however the 2015 survey results have still not been released at the time of writing. In lieu of 2015 AusPlay survey results, an analysis of three key pieces of research released in the last five years have been included in this review;

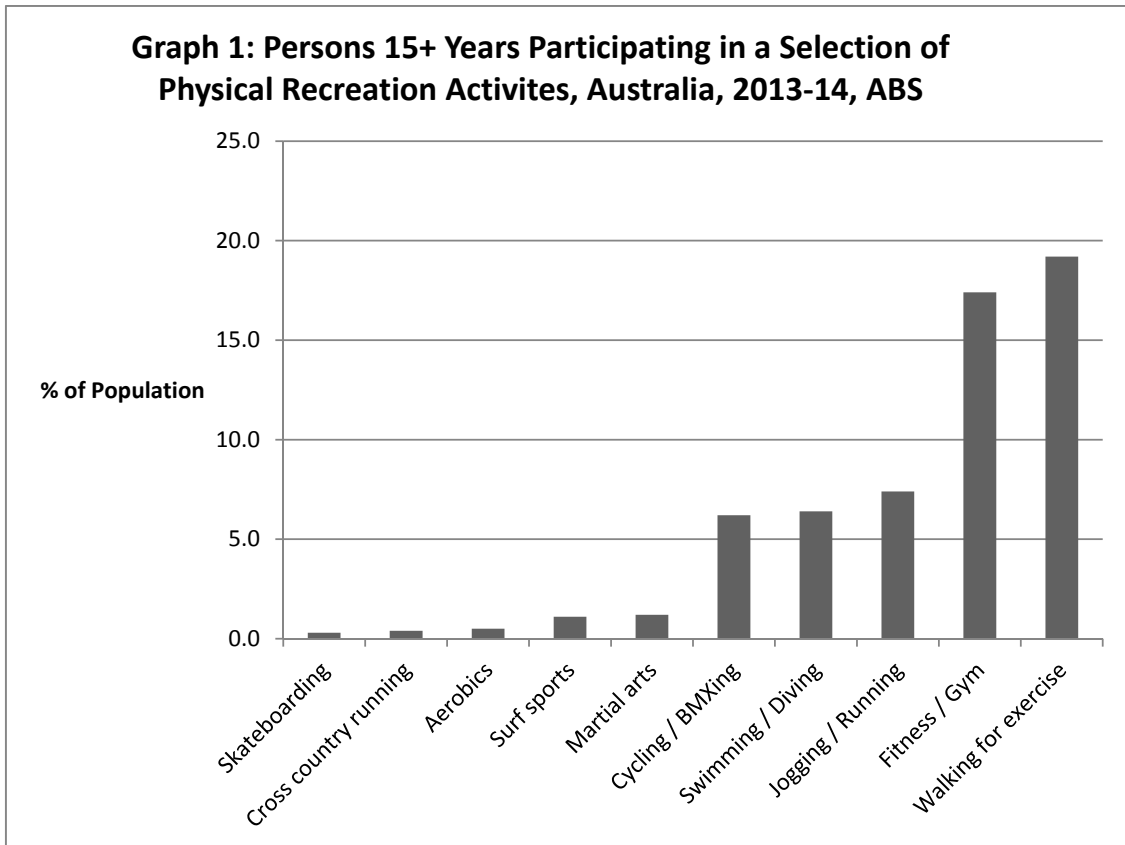
1. Australian Bureau of Statistics survey *Participation in Sport and Physical Recreation, Australia, 2013-14*. This survey analysed participation of people 15 years and over.
2. Australian Bureau of Statistics survey *Children's Participation in Cultural and Leisure Activities, Australia, Apr 2012*. This survey analysed participation of children between the ages of 5 and 14 years.
3. Australian Sports Commission *The Future of Australian Sport, 2013*. This report analysed sporting megatrends affecting the sports sector.

Participation in Sport and Physical Recreation, Australia, 2013-14

This survey by the Australian Bureau of Statistics analysed the level of participation of people aged over 15 years in sport and physical recreation activities. It demonstrated a trend toward rise in activities that offered flexible participation that are easier to fit into busy lifestyles than traditional sports.

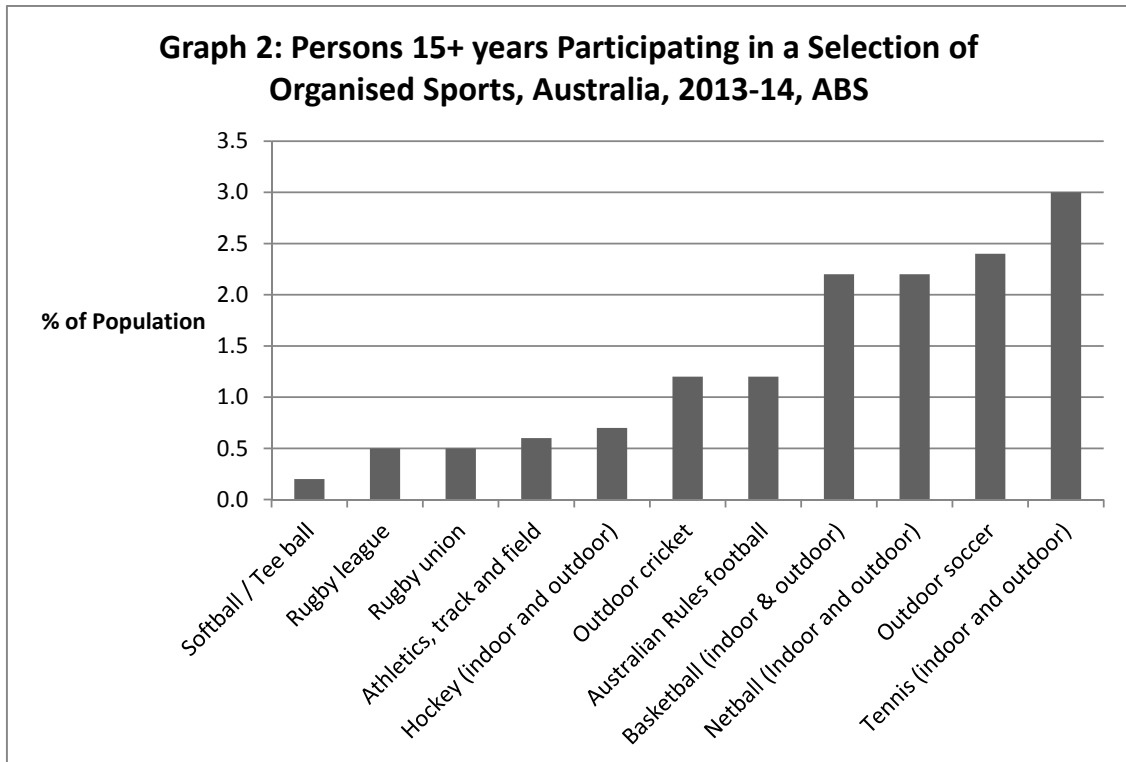
Graph 1 shows the high popularity of physical recreation activities amongst people over 15 years such as cycling, swimming, running and walking for exercise. Walking for exercise ranks the most popular and is undertaken by 19.2 % of the population. Fitness activities at a gym ranks as the second most at 17.4% of the population.

Note many physical recreation activities attracting lower participation levels were excluded from the table to make the information presented more easily read. Therefore the table represents a subset of the data from the survey.



In contrast, Graph 2 shows participation levels in organised sports are generally much lower compared with popular physical activity pursuits. Basketball (2.2% of the population), Netball (2.2% of the population), Outdoor soccer (2.4% of the population) and Tennis (3.0% of the population) accounted for the top four most popular sports.

Note many organised sports attracting lower participation levels were excluded from the table to make the information presented more easily read. Therefore the table represents a subset of the data from the survey.



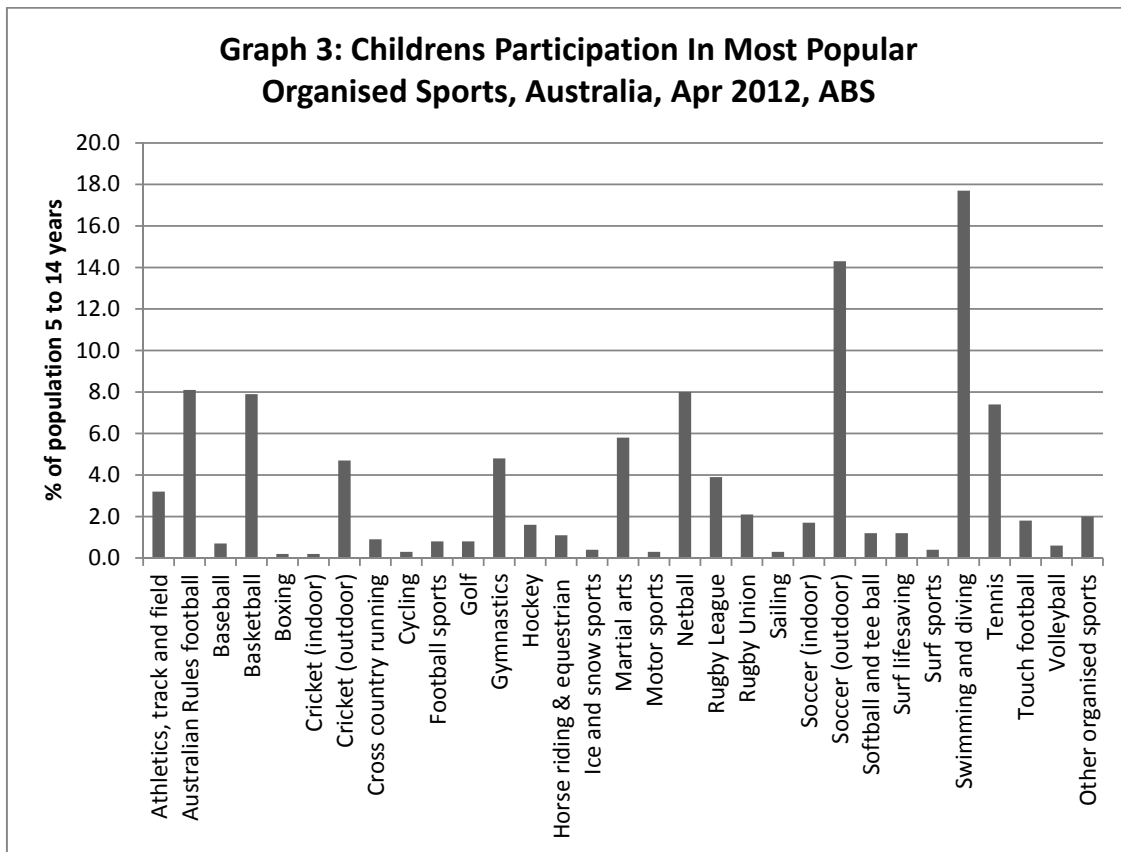
Children’s Participation in Cultural and Leisure Activities, Australia, Apr 2012

This survey by the Australian Bureau of Statistics analysed the level of participation of children aged 5 to 14 years in a full range of cultural and leisure pursuits. For the purposes of the Sports Facility Plan review, only the analysis of sports participation has been included.

The survey shows the top five most popular sports for Australian children are swimming (17.7% participation rate), Outdoor soccer (14.3% participation), Australian Rules Football (8.1% participation), Netball (8.0%), and Basketball (7.9%).

The next five most popular sports include tennis (7.4%), martial arts (5.8%), Gymnastics (4.8%), Outdoor cricket (4.7%), and Athletics - track and field (3.2%).

Graph 3 compares shows the participation rate by children aged 5 to 14 years in a wide range of sports.



The Future of Australian Sport

In 2013 the CSIRO developed a report for the ASC called *The Future of Australian Sport*. This report identified six megatrends shaping the sport sector over the next 30 years. The following megatrend summaries have been extracted from the reports executive summary;

1. A Perfect Fit

Individualised sport and physical activities are on the rise. People are fitting sport into their increasingly busy and time-fragmented lifestyles to achieve personal fitness health objectives. Participation rates in aerobics, running, walking, along with gym membership, have all risen sharply in the last decade while participation rates for many organised sports have held constant or declined. People are increasingly opting to go for a run with headphones and a music player when the opportunity arises rather than to commit to a regular organised sporting event. Australians are becoming more health conscious. We are increasingly playing sport to get fit, rather than getting fit to play sport.

2. From Extreme to Mainstream

This megatrend captures the trend of lifestyle, adventure and alternative sports which are particularly popular with younger generations. These sports typically involve complex, advanced skills and have some element of inherent danger and/or thrill seeking. They are also characterised by a strong lifestyle element and participants often obtain cultural self-identity and self-expression through these sports. These sports are likely to attract participants through generational change and a greater awareness via online content (eg Youtube, Facebook, Twitter). There is strong viewer demand for extreme sport videos on the internet and television. These sports are also finding their way into the Olympic Games; with a recent addition being BMX cycling, introduced at the Beijing 2008 Olympics. International associations for skateboarding and rock climbing are making substantial efforts to have these include as Olympic sports in the future.

3. More than sport

The broader benefits of sport are being increasingly recognised by governments, business, and communities. Sport can help achieve mental and physical health, crime prevention, social development and international cooperation objectives. Sport for children and adults is an effective means of reducing the rising rates of obesity and chronic illness. If managed appropriately, it can be an effective mechanism to help achieve social inclusion for marginalised groups and reduce crime rates. Sport can also build bridges to other countries and achieve overseas aid, peace, development and foreign policy objectives.

4. Everybody's Game

Australia and other countries of the Organisation for Economic Cooperation and Development (OECD) face an aging population. This will change the types of sports we play and how we play them. There are indications that Australians are embracing sport into their old age. To retain strong participation rates, sports of the future will need to cater for senior citizens. They will also need to cater for the changing cultural makeup of Australia. Australian society has become, and will continue to become, highly multicultural. Different cultures have different sporting preferences and recreation habits. Sporting organisations will be challenged with capturing the interest and involvement of diverse cultures.

5. New Wealth, New Talent

Population and income growth throughout Asia will create tougher competition and new opportunities for Australia both on the sports field and in the sports business environment. Asian countries are investing heavily in sports capabilities and, especially in the case of China, have rapidly improved the chance of gold medal outcomes at the Olympics over recent decades. As disposable incomes grow, the populations of Asian countries are becoming more interested in sport. This may create new markets for sports television, sports tourism, sports equipment, sport services and sports events.

6. Tracksuits to Business Suits

Market forces are likely to exert greater pressure on sport in the future. In some sports, elite athletes have had considerable pay increases and sponsorship deals. This has not occurred in other sports. Sports with higher salaries may draw athletes away from those with lower salaries. Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and more formal governance systems in light of market pressures. The cost of participating in sport is also rising and this is a participation barrier for many people.

2.2 OVERVIEW OF LOCAL PARTICIPATION TRENDS

As part of the Sports Facility Plan review, local participation/membership levels in the last five years across the 12 focus sports were analysed.

Comparison of Data from 2010 Plan and the 2015 Review

The registrations data used for the 2010 Plan was mainly sourced from surveys to local sports groups and associations in 2008.

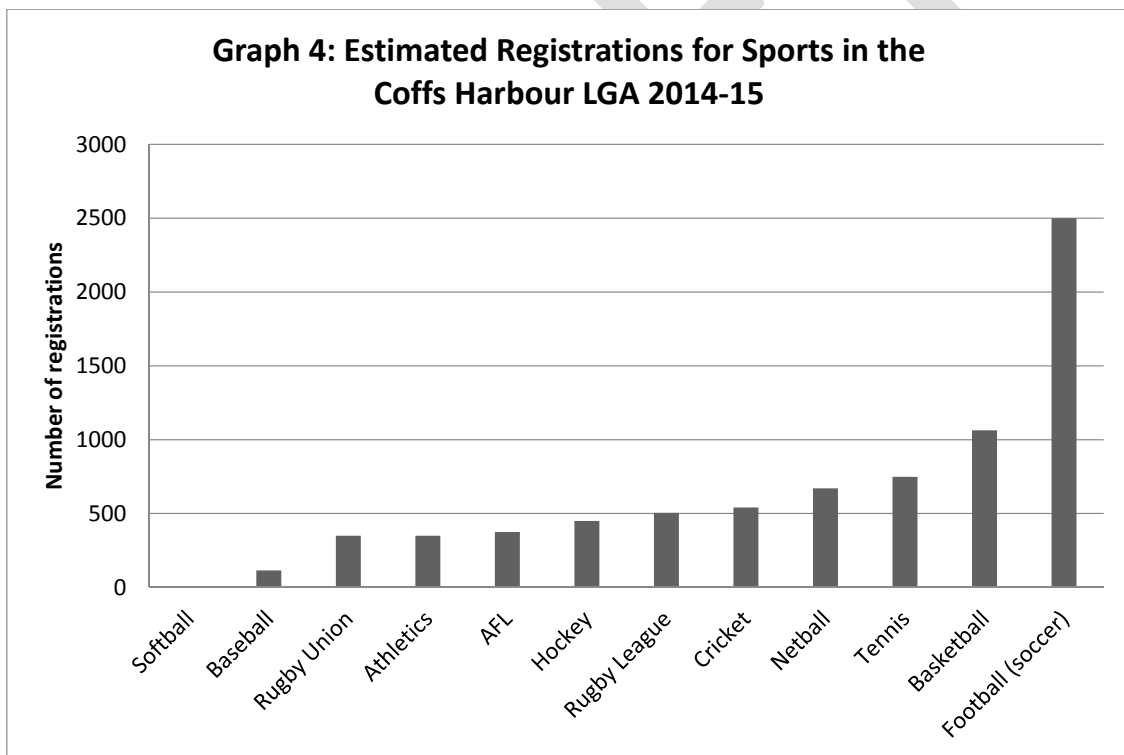
The 2015 Review has had a greater reliance on seeking official registrations numbers from the relevant NSW peak sporting bodies the local clubs and associations are affiliated with.

The two different methods of sourcing registration data, has provided the opportunity to cross reference the data supplied in the surveys in 2008 with actual figures from the peak body, and it has indicated that some of the registration data provided in 2008 was inflated.

As a result there is a strong concern comparing 2008 and 2015 figures are not comparing like figures and have resulted in exaggerating the decline in registrations across a range of sports.

Instead of including a graph directly comparing 2008 and 2014-15 registrations data, the demand analysis section of each sport includes considered discussion on whether the sport has sport has experienced growth or reduction in registrations, and includes a qualitative description of the perceived trends in registrations over the last five years.

In addition, Graph 4 has been included to demonstrate the comparison of 2014-15 membership registrations across the focus sports.



Summary of Local Participation Trends

From the twelve focus sports, none have undergone significant growth between 2010 and 2015.

Over this period athletics, cricket and football (soccer) have remained stable or have had marginal growth. All the other sports have experienced marginal, small or moderate decline in registrations, and softball, has ceased all activity.

Attachment 1

Some general decline in the sporting sector is consistent with the sporting sector megatrends reported by the ASC in 2013. The megatrends appear to be in response to a broader lifestyle and cultural change which has significantly affected the way people are choosing to recreate. Locally, the affects appear to have happened quickly and significantly. It has resulted in traditional sports now competing with of a range of other physical recreational activities.

Sport continues to be very important service that Australians seek out, but for sports to thrive in the future they must adapt to the changing needs of their customers. They need to adapt to the megatrends and consider reshaping their core product and how it is delivered into the marketplace. In other words, for traditional sports to grow, they will need to take a more flexible approach to how they shape, deliver and market their product.

DRAFT

CHAPTER 3 - SPORTS FACILITY NEEDS ANALYSIS

3.1 AFL

(Refer to page 25 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. Across Australia, AFL continues to demonstrate growth. For example in 2014 there were 178,552 Auskick registrations (up 3.5% on 2013) and 331,304 registrations in Club football (up 3.1% on 2013). Other highlights from 2014 included 15% growth in female participants to 194,966, 10% growth across NSW and QLD, and 8% growth in traditional markets.
2. In contrast, total club membership numbers amongst the Clubs based in the Coffs Harbour LGA have dropped from 450 in 2008* to 375 in 2015**. The 2010 review considered AFL as an emerging sport with increases in registrations expected in the years following the review, but that has not occurred yet.
3. Senior Club numbers have remained stable with the 2008* figure of 175 comparing similarly to the 2015** result of 177. Junior registrations for Club AFL however have trended down from 275 in 2008* to 198 in 2015.
4. Since the last review, the Coffs Harbour Swans and the North Coffs Kangaroos Clubs have merged to form a new club called the Coffs Harbour Breakers. This appears to have created a stronger club with healthy club registrations. The Breakers Club is based at Fitzroy Oval, the Swans former home ground.
5. The Woolgoolga Blues (seniors) have been in recess since the 2010 Plan was developed. The Northern Beaches Juniors Club have continued, but have not been able to field teams in all divisions, with only two Auskick teams entered in 2015, representing a total of 23 players.
6. The Swans Academy, a regional program for developing elite junior players, continues to be well supported and is providing important pathways for athletes aiming to progress to higher levels of participation.
7. Overall, since 2010 there has been a small reduction in Club AFL demand resulting mainly from a drop in junior numbers. However it is expected the recent focus on delivery of Auskick programs and in school programs to juniors will, in the longer term, positively affect club membership.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

** 2015 data sourced from the AFL NSW/ACT Northern NSW Region office.

UPDATES ON FACILITY PROVISION AND TRENDS

1. Facility quality, rather than facility supply is the key challenge for provision for this sport.
2. Some significant improvements have been delivered since the 2010 review;
 - a. Richardson Park - subsurface drainage.
 - b. Fitzroy Oval - installation of floodlighting.

- c. Jetty Oval - use of this venue discontinued use as an AFL training venue when the floodlights were installed at Fitzroy Oval.
3. During the winter season, the venue formerly used as a home base by the former North Coffs Kangaroos, Coffs Coast Sport and Leisure Park Field No.1, will be returned to its primary role of providing for regional training requirements, including the AFL Swans Academy.

CHANGES TO RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 25, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. *2010 Recommendation:*

To construct one AFL oval with turf wicket for cricket pending proposed residential development occurring in the Moonee catchment.

Discussion:

With the Woolgoolga Blues in recess for at least the last five years and the Northern Beaches Juniors fielding low numbers, the need for this facility appears to have been overestimated. Removing it altogether from the site master plan has been considered, however this may be premature given there is a considerable amount of residential development on the Northern Beaches yet to occur in the future.

The 2014 Section 94 Coffs Harbour Open Space Developer Contribution Plan estimates the timing of works on stage one of this venue to commence in 2030. Given the long term nature of this proposed venue, there is merit for the site design to retain the capacity to accommodate an AFL oval on the eastern end of the site. This is reflected in the site master plan (see Chapter 4) which includes a notation for future investigation of AFL on the site, and will be assessed in more detail in future reviews of the Sports Facility Plan.

2015 Recommendation:

To consider the possible inclusion of an AFL oval at the future Moonee Sports Complex pending future investigation findings.

3.2 ATHLETICS

(Refer to page 27 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. State wide, Little Athletics had 37,698 registrations in 2014/15**. This represents a small increase on the 2010/11** registrations of 35,768. During those five years total numbers reached a peak in 2012/13** with 41,661 registrations. This rise is probably associated with a rise in interest following the 2012 Olympics.
2. Regionally, when the registrations of Coffs Coast Little Athletics and Woolgoolga Little Athletics are combined, it indicates that the Coffs Harbour LGA has a strong participation rate that is comparable or above other regional centres such as Lismore, Ballina, Port Macquarie and Tamworth.
3. Little Athletics represents the majority of demand for track and field facilities in the LGA. The membership numbers for Little Athletics have been very consistent with the Coffs Coast Club recording annual membership numbers between 250 and 270 for the last five years**.
4. The Woolgoolga Club were more variable with numbers falling to 43 in the 2010/2011 season, but numbers have recovered with the three seasons recording membership between 100 and 107**.
5. In 2014/15** the combined registrations for the Coffs Coast and Woolgoolga Clubs was 350. This demonstrates a significant increase in participation compared to 2008*.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

** 2010/11 to 2014/15 data sourced from Little Athletics NSW annual reports.

UPDATES ON FACILITY PROVISION AND TRENDS

1. Facility quality, rather than facility supply is the key challenge for provision for this sport. The biggest issue facing the sport is the lack a year round permanent facility that would facilitate year round training.
2. Some significant improvements have been delivered since the 2010 review;
 - a. The Coffs Coast Club (formerly known as the Sawtell/Toormina Little Athletics Club) continues to be based at Toormina Oval and has made investments in equipment and storage in the last few years. They have recently made considerable investments in the construction of additional new long jump pits and throwing cages at the venue.
 - b. Council has installed security lighting in the car park at Toormina Oval.
 - c. Woolgoolga Little Athletics continue to use Woolgoolga Sportsground.
3. Long Term

The next major improvement in facility provision aspired to by the athletics community is the development of a permanent grass track, thus enabling year round training. The lack of a suitable site is holding preventing this development in the short to medium term. Long term, York St Oval is a potential site large enough to accommodate a track, however access to this site is not feasible until

Northern Storm Football Club is relocated to the future Moonee Sports Complex. Stage 1 of the Moonee facility is estimated for completion in 2033.

Access to a synthetic track however is the key aspiration of the athletics community. These facilities are rarely available in regional areas, evidenced by an absence of synthetic tracks between Newcastle and the Gold Coast. This is starting to change however with the first NSW regional synthetic track, Barden Park Regional Centre of Excellence for Athletics, being built in Dubbo in 2014 for \$5.7 million.

Tamworth City Council is also reported to be planning to build a synthetic track which forms part of their Northern Inland Centre of Excellence, which will deliver a range of other sporting infrastructure such as velodrome. The project has a budget estimate of \$17 million and is dependent on available funding.

York St Oval offers some potential as a future site for a synthetic track because it is reasonably unaffected by flood and is a large, central site.

There is, however, no data available from industry groups or peak bodies which indicates the threshold of registrations needed to be reached in order for a large investment of this kind to be financially sustainable. As a result, there would need to be further investigations made into the feasibility of a synthetic track and its ongoing operations before a recommendation to plan for a synthetic track could be made.

CHANGES TO RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 28, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. 2010 Recommendation:

To development of a permanent all-year grass track and associated facilities within the Eastern Precinct of Coffs Coast Sport and Leisure Park, adjacent to the hockey facility.

Discussion:

The 2010 recommendation was made because it was the only large enough site where athletics could co-share with the existing user groups without unduly hindering the activities of the other user groups. It was found athletics could co-share with the existing groups of hockey and cricket and multipurpose major events if the track was placed on the east field and the field event infrastructure on the adjacent Stadium warm up field was used. This arrangement allowed for the east field to remain a flexible space that could be reconfigured for different sports and events.

The 2010 recommendation was made in the context of Phil Hawthorne road being road carrying very little traffic. In 2015 Phil Hawthorne Drive became a new access point to the Coffs Harbour Health Campus and its new car park, and has generated large increases in the volume of traffic using this road. It is not seen as a sustainable arrangement to require young athletes to cross the road before and after every field event. Considering the current and future traffic volumes on Phil Hawthorne Drive, locating the field event infrastructure on the east field would offer a more secure and contained environment for the athletes. Unfortunately the installation of field event infrastructure on the east field would have a significant negative impact on the other existing user groups by restricting their field layouts. Locating the field events on the edge of the east field was considered, however it is not a suitable solution for athletics because the edges of this flood prone and low lying field and are boggy in wet

weather. Also of a concern is the susceptibility of long jump and throwing cage infrastructure to flood damage.

With this site now considered unsuitable for a permanent grass track, Toormina will remain the home for Coffs Coast Little Athletics for at least the short to medium term.

2015 Recommendation:

1. To remove the 2010 recommendation to development of a permanent all-year grass track and associated facilities within the eastern precinct of Coffs Coast Sport and Leisure Park, adjacent to the hockey facility.
2. For Toormina Oval to remain the home ground for Coffs Coast Little Athletics in the short to medium term.
3. For York St Oval to be the proposed future venue for a permanent grass athletic track after Northern Storm Football move to Moonee Sports Complex. (Council strongly advocates for provision of multi-purpose facilities where it is appropriate and practical, and will therefore seek a second suitable sporting use on the site in a manner that is compatible with athletics activities.)
4. For an investigation into the feasibility of a synthetic track at York St Oval be undertaken in the lead up to the future transition of Coffs Coast Little Athletics from Toormina Oval to York St Oval.

3.3 BASEBALL

(Refer to page 29 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. Baseball across Australia enjoyed seven years of consecutive growth in membership between the years 2008* and 2014, and reported 48,797 for national member registrations in 2014. This steady growth in membership resulted in more players and volunteers now actively involved in baseball now than there were in the halcyon days of the mid 1990's.
2. Total registrations for the Coffs Harbour Baseball Association have dropped from 153 in 2008* to 115 in 2015**. Numbers appear to be recovering after total memberships fell to 92 in 2014^.
3. In 2015**, the registrations were spread across three clubs; Dodgers (40 members), Allstars (37 members) and Bluesox (38 members).
4. The split of membership between juniors and senior registrations in 2008* was 105 seniors and 48 juniors, but the split between juniors and seniors for 2015** was unavailable at the time of writing this report.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

** 2015 data sourced from Baseball NSW.

^ 2014 data sourced from seasonal booking request.

UPDATES ON FACILITY PROVISION AND TRENDS

1. The Coffs Harbour Baseball Association was highly dissatisfied regarding the use of Coffs Coast Sport and Leisure Park (CCSALP) as its central competition and training venue in 2015 following restricted access to their main venue. This resulted from a long established condition of hire which provides preference of use being given major events, such as the World Touch Titles, over the seasonal hirer. Relocation to Reg Ryan Oval was necessary to maintain a weekly competition structure, albeit in a modified format to the usual. Occasionally these interruptions to seasonal hire at CCSALP will continue to happen in the future owing to Council's aim to attract major events to this multipurpose regional venue.

In response to the dissatisfaction of the Association with the displacement of their activities during major events in 2015 and with the fees and charges relating to venue hire, alternate locations for a baseball facility have been investigated but none have been identified. Therefore, the consolidation of baseball at CCSALP continues to be the recommendation, with the main back net facilities at Reg Ryan Oval (ie the NW back net) to be retained as a backup facility when needed.

2. In 2015 the satellite facilities at Reg Ryan Oval, Bray St, have proven valuable as a centrally located back-up facility for the occasions when Coffs Coast Sport and Leisure Park is being used for a major event.
3. Provision of a second permanent back net at the Coffs Coast Sport and Leisure Park venue is the Baseball Association's current key focus for development. The Association is aiming to relocate and renovate the southeast diamond at Reg Ryan Oval to achieve this need. The new second back net will

not be able to be supported with a permanent diamond owing to the other multi-purpose sport needs at this venue, but will serve to supplement the main diamond facilities.

4. Since 2010, Coffs Harbour Baseball Association has completed its transition from a decentralised model for training and competition to a centralised model based at Coffs Coast Sport and Leisure Park. In response to reduced need, former satellite training facilities at Richardson Park have been removed. Additionally, the Woolgoolga baseball back net at Clive Joass Sports Park, High St, is toward the end of its asset life, and its low use and high renewal costs doesn't appear to support its renewal (a cost which is met by the relevant club or association).

CHANGES TO RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 30, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. *2010 Recommendation:*

To development of a new baseball training field at the future West Woolgoolga Sports Complex.

Discussion:

The development of a centralised training and competition facility at CCSALP is a cost effective model which also works well for numerous sports such as hockey, netball and basketball. The cost of replicating facilities and creating satellite training facilities is not a cost effective strategy owing to the modest number members in each club.

- 2015 Recommendation:*

To remove the baseball training field from the future West Woolgoolga Sports Complex master plan.

2. *2015 Recommendation:*

For a continuation of the existing centralised training and competition facility at Coffs Coast Sport and Leisure Park and the retention of Reg Ryan Oval and its NW back net as a back-up facility for when major events lead to CCSALP being unavailable.

3.4 BASKETBALL

(Refer to page 31 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. State wide, basketball remains a very popular sport with 52,039 registrations in 2014*. This demonstrates steady growth in basketball in NSW with membership lifting from 2010* levels of 45,012 registrations.
2. In NSW, since 2010* there has been an overall trend of increasing numbers of senior registrations, however all the increase have resulted from increased participation of males, while women's registrations have dropped slightly over the same period.
3. In NSW, since 2010* there has been an overall trend of increasing junior registrations, however most of the increases have been the result of an increase in male participation, with female participation remaining flat.
4. In the last five years Bellingen Association's total membership numbers have dropped from 101 in 2010* to 67 in 2014*, but have been stable in the years 2012*/13*/14*. Membership numbers are closely aligned to representative team nominations.
5. Since the last review, the Bellingen Basketball Association relocated much of its activity from outside the Coffs Harbour LGA to within the LGA, firstly basing their organisation at Sportz Central, and more recently moving most of their training to the Branson Centre at Bishop Druitt College. Significant numbers of players from the Bellingen Association representative teams reside in Coffs Harbour, although their numbers remain small compared with the Coffs Harbour Association.
6. Coffs Harbour Association's total number of members dropped from 1098 in 2010* to 996 in 2014*.
7. Coffs Harbour Association's senior registrations are trending up slightly with small growth, while junior membership has been trending down since the last review.
8. In 2008 the Coffs Harbour Association reported the total registration numbers were 1800. The Bellingen Association was based outside the LGA in 2008 and consequently was not included in the data capture for 2010 Plan. Available records from Basketball NSW now available show the actual registrations for Coffs Harbour in 2008* was 1354, indicating an overestimation of 446 in that year. This report will now consider;
 - the 2008 total registrations for basketball in the LGA was 1354 and included only the Coffs Harbour Association, and
 - the 2014 total registrations for basketball in the LGA was 1063, and included the combined registrations of Coffs Harbour and Bellingen Associations.
 - Therefore, there has been a small to moderate reduction in total registrations for the LGA since the 2010 Plan was undertaken. Despite this reduction, the sport continues to be one of the most popular in the LGA.
9. Indoor Court Provision (for all indoor sports):

The benchmark referenced in the 2010 Sports Facility Plan indicates a need of one indoor court per 10,000 residents. Current provision is 5 courts (3 full sized courts at Sportz Central and 2 full-sized

courts at the Branson Centre.) Using this guide the LGA has a current deficit of 2 courts, although current usage levels suggest that general demand is being met.

There still may be latent demand from other indoor sports, especially Futsal, a sport which has large competitions in neighbouring regional centres, but is still an emerging sport in Coffs Harbour.

*Data sourced from Basketball NSW

UPDATES ON FACILITY PROVISION AND TRENDS

1. Demand for indoor court space has been eased with the opening of the Branson Centre at Bishop Druitt College in 2013. The Centre provides two quality indoor courts and associated facilities such as change rooms etc. It is available for hire after school hours for a range of sporting uses such as basketball, netball and volleyball. On weekends and school holidays it also used to host tournaments (eg Northern Junior League for Basketball) as well as training camps for a variety of sports. Use for training camps has been enhanced by the construction of hospitality education facilities which can provide kitchen facilities, mess hall and meeting room facilities for groups, as well as easy access to the adjacent grass playing fields.
2. In 2014 a new management contract for Sportz Central was awarded to Basketball NSW. While encouraging participation in a range of indoor sports is part of the management charter, it is expected that over time, Basketball NSW's involvement at the venue will help to grow basketball demand in the region.
3. Despite undergoing several improvements over the last 15 years, Sportz Central no longer meets today's standards for court perimeter space across a range of indoor sports, including basketball and netball, and doesn't provide enough change rooms to properly cater for large sport events. This limits opportunities to attract major events, and places Coffs Harbour at a disadvantage when competing against other regional centres such as Tamworth and Port Macquarie, who have invested heavily in new indoor sport facilities. The widening facility gap between the standard of facilities at Sportz Central and other regional indoor centres highlights the need to expand Sportz Central by adding extra courts.
4. The 2010 Sports Facility Plan included a recommendation to investigate two potential sites (Moonee and West Woolgoolga) for suitability to include a future indoor sports facility. In 2011 Council confirmed its support for the West Woolgoolga site and the site master plan was reviewed to incorporate a multi-purpose indoor centre. The 2014 Open Space Developer Contribution Plan included a schedule of works to continue development on the open space provision including;
 - a. Installation of electricity, sewer and water services in 2016/17. This was scheduled earlier than the main body of work to facilitate the efforts of the Northern Beaches Chamber of Commerce to secure funding for the multipurpose centre. This timing will be reviewed on a needs basis.
 - b. Development of the eastern playing field precinct (stage 1) in 2023-25. This is planned to include access road and car parking provision, multipurpose grass playing fields, floodlighting, and an amenities block.
5. In 2013, the Northern Beaches Chamber of Commerce engaged an architectural firm to develop concept plans for the Northern Beaches Multipurpose Centre at the future West Woolgoolga Sports Complex site. Stage 1 featured two indoor courts, and stage 2 included a third court. The project remains unfunded.

6. In 2015 Basketball NSW commissioned a study to guide future facility provision though out the state. While not yet released at the time of writing, Basketball NSW have advised they are recommending a minimum of 4 courts for future facility development to help optimise ongoing financially sustainability.

CHANGES TO RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 32, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. *2010 Recommendation:*

To extend Sportz Central to include 1 -2 additional full-size basketball courts inclusive of additional players and referee change rooms

Discussion:

The addition of new court space and player facilities at Sportz Central will;

- a. Satisfy future local demand for court space for the short to medium term.
- b. Add value to the existing investment in infrastructure at Sportz Central.
- c. Be more cost effective than building a complete new building on a green field site because it will not require duplication of existing ancillary infrastructure.
- d. Not require duplication of management services at a new site.
- e. Attract more large events to Sportz Central
- f. Will help to increase the ongoing sustainability of Sportz Central.

It is for the above reasons that this development remains the first priority for expansion of indoor court provision for the LGA.

2015 Recommendation:

To retain an expansion of court space and ancillary player facilities at Sportz Central as the highest priority for indoor court provision in the LGA.

2. *2010 Recommendation:*

To investigate the feasibility of a partnership arrangement to construct additional court at the Coffs Harbour Education Campus and to secure ongoing community group access.

Discussion:

The Branson Centre at Bishop Druitt College, located in Boambee, opened in 2013 and has provided the opportunity for community sport groups to hire the court space outside of school hours. These times are what most community groups find convenient. The centre has therefore introduced a new facility located south of Coffs Harbour and has effectively eased demand on court space at Sportz Central. The Branson Centre is with a few kilometres of CHEC, and has satisfied the market for provision of indoor court space south of Coffs Harbour. Therefore does not appear to be a strong need to secure additional court space at CHEC for community groups. Over time however, and with evolving educational and social objectives of the CHEC and the University there may still be future opportunities for partnerships on sport infrastructure projects.

New Recommendation:

To continue to explore potential partnerships with CHEC and Southern Cross University in relation to sports related infrastructure which offer mutual benefit for the University, CHEC and the community, as the need arises.

3. *2010 Recommendation:*

To investigate the feasibility of developing a new two court indoor multipurpose facility at the proposed future Moonee Sports Complex or the West Woolgoolga Sports Complex.

Discussion:

The two sites were assessed by Council staff and in 2011 Council adopted to support for the West Woolgoolga site. The site master plan was reviewed to incorporate a multi-purpose indoor centre. A comprehensive concept plan for the building on the West Woolgoolga site was produced by the Northern Beaches Chamber of Commerce in 2013, and the construction cost was estimated to be in excess of \$7 million. The concept plan included two courts in stage one and one additional court in stage two of the development.

An investment of this size, together with considerable costs for ongoing repairs and maintenance, asset renewal and facility management suggest a need for a high level detailed business and feasibility plan before this project can progress any further.

2015 Recommendation:

1. To undertake a feasibility study and business plan for a future multipurpose indoor centre at the West Woolgoolga Sports Complex.
2. For the business and feasibility plan to consider Basketball NSW's facility development recommendations including the minimum number of courts.
3. To build a future multipurpose indoor centre at West Woolgoolga Sports Complex site, pending the outcome of the feasibility study and business plan.

3.5 CRICKET

(Refer to page 33 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. In 2013/14 season, state wide participation in cricket rose by 17% to 314,655[^]. This growth was largely attributed to a sharp rise in the number of children participating in Cricket NSW managed school programs, combined with NSW and ACT being combined in reporting for the first time. The key focus for Cricket NSW was assisting the transitioning of children from school programs to clubs.
2. By the 2014/15 season, state wide participation had reached 354,955^{^^}, and represented a 13% growth on the previous year. Some Club growth was achieved primarily in the senior social formats (T20 competitions) and the increased uptake of MyCricket in regional areas leading to more accurate and improved data collection methods.

This growth was supported by Cricket NSW placing an increased emphasis on Club pathway programs, and investing in 21 Development Managers and 4 Development Leaders around the state.

3. In the North Coast region, participation in the 2014/15 season reached 21,328^{^^} and represented a growth of 21% from the 2013/14 reporting period. The 2014/15 figures demonstrated significant growth across entry level and school programs, the junior Club cricket holding steady, but a 12% decline in traditional senior cricket and a 41% decline in indoor cricket.
4. The Coffs Harbour District Cricket Association senior competition has expanded slightly during the six year period between then 2010/11 and 2015/16 seasons from 27 to 29 teams^{**}. Reported membership numbers however do not follow the same pattern. In 2008^{*} senior membership was reported as 300 but this has reduced to 265 in the 2014/15 season. While reported membership numbers suggest a decline in membership between 2008 and 2014/15, team number evidence suggests that membership have experienced marginal growth across the last six years.
5. The Coffs Harbour District Junior Cricket Association competition has expanded slightly during the six year period between then 2010/11 and 2015/16 seasons from 20 to 24 teams^{**}. Reported membership numbers however do not follow the same pattern. In 2008^{*} junior membership was reported as 360 but this has reduced to 276 in the 2014/15 season. While reported membership numbers suggest a decline in membership between 2008 and 2014/15, team number evidence suggests that junior membership have increased across the last six years.
6. The accuracy of the figures submitted by the association may be approximate only. The team number evidence suggests that membership levels have been relatively stable across the last five years.

* 2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

** Information sourced from the competition draws on the websites for CHDCA and CHDJCA 2015

[^] Data source Cricket NSW Annual Report 2013/14

^{^^} Data source Cricket NSW North Coast Game Development Annual Report 2014/15

UPDATES ON FACILITY PROVISION AND TRENDS

1. The main trend seen in senior cricket is towards playing more short-format games such as T20 which can be played mid-week or on Sundays as well as the traditional Saturday. Locally this trend has yet to impact in any major way. Currently the only T20 format is the Under 16's competition.
2. There has been a trend in junior club cricket to play matches mid-week during the evenings. Also, a range of new products such as MILO T20Blast Gala days and MILO in2CRICKET skills programs have been introduced in the past couple of years to aimed and offer new and alternate ways for children to be introduced to cricket outside the club cricket setting. Transitioning these participants in to the club competition is a key objective.
3. Some significant facility improvements have been delivered since the 2010 review;
 - a. Richardson Park - subsurface drainage.
 - b. Fitzroy Oval – installation of floodlighting.
4. Planning for the transitioning of Brelsford Park from a cricket facility to a city park and community recreational space is continuing as per the adopted 2013 Brelsford Park Master Plan. This master plan formed part of the Coffs Harbour City Centre Master Plan 2031 which was adopted on 14 March 2013. This transition is being facilitated by the renewal of the amenities at the nearby Fitzroy Oval in 2016, together with the development of new turf wicket facilities at Coffs Coast Sport and Leisure Park East precinct. The last season of cricket competition at Brelsford Park is expected to be the summer of 2016/17.
5. Upgrades expected to be delivered in the next 5 years include;
 - a. Renewal of Fitzroy Oval amenities block in 2016.
 - b. New turf wicket and storage facility at Coffs Coast Sport and Leisure Park East, adjacent to the existing synthetic surface thereby creating the first dual wicket in the LGA.
 - c. Installation of subsurface drainage at Fitzroy Oval.
 - d. Floodlighting and irrigation at Richardson Park.
6. England's Park has not been used for CHDJCA junior competition cricket since the last 2010 Plan.

CHANGES TO RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 34-35, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. *Discussion:*

The Council adopted master plan for Brelsford Park doesn't include a cricket oval suitable for competition purposes. Projects to renew the amenities at Fitzroy Oval and to install a turf wicket at CCSALP are being undertaken to help the transition of cricket off Brelsford Park.

New 2015 Recommendations:

To transition club cricket off Brelsford Park, with the last season of cricket to be held in the 2016/17 season, and

To construct a new turf wicket and associated storage at CCSALP East field.

2. *2010 Recommendation:*

To retain the synthetic wicket on Coffs Coast Sport and Leisure Park (CCSALP) east precinct oval until the proposed year round grass athletic track is established.

Discussion:

The oval has now been assessed as unsuitable to establish an athletics facility. Instead the cricket function will be retained long term and incorporate a dual wicket. The multipurpose nature of the oval will be retained with occasional use anticipated by hockey and large events such as oztag and touch football.

2015 Recommendation:

To remove the recommendation to develop a permanent all-year grass track and associated facilities within the eastern precinct of Coffs Coast Sport and Leisure Park.

To construct a dual cricket wicket and associated storage at CCSALP East precinct field.

3. *2010 Recommendation:*

To install a shade shelter on the northeast side of England's Park.

Discussion:

England's Park has not been scheduled as a regular venue for junior club cricket competition since the 2010 Plan. This indicates this is not a preferred venue for CHDCA and that other venues better serve the needs of the association. Installing a shade shelter on a venue with no regular competition use will not deliver enough benefit to justify the expense. This open space may have greater value to the general community suggests if it were redeveloped for other outdoor recreational purposes rather than for sporting purposes.

2015 Recommendation:

- a. To remove the recommendation to install a shade shelter at England's Park.
- b. To monitor sporting and casual recreational use of England's Park over the next five years and to assess whether there is sufficient demand to retain it as a district sport facility, and
- c. To investigate demand for other recreational uses on the site.

4. *2010 Recommendation:*

To construct three cricket fields at the future Moonee Sports Complex, one turf wicket and two synthetic wickets.

Discussion:

The low lying areas of the future Moonee Sports Complex were mapped as an endangered ecological community as part of Council's fine scale vegetation mapping and adopted by Council in 2013. This is a major constraint on site development and now requires this section of the land to be reserved for conservation purposes. It has effectively reduced the maximum possible number of cricket ovals (overlaid between rectangular fields) to two.

2015 Recommendation:

To construct two cricket ovals at the future Moonee Sports Complex with synthetic wickets and to amend the master plan accordingly.

DRAFT

3.6 FOOTBALL

(Refer to page 44 of the Coffs Harbour Sports Facility Plan 2010)

The 2010 Sports Facility Plan referred to this sport as “soccer”. In the last five years, the sports adopted brand of “football” has gained broader acceptance and use in the community. This five year review of the 2010 Plan refers to the sport as football.

DEMAND

1. Northern NSW Football governs football in an area from Lake Macquarie in the south to the northern reaches of the state. It recorded 56,144 registered players in 2014**. Female registrations were 11,585 representing approximately 20% of registered players.
2. Overall participation rose by 7.51% in 2014** compared to 2013. The overall rise in participation was driven largely by a 9.17% increase in juniors (8-11 years), followed by a 2.83% increase in youth (12-18 years), a 2.87% increase in entry level participation (5-7 years) and a 0.5% increase in senior participation (over 18 years).
3. Northern NSW Football is comprised of zones, one of which is North Coast Football (NCF). In 2015, NCF recorded 5,006^ players. Over 4,000 of those players were under 18 years, and were represented by 826 entry level players, 1,555 juniors, and 1,698 youth. Senior players totalled 927.
4. The total number of registered players in NCF has indicated small growth since 2010 when total registrations were 4795^ as compared to the 2015^ figure of 5,006. Growth in the entry level (5 – 7 years) and juniors (8 – 11 years) has driven the growth in the last five years, while senior registrations have remained stable and youth registrations have declined slightly.
5. NCF covers an area from Macksville in the south to Yamba in the north. In 2015, 338^ teams were entered into competitions organised by NCF. Just over half (51%) of those teams (171) were from Clubs based in the Coffs Harbour LGA. From the remaining teams 31% (106) were from clubs based in the Clarence Valley LGA and 18% (61) were from the Nambucca or Bellingen LGA's.
6. Competitions are held for every age group from U/8s to U/16s plus U/17s for boys. Competitions are divided into Coffs and Clarence divisions for most of the junior competitions which allows for less travel to attend games. The seniors division competitions include a premier league and reserve grade for men and women, second grade (men and women), third grade (men) and an over 35's competition.
7. Within the Coffs Harbour LGA, there are 8 clubs. They are listed in the following table and ordered according to how many teams they entered into the 2015^^ competition.

	Club	Teams Entered in 2015	Home Ground
1	Sawtell	34	Toormina Oval
2	Woolgoolga	28	Clive Joass Sports Park
3	Northern Storm	25	Korora Oval and York St Oval
4	Coffs City United	22	Forsyth Park
5	Coffs Coast Tigers	21	Polwarth Drive Fields
6	Boambee	20	Ayrshire Park
7	Orara Valley	13	Upper Orara Recreation Reserve
8	Corindi	8	Corindi Sportsground
	Total No. Teams	171	

Given the absence of registrations for each club being available, with 51% of teams entered in the NCF competitions from the Coffs Harbour LGA, it can be estimated that approximately 50% of the total NCF registrations (5006) are also from the same area. Therefore there are approximately football 2500 players registered with NCF in the Coffs Harbour LGA. In 2008*, the membership numbers reported by the clubs totalled 2,520. Therefore, participants have remained stable over this time.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

^ data supplied by North Coast Football in 2015

^^ data drawn from NCF website 2015

UPDATES ON FACILITY PROVISION AND TRENDS

1. There is a trend toward non-traditional forms of football. Northern NSW Football reports the following in its 2014 annual report: *“Non-traditional football continued to be the highest growth sector for participation increasing by 31.1% with 8,909 players participating in Summer 6’s, Futsal and other Special competitions and Special tournaments.”* Locally this is evidenced by the thriving 6 a-side competition organised by Coffs City United FC over summer.
2. There is also a trend toward the introduction of synthetic surfaces as demonstrated by Northern NSW’s recently opened Lake Macquarie Regional Football Facility which incorporates two full-sized synthetic pitches together with ten 5-a-side synthetic fields.
3. Since the 2010 Plan, the Orara Valley FC and Corindi FC have completed floodlighting upgrades at their home grounds, and Coffs City United FC is in the planning stage for lighting upgrade at Forsyth Park.

CHANGES TO 2010 RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 47-47, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. 2010 Recommendation:

To prepare a master plan for the Coramba Recreation Reserve to assess the feasibility of expanding the playing surface of the west field to create an additional rectangular field (suitable for football) and installing floodlighting.

Discussion:

This master planning project has been undertaken in conjunction with the preparation of the Coramba Recreation Reserve Management Plan which was adopted by Council in 2015. After consideration of the site constraints and the proposed site usage, it was determined that it was not feasible to expand the playing surface at Coramba.

2015 Recommendation:

To remove the 2010 recommendation for consideration of an additional rectangular field and lighting on the west precinct of Coramba Recreation Reserve.

2. *Discussion:*

The existing home ground of the Orara Valley FC is the Upper Orara Recreation Reserve which provides one rectangular field. It is Crown land managed by an appointed community trust. With only one field, any future expansion of this club membership or teams not be adequately catered for with one field. Expanding the footprint of the venue to allow for the addition of one new field will ensure this venue remains viable for football into the future.

2015 Recommendation:

Investigate the purchase of a parcel of adjoining farmland at Upper Orara Valley Recreation Reserve and develop a future second full-sized field.

3. *2010 Recommendation:*

To develop four new football fields at the proposed Moonee Sports Complex.

Discussion:

The low lying areas of the future Moonee Sports Complex which were mapped as an endangered ecological community as part of Council's fine scale vegetation mapping and adopted by Council in 2013. This is a major constraint on site development and now requires this section of the land to be reserved for conservation purposes. It has effectively reduced the number of fields possible on the site by three.

The 2015 review of the Plan has identified an overestimation of demand for future rugby league and rugby union fields, and that football continues to demonstrate strong demand. Therefore the new master plan for the site has removed two league/union fields and one AFL/cricket oval from the site design and has accommodated the maximum number football fields possible, five. This is one more than recommended in the 2010 Plan. Playing fields are however subject to multipurpose use where practical, and an area of investigation is noted on the eastern end of the Moonee Complex master plan in relation to future AFL requirements.

2015 Recommendation:

To develop up to five new football fields at the proposed Moonee Sports Complex.

3.7 HOCKEY

(Refer to page 36 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. State wide hockey has experienced modest drops in registrations over recent years. Since 2011, registrations have dropped from 27,590 to 26,072 in 2014. Hockey Coffs Coast has followed this general trend, but numbers appear to have dropped most significantly in the juniors.
2. Regionally, hockey in Coffs Harbour is not as strong as its neighbours with Port Macquarie with approximately 800 registrations and Grafton with over 1000.
3. Generally demand for hockey in Coffs Harbour has experienced small declines with the Association registering approximately 450[^] in 2015, 470[^] players in 2014, compared with the 550 reported for 2008*.
4. The Coffs Harbour facility is used primarily on Monday, Friday and Saturday for competition and Tuesday, Wednesday and Thursday for training. There is reasonable capacity for increased usage, e.g. Sundays currently have no scheduled regular use.
5. Traditionally Hockey Coffs Coast has hired the grass hockey fields for the Saturday junior winter competition, but the reduced junior numbers in 2015 lead to the decision to transfer the juniors onto the synthetic pitch. The level of junior registrations will determine the need for the grass fields in the future.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

[^] estimates provided by the association in 2014/15 but not verified.

UPDATES ON FACILITY PROVISION AND TRENDS

1. Since the 2010 review, the synthetic grass surface of the hockey pitch at Coffs Coast Sport and Leisure Park was renewed the Association in 2013. With proper maintenance should last for at least 10 years before renewal is required.
2. In the next few years, the Association is planning upgrades to the covered seating and electronic scoreboard facilities.
3. In 2015 Hockey NSW appointed a Regional Coaching Coordinator (RCC) based in Coffs Harbour, to assist in growing the sport in the Hastings, Clarence and Coffs Harbour regions. One current key focus area focus of the RCC in 2015/16 is the recruitment of juniors. A series of Come n' Try Days in late 2015 will be conducted to help grow participation at the grassroots level throughout the catchment area for the Coffs Harbour Association and will include days at Nambucca, Bellingen, Sawtell, Coramba, Woolgoolga.
4. 2015 saw the junior representative team program go into recess. Should this get reinstated in future years, it will increase the demand for the synthetic pitch.
5. The Association is also trying to create more year round participation by running a summer indoor hockey competition at the Coffs Harbour Education Campus gym. In 2015 there is only enough interest to run a women's competition, but the aim is to extend the competition to juniors and men next year.

CHANGES TO RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 37, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. *2010 Recommendation:*

To develop a new synthetic hockey field adjacent to the existing field as a short term project.

Discussion:

With reductions in registrations over the last five years, and with a stronger attention to the financial sustainability, the Association no longer views the construction of a second synthetic grass hockey field as a short term need. Hockey NSW strategic planning policy recommends there should be 300-400 members per pitch to ensure long term pitch viability and optimal use. In practice, registrations would need to be 700-800 before a second pitch would be viable and not place undue financial hardship on the Association. There are other examples of 800 membership threshold being the trigger to activate the construction of second pitches: This is currently happening in the Lismore and Port Macquarie associations. With current membership in the Coffs Harbour association in the mid 400's, and with state wide registrations trending down, it may be many years before a second pitch is viable.

2015 Recommendation:

To develop a second synthetic pitch when membership levels consistently reach 700 to 800, and as a medium term project.

2. *2010 Recommendation:*

To develop a new co-shared amenities block and associated spaces to service users of the hockey facilities and the users of the proposed future athletics facility.

Discussion:

With the permanent grass athletics track no longer viable on the CCSALP East field owing to issues arising from the upgrade of Phil Hawthorne Drive, and cricket being proposed to continue on the site, the need for a second amenities block has reduced significantly. An amenities block located closer to the synthetic hockey pitches would be more preferable for hockey, compared with the reliance on the existing amenity block. When membership numbers have risen to the point that a second pitch is viable, this will also be a trigger to explore what ancillary facilities will be needed to accompany a second pitch. Funding a new amenities and second synthetic pitch is unlikely to be within the reach of the association. There may be other more cost effective options which can be investigated at the time, such as an all-weather shelter.

2015 Recommendation:

To construct new shelter and amenities in conjunction with the development of the second synthetic pitch.

3.8 NETBALL

(Refer to page 38 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. State wide registrations for netball have experienced slight growth in recent years, with total NSW registrations increasing approximately 3.5% between 2010[^] and 2014[^] by increasing from 109,151 to 113,030.
2. Netball is represented in the LGA by Coffs Harbour Netball Association and Woolgoolga Netball Association. The combined number of registrations for the two associations in 2010[^] was reported as 779. In comparison, the combined registrations in 2014[^] were 671, indicating total registrations for netball in the LGA declined by approximately 16% between 2010 and 2014.
3. In 2008*, total registrations for netball in the Coffs Harbour LGA was reported as 830 compared with 671 in 2014, thus indicating a decline over this period.
4. The decline in numbers is mostly due to a reduction in memberships at the Coffs Harbour Association with their 2010[^] membership of 585 comparing to 484 in 2014[^]. This represents a 20% decline in membership. In contrast, Woolgoolga membership has remained quite stable in that period with 2010[^] registrations of 194 comparing to 187 in 2014[^].
5. From a regional perspective, membership levels in the Coffs Harbour LGA appear to be significantly lower than other regional areas of similar size. For example in 2014[^], the Port Macquarie Association had 1231 members, Lismore had 944 members, and Tamworth had 1519.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

[^] Other data sourced from Netball NSW annual reports 2010 to 2014.

UPDATES ON FACILITY PROVISION AND TRENDS

1. Since the 2010 review, the Coffs Harbour Association has renovated and upgraded the nine hard court playing surface assisted by a grant from Council. This involved renovating the bitumen court surface and applying a Plexi-Pave court surface application. The standard of lighting continues to cause concern and a lighting upgrade is required.
2. The four Woolgoolga Netball bitumen hard court surfaces were renovated in 2015 by Council and the Woolgoolga Association. New perimeter fencing has been installed.
3. The area licenced to Woolgoolga netball was modified by reducing the existing grass court provision from four to two, and reallocating this area to the Woolgoolga Community Garden. While the two grass courts were excess to current needs, it was identified that the land east of the hard courts offered an area large enough to re-establish four grass courts in the future.

The reallocated court space is being used for the garden in conjunction with undeveloped open space on the west side of the netball centre. The garden will bring more people to the area and will help with passive surveillance of the netball centre.

4. In 2014 Sawtell Toormina Netball Club approached Council to consider Richardson Park as an alternate location for the training courts proposed in the 2010 Sports Facility Plan to be located at the Toormina

Sports Complex. A feasibility analysis of the site found any court development would impact on the existing car park and limit any future expansion of the car park.

5. While the overall Australian trend is toward indoor court provision co-located with a large outdoor court provision, such as that provided at the Tamworth facility, most NSW regional and metropolitan areas are still predominately catered for by outdoor court provision only.
6. The high rainfall pattern often experienced in the LGA suggests that covered courts would be an asset for reducing rain outs and increasing participation. This type of development and would be consistent with its role as the regional hub for netball. This type of facility is rare in NSW and an innovation of this type would be a cost effective addition to Vost Park to maintain its role as the regional hub.
7. During the main season, the general pattern of usage for the Coffs Harbour facility is representative team training on Monday evenings, junior team training on Tuesday, Wednesday and Thursday afternoons, women's competition on Wednesday evenings and competition on Saturdays.
8. During the main season, the general pattern of usage at Woolgoolga courts is representative training on Monday evening, women's competition on Tuesday evening, club training on Wednesdays and Thursdays afternoons, junior competition on Saturdays, and representative training on some Sundays.

CHANGES TO 2010 RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 39, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. *2010 Recommendation:*

To long term construct an indoor two court multi-purpose centre at Vost Park.

Discussion:

This type of structure is costly to build, manage and maintain. This facility will compete with Sportz Central, the regional indoor sport facility located 1km away, and may therefore reduce the financial sustainability of Sportz Central. Replacing an indoor centre at Vost Park with two covered courts is suggested as a more cost effective solution, which will help to cater for future growth in netball while providing opportunities to compete and train in wet weather. This type of development will also eliminate the need to replicate facility management services as this low cost alternative could be managed by the Netball Association.

2015 Recommendation:

To construct two covered courts at Vost Park.

2. *Discussion:*

The standard of lighting on the nine hard courts at the Vost Park has declined since the 2010 review and requires at least the renewal of some poles and lamps, and ideally the renewal of the entire lighting infrastructure.

2015 Recommendation:

To upgrade lighting on the hard courts at Vost Park

3. *2010 recommendation:*

To long term construct two extra hard courts at Woolgoolga by converting two grass courts to hard court.

Discussion:

While there is some expected increase future demand, four hard courts appears adequate to absorb this extra usage.

2015 Recommendation:

For the total number of hard courts at the Woolgoolga netball centre to remain at four.

4. *Discussion:*

Since the 2010 Plan, there has been agreement to reduce the existing grass courts at Woolgoolga netball courts from four to two. The licenced area east of the hard courts has the capacity to hold four grass courts, but is currently undeveloped.

2015 Recommendation:

When appropriate fill becomes available, the undeveloped grassed area on the east side of the Woolgoolga hard courts be converted to four grass courts, and the two grass courts on the west side of the hard courts be dedicated to the community garden.

5. *2010 Recommendation:*

To construct up to six netball training courts at Toormina Sports Complex with staged conversions from grass to asphalt on four courts.

Discussion:

The development of courts in Toormina was intended to provide a convenient training location for the Sawtell/Toormina Club. Subsequent investigations have identified that the training is undertaken mainly by junior teams. With potential use limited to mainly junior teams from one club training for approximately for six months a year, the 2010 recommendation is not considered to provide a cost effective facility model for this sport. Alternately, investment in a centralised facility at Vost Park is considered to deliver greater overall benefit to the regions netball players, as compared with the development of satellite training facilities. This strategy is commonly adopted in other regional areas, for example Port Macquarie has one facility with 11 courts for training and competition purposes for over 1200 players.

2015 Recommendation:

To remove the recommendation to construct training courts at Toormina and to centralise netball training and competition facilities at Vost Park to service both the Coffs Harbour and southern suburbs communities.

3.9 RUGBY LEAGUE

(Refer to page 40 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. State wide, rugby league has approximately 96,000 registered participants. Rugby league remains strong in regional areas with approximately 53,000 participants compared to approximately 43,000 participants from metropolitan areas.
2. The state is divided into Groups for competition, with the local Group 2 extending from Kempsey in the south to Woolgoolga in the north. Over time these boundaries are occasionally slightly adjusted. Group 2 junior participant numbers have fallen approximately 25% in the last ten years from 1550 participants in 2005 to 1150 participants in 2014. The rate of decline in Group 2 junior participation has not been mirrored in other Groups with some other north coast Groups maintaining approximately 1800 junior participants compared to Group 2's 1150.
3. Within Group 2 senior participation levels has generally remained more stable, but has nonetheless experienced some decline in numbers. For example, in 2012[^], there were 27 teams taking part in the senior competitions with 9 teams in each division; first grade, reserve grade and U/18's. In 2015[^] the total of teams in the senior competition had fallen slightly from 27 to 23. The temporary cessation of activities by the Woolgoolga Seahorses in 2015 contributed to this reduction in team numbers, and it is hoped that the club will reform for 2016.
4. Within the Coffs Harbour LGA there are four clubs; Coffs Harbour Comets, Sawtell Panthers, Orara Valley Axemen and Woolgoolga Seahorses. The success and strength of these clubs has been variable. Of the four clubs, only Coffs Harbour and Sawtell have had consistent and stable participant numbers indicated by fielding teams in all junior and senior divisions. In contrast, the number of teams fielded by the Orara Valley and Woolgoolga clubs have varied considerably in recent years. For example in 2015[^], Woolgoolga did not enter any senior teams and entered four junior teams across the six competition divisions (u10's to U16's), while Orara Valley entered only one junior and one senior team. One year prior in 2014 Woolgoolga entered 3 senior teams and 3 junior teams (across u10's to U16's) while Orara Valley entered 2 senior teams and 3 junior teams.
5. In 2015[^], there were a total of 17 teams entered in the Group 2 junior competition across the U/10, U/11, U/12, U/13, U/14 and U/16 divisions from the four clubs in the Coffs LGA. If an average of 15 per team is assumed, this equates to 255 juniors. A further 90 are estimated to take part in the u/7's, U/8s and U/9s bringing total junior registrations among the four local clubs to 345.
6. In 2015[^], there were a total of 8 teams entered in the Group 2 senior competition across the first grade, reserve grade and U/18 divisions from clubs in the Coffs Harbour LGA. If an average of 20 per team is assumed, this equates to 160 seniors.
7. Therefore the total number of junior and senior players from the four local clubs in 2015[^] was 505. This indicates a moderate reduction in players compared to those reported in 2008* (760).
8. The sport is introducing changes and initiatives to assist in reinvigorating participation such as moving the U/16 competition to Friday nights, introducing league tag for girls and further exploring the sports new connection with touch football now that the NRL has merged with Touch Australia.

9. Overall, the evidence suggests that there is adequate provision of rugby league fields to meet current and future needs. From a facility perspective, future development needs to focus on improving quality rather than quantity of fields to deliver improved capacity.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

^ Data for 2015 sourced from draws in Group 2 website draws (separate websites for juniors and seniors).

UPDATES ON FACILITY PROVISION AND TRENDS

1. Orara Valley Axemen

This Club's home ground is Coramba Recreation Reserve and it has been leased to the Orara Valley Progress Association since 2010. In the last five years the lessee has undertaken a range improvements including a) access road repairs b) amenity block refurbishment, c) entry sign replacement, and d) floodlighting upgrade on the main field. A relocation of the caretaker's cottage is expected to be undertaken soon. A Plan of Management, inclusive of a site master plan, was adopted by Council in 2015.

2. Sawtell Panthers

This Club's home ground is at Rex Hardaker Oval and is leased to Sawtell Toormina Sport and Recreation Club who manage for facility. STARC's management committee has delivered a range of improvements to benefit the rugby league club in the last years including; a) access road improvements b) perimeter fencing, c) a new toilet and canteen facility on the east side of the main field d) a refurbishment of the eastern junior field which had previously been used for a paintball.

3. Coffs Harbour Comets

This Club's home ground is part of Coffs Coast Sport and Leisure Park. It is leased to the Club, and in the past five years the Club has undertaken a range of improvements including a) sub-surface drainage on the main rugby league field, b) an upgrade of lighting on the main field c) an upgrade to the change rooms and canteen is due to commence soon.

4. Woolgoolga Seahorses

This venue is leased to and managed by the Woolgoolga Sports Council, and is hired to the Rugby League Club. No major work undertaken at Woolgoolga Sportsground.

5. Trends

The introduction of league tag is being introduced as a schools program and is hoped to increase participation by girls. If successful it is hoped these players will transition into a Saturday competition in future years.

The new affiliation between the NRL and Touch Australia may provide new opportunities for Touch football competitions in Coffs Harbour.

CHANGES TO 2010 RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 41, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. 2010 Recommendation:

To prepare a master plan for the Coramba Recreation Reserve and explore the feasibility of expanding the playing surface area on the west field.

Discussion:

The 2010 recommendation had been made to help broaden the capacity of the venue to cater for a broader range of sports such as football and was not driven by the need for additional rugby league fields. The master planning project has been undertaken as part of the preparation of the sites Plan of Management which was adopted by Council in 2015. After consideration of the site constraints and the proposed site usage, it was determined that it was not feasible to expand the playing surface.

2015 Recommendation:

To remove the 2010 recommendation to expand the playing surface on the west field at Coramba.

2. 2010 Recommendation:

To develop two rectangular fields at the future Moonee Sports Complex that would be flexible for League or Union.

Discussion:

The demand for new future rugby league facilities until 2031 appear to have been overestimated in the 2010 Plan. Any future growth of rugby league on the northern beaches will be satisfactorily catered for with the future planned improvements to Woolgoolga Sportsground.

The future development of the West Woolgoolga Sports Complex will further relieve demand on the Woolgoolga Sportsground.

A further issue impacting on this recommendation concerns is the low lying areas of the future Moonee Sports Complex which were mapped as an endangered ecological community as part of Council's fine scale vegetation mapping and adopted by Council in 2013. This is a major constraint on site development and now requires this section of the land to be reserved for conservation purposes. It has effectively reduced the number of fields possible on the site by three. The new master plan for the site has been designed to cater primarily for football and cricket, and has removed the rectangular fields previously noted as being suitable for rugby league or rugby union.

2015 Recommendation:

To remove the 2010 recommendation to develop two rectangular fields at the future Moonee Sports Complex and to amend the master plan accordingly.

3.10 RUGBY UNION

(Refer to page 42 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. For 2013 and 2014 Rugby participation in Australia has grown annually by 20% and according the ARU 2014 annual report, the trend is set to continue through the introduction of a new non-contact version of Rugby – VIVA7s and Sevens Rugby's presence in the 2016 Olympic Games in Rio. Although overall participation has increased, participation in Club rugby has remained stable with marginal growth of less than 1% between 2013 and 2014.
2. Nationally women are continuing to enjoy the game, especially in the Sevens format, with overall Australian participation increasing by 66% between 2013 and 2014.
3. At the state level, NSW has the highest number of competition participants with 116,521 (48% of the Australian total) in 2014.
4. The state is divided into Zones for competition, with the Coffs Harbour area being located in the Mid North Coast Zone. For competition purposes the zone is further split into north and south zones. Coffs Harbour is part of the MNC north zone, which starts at Woolgoolga in the north and extends to Port Macquarie in the south.
5. The senior competition has three divisions, first grade, reserve grade and U/18s. In recent years[^] typically there have been 5 teams in first grade, 6 teams in reserve grade and 4 to 6 teams in U/18's. In addition to these, in 2015 teams from Dorrigo, Woolgoolga and Bowraville competed in an alternate senior competition called the Presidents Cup. The President Cup teams were in a rebuilding phase and it is hoped they will be transitioning into either first or reserve grade competitions in 2016 to create 8 teams in first and reserve grades.
6. Within the Coffs Harbour LGA there are three clubs competing in the senior divisions;

Coffs Harbour and Southern Cross University Marlins have each entered teams in all divisions; first grade, reserve grade, U18's over the last couple of years[^].

Woolgoolga Club went into recess for a few years and have reformed in 2015 to play a seniors team in the Presidents Cup. After a successful season, the hope is now that they will transition into the first grade competition in 2016. There are no junior teams in this Club.

Across the three senior divisions of MNC Zone competition, seven teams from the Coffs Harbour LGA took part. Assuming 20 per team, this indicates 140 senior players for the 2015[^] season. This indicates a moderate decline in senior registrations compared with the 2008* registrations of 225.
7. The juniors' competition follows a different format. The U/8's, U/10's and U/12's play in a primary school based team on Friday nights at Rugby Park on Hogbin Drive. The number of juniors in these divisions in 2015 registered in the Coffs Harbour Junior Association was approximately 95^{^^}. The competition also included teams from the Dorrigo club in these divisions. The addition of Dorrigo club registrations for the U8/10/12's competitions is estimated to increase junior registrations to 120 for 2015.
8. In 2015, there were four teams competing in each division in the U/8s, U/10s and U/12s, yet only a couple of years prior, in 2013 six teams per division was more the norm.

9. In 2015[^] there were three clubs in the U/14 division MNC Zone competition entering Club based teams drawing players from Coffs Harbour; SCU Marlins, Coffs Snappers, and Barbarians. There were also two teams in the U/16 competition drawing players from Coffs Harbour: SCU Marlins and Coffs Snappers. Assuming 18 per team, this equates to 90 players in the U/14 and U/16 divisions from Coffs Harbour based teams.
10. Therefore the total number of registrations for juniors in 2015[^] was approximately 210. This demonstrates a moderate decline in total junior registrations compared with 300 reported in 2008*.
11. Efforts are being made to revitalise the junior competitions with a restructure the junior competition next year. From 2016, juniors in the U/14 and U16 division will register and play for Clubs such as Barbarians, SCU Marlins, Coffs Snappers or Dorrigo on Saturdays, thus aligning with the day of competition for senior teams.
12. The total number of players estimated to be in Coffs Harbour LGA based teams in 2015 was approximately 350 (140 seniors and 201 juniors). In 2008*, the total was reported as 525 (comprised of 300 juniors and 225 senior players), therefore indicating a moderate decline in total registrations.
13. Overall, the evidence suggests that there is adequate provision of rugby union fields to meet current and future needs. From a facility perspective, future development needs to focus on improving quality rather than quantity of fields.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

[^] 2015 team numbers sourced from MNC Rugby Union and Crusaders Juniors Association website draws.

^{^^} actual figure reported by association registrar.

UPDATES ON FACILITY PROVISION AND TRENDS

1. Rugby Park, Hogbin Drive

Over recent years the Coffs Harbour Rugby Club has worked with the facility managers, Sawtell Toormina Sport and Recreation Club, to deliver floodlight upgrades, car park improvements, and installation of a large covered awning on the amenity block.

2. Southern Cross University, Hogbin Drive

Since the 2010 Plan, the university has installed floodlights on half of the rugby field, and are currently undertaking the second stage of floodlighting to bring the field to 100 lux levels.

3. Woolgoolga

The Club used Woolgoolga Sportsground in 2015, which was possible owing to the Rugby League Club being in recess during this year. This arrangement is likely change with the Woolgoolga Seahorses Rugby League Club expected return to Group 2 competition in 2016.

4. Trends

The introduction of VIVA7's and Sevens Rugby's presence at the 2016 Olympic Games in Rio versions of the game is growing participation in the game. Transitioning players into the 15-a-side game remains a key objective for the sport.

CHANGES TO 2010 RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 43, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. *2010 Recommendation:*

To develop two new rectangular fields at the future Moonee Sports Complex that are flexible for League or Union.

Discussion:

The demand for new future rugby union facilities until 2031 appear to have been overestimated. Any future growth of rugby union on the northern beaches will be satisfactorily catered for with the new fields and facilities planned for the future West Woolgoolga Sports Complex.

A further issue impacting on this recommendation concerns is the low lying areas of the future Moonee Sports Complex which were mapped as an endangered ecological community as part of Council's fine scale vegetation mapping and adopted by Council in 2013. This is a major constraint on site development and now requires this section of the land to be reserved for conservation purposes. It has effectively reduced the number of fields possible on the site by three. The new master plan for the site has been designed to cater primarily for football and cricket, and has removed the rectangular fields previously noted as being suitable for rugby league or rugby union.

2015 Recommendation:

To remove the 2010 recommendation to develop two new rectangular fields at the future Moonee Sports Complex which are flexible for League or Union, and to amend the master plan accordingly.

2. *2010 Recommendation:*

To investigate the practicality of widening the east field at Rugby Park, Sawtell Toormina Sport and Recreation Club, to create a full-sized field.

Discussion:

This investigation was undertaken and found that significant environmental and hydrological constraints which made this proposal environmentally and financially unfeasible.

2015 Recommendation:

To remove the 2010 recommendation to widen the east field at Rugby Park.

3.11 SOFTBALL

(Refer to page 48 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. Australia wide, rapidly reducing participant numbers were reported in 2008 in *Too Few: Too Much, a report into the delivery of Australian Softball*. While the rate of decline has slowed, it still appears to be a sport in decline.
2. NSW membership rates are high compared with other states evidenced by nearly 10,000 of the 26,000 national members being from NSW in 2015[^].
3. The 2015 annual report for Softball Australia outlines a range of initiatives such as Social 7's and Little League to help grow membership.
4. At a local level, the Coffs Harbour Association has experienced declining numbers over recent years. In 2008* it had 270 members. Two years later in 2010 memberships had a modest drop to 227^{^^}. By 2014 the competition had reduced to a small T-ball competition for juniors held weekly on a mid-week afternoon. In 2015 the association has gone into recess, with no indication of whether or when it might reform. The difficulty of attracting and maintaining a pool of volunteers would have certainly contributed to difficulties faced by association.
5. Regionally, the decline of softball in Coffs Harbour is not atypical of other north coast associations. In 2015**, the only two surviving competitions on the north coast appear to be in Port Macquarie (in 2015 Kempsey has merged with Port Macquarie) and Lismore. These remaining competitions however seem viable and stable. Lismore for example has nine clubs taking part in their competitions, and in 2015 have 14 women's teams competing on Saturday afternoon, a junior competition on Saturday mornings, and a mixed social/family competition on Friday nights.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

** Information sourced from Softball NSW

[^] Data sourced from 2015 Softball Australia Annual Report

^{^^} Data sourced from seasonal venue booking request completed by Coffs Harbour Softball Association

UPDATES ON FACILITY PROVISION AND TRENDS

1. Since the 2010 review, York St Oval has been used by softball in the summer season (combined with football in the winter season). While a field/diamond layout was designed to accommodate the installation of some permanent softball back nets (which would be compatible with football usage), the association has not been able to make these investments in the infrastructure and has utilised temporary back nets.
2. Australian Trends
 - a. Social 7's, Softball Australia's new slow-pitch version of the game, is reported at being well received in the community. It is a social, fast, and fun game, with smaller team numbers and lower initial skill requirement which removes some of the barriers to participating in softball. It is unknown whether

there has been much take-up of this new product in NSW, but clearly there is a need for more social versions of the games as evidenced by the Lismore Associations Friday night competition.

- b. Masters competitions continue to be very popular.
- c. Little League softball is a US based program for U13 girls. It has been trialled in WA for the past couple of years and now other states looking at ways this program could be successful for them.

CHANGES TO 2010 RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 49, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. *2010 Recommendation:*

To develop a training field at the future West Woolgoolga Sports Complex.

Discussion:

With softball in Coffs Harbour recently disbanding and no longer active there is no need to include training facilities in the Plan. Should there be a resurgence of softball in the future, a centralised delivery model for facilities will be adopted (as per the current strategy for baseball), with no satellite training facilities. This is the only cost effective strategy for sports with lower member numbers, and is particularly effective when the nature of the sport requires large investments in large infrastructure such as back nets.

2015 Recommendation:

To remove the recommendation to develop a training field at the future West Woolgoolga Sports Complex and to amend the master plan accordingly.

2015 Recommendation:

Should softball experience a resurgence of registrations in the future, a centralised training and competition facility model be implemented.

3.12 TENNIS

(Refer to page 50 of the Coffs Harbour Sports Facility Plan 2010)

DEMAND

1. Tennis NSW membership reform policies has resulted in increased membership state wide with 115,000 players, Hot Shots and Cardio tennis participants registered in 2014-15[^]. This represents a 17%[^] increase on the previous year.
2. Tennis NSW's TennisConnect rewards Program implemented in 2014 financially rewarded Clubs for registering all players, regular and casual, resulting in large increases in registration for Clubs in the LGA. The increases since 2014 appear to come mainly from active players who were previously unaccounted for in registrations. This is evidenced by the combined registrations for all local Clubs in the Coffs Harbour LGA rising from 304 in 2013 to 684 in 2014[^].

In addition to these registrations, the Coffs Harbour Tennis Association registered 436 players in 2014 compared with 222 in 2013. It is expected many of the players registered by the Association are also separately registered with their club. Therefore the total membership is likely to be artificially elevated by many players being registered twice, but it difficult to determine by how much.

3. The breakdown of membership for each of the local clubs in 2014-15[^] are as follows;

Club Name	2014
Coffs Harbour	121
England's Park	146
Sawtell	141
Westside	193
Woolgoolga	69
Orara	14
Coffs Harbour Association	436
TOTAL	1120*

*Total may be inflated owing to many competition players in the association's district competition also registering with their club.

The 2014-15[^] total registrations of 1120 compares to 1208 in 2008*. Generally speaking this indicates a small reduction in demand since 2008*, but it has been difficult to assess whether results are comparing like with like.

The decline in registrations may be much greater as it is likely that many of the members registered by the association and playing in the district competitions are also registered members of their local club, creating the situation where up to 436 players may have been counted twice in the total membership tally. If the association membership of 436 were removed from the total membership it leaves a total 748. At best, there has been a small retraction of registrations since 2008* from 1208 to 1120. At worst, numbers have declined significantly from 1208 to 748 between 2008 and 2014-15. Consequently, the comparison of registrations between 2008 and 2014-15 for this sport need to be considered with caution.

Tennis is a sport well positioned to take advantage of the trend away from traditional sport delivery models toward more casual recreational participation. Participation in district tennis competitions is not the only way participants engage in tennis, and this demonstrates why it is important to

consider all forms of engagement in a sport and not to rely solely on participation in competition. For example court usage is also another good indicator of participation in a sport, but unfortunately at this stage there is no comprehensive historical data on court usage available.

*2008 figures were provided to Council by local sport clubs and associations when the initial community consultation was done at the commencement of researching and preparing the 2010 Sports Facility Plan.

^ Data sourced from 2015 Tennis NSW annual report.

UPDATES ON FACILITY PROVISION AND TRENDS

1. A new on-line court booking system called Opening Up Tennis will be introduced to NSW by Tennis NSW in 2016. The system can be linked to a coded gate access to tennis facilities. This will encourage increased participation by making the process of booking and accessing a court very easy. The system will reduce the public's reliance on turning up to a tennis court and being unsure as to whether there are volunteers around who can let them in. The five Council managed tennis facilities will be encouraged to adopt the software as soon as possible. The software will also facilitate more comprehensive records of court use.
2. Since the 2010 Sports Facility Plan, the following facility improvements have been undertaken;
 - a. Renewal of the Corindi Beach tennis court as a multi-purpose court is scheduled for completion in the 2015/16 financial year.
 - b. The disused tennis court at the Eastern Dorrigo Showground, Ulong, has been refurbished by the local community in 2015 and is now available for use again.
 - c. Westside Tennis Club has obtained a grant to assist with the construction of a new court with a hard court surface. This will provide a valuable facility to assist wheelchair athletes, and will be an asset to the coaching service based there because the players will now be able to train on three different court surfaces; hardcourt, synthetic grass and clay.
 - d. England's Park Club have refurbished the amenities, in addition to installing a covered half court and practice wall.
 - e. Sawtell Tennis Club have installed lights on courts 7, 8, 9 and have refurbished parts of the clubhouse. There has been work undertaken on the clubhouse roof and some court fencing.
 - f. Cyclical renewal of synthetic grass court surfaces has been undertaken by most clubs as required.
3. In 2012 Council commissioned an asset report from Tennis NSW on the five largest tennis facilities in the LGA: Sawtell, Woolgoolga, Westside, England's Park and Brelsford Park (Coffs Harbour Tennis Club). All are leased by Council to the respective community based Tennis Clubs. The report identified concerns about the aged conditions of some of the facilities, and the need for sinking funds to be established in order for the facilities to be appropriately maintained and replaced when they reach the end of their asset life.

In response, Council is now working with the Clubs and helping them review asset condition, asset life and asset replacement/maintenance schedules with the view to assisting them to remain self-sustainable. This process also includes identification of the amount required for annual contributions for sinking funds and this is being incorporated into new tenure documents, i.e. lease or licence.

So far three major Clubs in the area have been reviewed, with the focus turning to the remaining Clubs in the future as their tenure becomes due for renewal.

CHANGES TO 2010 RECOMMENDATIONS

The recommendations from the 2010 Sports Facility Plan, page 51-52, remain unchanged apart from those listed below. Any new recommendations have been updated in the Capital Works Schedule in Appendix 1.

1. *New Recommendation:*

That Sawtell, Westside, England's Park, Coffs Harbour and Woolgoolga tennis clubs adopt the free on-line booking software in 2016.

2. *2010 Recommendation:*

To add four courts at Westside Tennis Centre, pending the outcome of a flood study.

Discussion:

An investigation of site constraints in relation the Westside Club site has indicated the maximum capacity for an additional two courts on the southern end of the site. One new court can fit on the NE corner of the site, making a maximum of 3 new courts possible on the site

2015 Recommendation:

To add up to three new courts to Westside Tennis Centre as need requires.

3. *2010 Recommendation:*

To undertake a feasibility study to investigate the redevelopment of the Sawtell Tennis Club into a regional centre.

Discussion:

Upgrading any facility to meet the standards of a regional centre will require a large investment. Therefore it is important to ensure any investment in upgrading tennis facilities is financially sustainable and considers the marketplace environment. In order to understand the market place opportunities and limitations, an analysis of other major tennis facilities in the LGA is required.

2015 Recommendation:

To broaden the scope of the feasibility study to redevelop Sawtell Tennis Club into a regional centre to also include an analysis of the tennis industry in the Coffs LGA to ensure the ongoing sustainability of local and regional tennis services in the LGA.

4. *2010 Recommendation:*

To develop two recreational multipurpose hard courts within a future social family recreation park in Bakers Rd, West Coffs.

Discussion:

These courts are not needed for competition tennis and were always intended as recreational facilities. Recreational multi-purpose courts are addressed in the 2010 Coffs Harbour Open Space Plan. Therefore the reference to this facility can be removed from the Sports Facility Plan.

2015 Recommendation;

To remove the recommendation from the Sports Facility Plan and for it to be addressed by the Open Space Plan.

DRAFT

3.13 OTHER SPORTS

(Refer to page 77-81 of the Coffs Harbour Sports Facility Plan 2010)

3.13.1 CROQUET

The 2010 Plan noted high facility usage levels at the Sawtell facility and recommended new courts and facilities be investigated for Coffs Harbour, with the view that it would relieve some of the demand on existing courts.

A site next to Westside Tennis courts was proposed and an investigation undertaken. It found there were concerns over flooding implications on surrounding areas and would require extensive and expensive works to construct a large retainer wall and reconfiguration of the stormwater drain on the western edge of the site. Consequently, there is no site to recommend for croquet in Coffs Harbour.

In lieu of this it is recommended that;

- a. A third court is constructed at the Sawtell croquet facility, and
- b. That the provision of croquet at the Woolgoolga croquet facility is improved through provision of a clubroom (a facility they currently do not have). This will complement the existing storeroom, toilet and court facilities.

3.13.2 TOUCH FOOTBALL AND OZTAG

In the process of reviewing the 2010 Plan, it was identified that the sports of Touch Football and Oztag attract significant participation levels and operate their activities from sport grounds leased by Council. Given the close synergies between these sports and Council in regards to facility provision and eventing requirements, it has been decided to include detailed analyses of these sports in future Sport Facility Plans. A framework of information on each sport has been identified and included below, but we will be undertaking closer consultation with the relevant sporting bodies during the public exhibition period of the Draft Review of the 2010 Plan. The final Five Year Review document will report in more detailed an account of Touch Football and Oztag activities, facilities requirements, registrations, and participations trends together with any recommendations should they need to be changed from those in the Coffs Harbour Sports Facility Plan 2010.

TOUCH FOOTBALL

Woolgoolga Touch Football Association

The association is affiliated with Touch Football Australia and plays at Woolgoolga Sportsground.

Between 2010 and 2014, the number of registered teams fluctuated significantly. In 2010 the competition attracted 50 teams. Using Touch Football Australia average team size of 11.25 per team, it is estimated that there were 562 players in 2010. In ensuing years the team numbers dropped to a low of 21 and have rebounded to 26 in 2014, with an estimated 292 players.

Coffs Harbour Touch Football Association

The association is affiliated with National Touch Rugby Australia and offers senior and junior competitions on Monday nights at Geoff King Motors Oval.

In the summer 2015 competition, there are 28 teams competing (23 men and 5 women), together with 12 junior teams. If it is estimated that there is an average of 11 per team, the total registrations for these competitions is 440.

Coffs Mixed Touch Association

The association is affiliated with National Touch Rugby Australia and offers a mixed competition on Thursday nights at Geoff King Motors Oval.

In the summer 2015 competition, there are 34 teams competing. If it is estimated that there is an average of 11 per team, the total registrations for these competitions is 374.

Collectively, the registrations across the above three touch football competitions total 1106. It is likely that there are some players competing in both the men's or women's competitions and mixed competitions, suggesting that some players have been counted twice, therefore artificially inflating total registrations.

Regardless of this possibility, touch football has a significant level of participation in the Coffs Harbour LGA and attracts more players than numerous other more traditional sports. Participation is dominated by senior competitions, indicating there may be potential for significant growth in total registrations for juniors.

OZTAG

Oztag Coffs Harbour is affiliated Australian Oztag and offers a mixed, men's and junior competitions on Tuesday and Wednesday nights at Geoff King Motors Oval.

In the summer 2015 competition, there are 29 men's teams, 29 mixed teams and 6 junior teams, making a total of 64 teams competing. If it is estimated that there is an average of 11 per team, the total registrations for these competitions is 704. It is likely that there are some players competing in both the men's and mixed competitions, suggesting that some players have been counted twice, therefore artificially inflating total registrations.

Regardless of this possibility, Oztag has a significant level of participation in the Coffs Harbour LGA and attracts more players than numerous other more traditional sports. Participation is dominated by senior competitions, indicating there may be potential for significant growth in total registrations for juniors.

CHAPTER 4 - KEY DEVELOPMENTS FOR SELECTED SITES

4.1 COFFS COAST SPORTS AND LEISURE PARK

(Refer to page 53 of the Coffs Harbour Sports Facility Plan 2010)

Coffs Coast Sports and Leisure Park (CCSLAP) is the primary regional sporting precinct in the Coffs Harbour LGA. The precinct comprises of a number of separate sporting facilities and flexible sports fields that have been constructed to either district level, regional level and elite level in the case of the C.ex Coffs International Stadium. Collectively, these sporting facilities combine to form a sporting and event space capable of hosting regional, state and national sporting competitions and tournaments, and one-off elite level matches for specific sporting codes.

A key design factor considered is the requirement to retain clear, open, flexible and multipurpose sporting fields to enable the site to be used for a range of field-based sporting events and tournaments as these provide significant benefit to the local economy.

A review of hiring policy for this sporting precinct has formed part of the review of the 2010 Plan in conjunction with a revision of the site master plan.

Review of Hierarchy

With the exception of the Pacific Bay Resort Hockey Complex located on the Eastern precinct (which is leased to Coffs Coast Hockey), the remainder of Coffs Coast Sport and Leisure Park, including the C.ex Coffs International Stadium, is maintained and managed by Coffs Harbour City Council.

There are a number of issues that differentiate this facility from other sportsgrounds in the LGA:

- a. It has an important role to attract and service regional sporting needs, both for competition and training purposes. The Stadium has a very strong focus on being a regional competition venue, whereas the remainder of the field allocation serves a strong need for regional training requirements such as representative team training or development squad training.

The sport events industry is valued at generating an economic impact of \$30m for Coffs Harbour each year. CCSALP is central to attracting many of these sports events. In 2015 CCSALP formed part of the core facility provision which attracted the World Rally, World Touch Titles, National Touch League Championships, Australian and the NSW Oztag Championships.

- b. Local district sporting competition and training is supported as much as possible to ensure the facility has optimal use and has direct benefits for local sport groups wherever the use is consistent with and doesn't jeopardise regional, state and nation sport provision. This practice occasionally results in sports needing to use alternate venues for competition and training. In these circumstances the amount of inconvenience experienced by sports is related to the length of the major event, the length of time the grass playing surface requires for recovery, and the availability of other suitable facilities for the sports to temporarily relocate to. From the existing selection of sports conducting local district competitions at CCSALP, baseball presents the most challenges to relocate because;
 - of the specialist nature of their diamond, pitching mounds, back net and dugouts.
 - the sport relies on one centralised competition venue, with only one other temporary diamond with back net at Reg Ryan Oval available as an alternate venue.

- c. The playing surfaces are maintained to a higher standard than community fields designed for district competition.
- d. Where possible floodlighting has been provided at higher levels than community district fields. Fields 1 and 2 at CCSALP have lighting levels of 100 lux or 200 lux available, and the Stadium has lighting available at 200 lux, 500 lux and 1500 lux.
- e. The field layouts and goal post infrastructure is regularly reconfigured by Council staff to facilitate a variety of sporting events. (Community fields differ in the sense that the seasonal hirer has the opportunity to erect goal posts and field mark ups at the start of the season and to keep them place until the end of the season.)
- f. The amenity blocks are professionally cleaned after major events, where as hirers of district levels fields are required to keep the facilities in a clean condition.

While local sport groups conducting their local district competitions at CCSALP benefit from the extra provision of generally higher facility standards compared to district level fields, these benefits are offset by the inconvenience of needing to relocate their activities from time to time to allow for either a) the conduct of a major event (such as a national, state or regional sporting event) or b) to allow time for the playing surface to recover after a major sporting event.

In view of the balance of advantages and disadvantages experienced by local sports conducting district competition and training on CCSALP, the current hiring and fees policies has accommodated this situation by not charging extra for provision of a higher quality facilities at CCSALP. Instead it charges fees as per a district level competition, but with the added requirement of temporary relocation to an alternate district facility in order to accommodate regional events.

In early 2016 two other bodies of work will be complete that will further clarify the hierarchy of prioritisation of event use at CCSALP and aim to reduce conflict and issues between event and ground usage. These two documents are;

- The Coffs Harbour Event Strategy
- The review of sports ground Fees and Charges

Recommendation 2015:

The policy for prioritising use and bookings for CCSALP is therefore as follows;

- Priority 1: Major and significant events – with a hierarchy of order to go from international to national to state to regional to local.
- Priority 2; Training associated with representative teams and development squads which are not part of the local district competitions.
- Priority 3: Competition for local district competitions
- Priority 4: Training for local district competitions

Review of Coffs Coast Sport and Leisure Master Plan

The 2010 master plan for this site has been revised to accommodate the following changes. A copy of the proposed master plan is included in this chapter;

a. Removal of potential site for radio controlled car off-road track

A site adjacent to the Coffs Harbour Motor Cycle Club has been investigated for its suitability to develop an off-road track for the radio-controlled car club. The investigation found the site is very flood prone and therefore, the track and associated infrastructure such as storage sheds or viewing platforms would be highly susceptible to flood damage. Additionally, the area would require removal of some vegetation, thus requiring compensatory planting to offset the clearing of vegetation and this was seen as cost prohibitive to the radio-controlled car club. Since the investigation, the club has been successful in finding a suitable track location at the Coffs Harbour Showground.

b. Additional grandstand facilities at C.ex Coffs International Stadium

Current provision of grandstand seating is less than 1000, and this has a major impact on ticketing sales and revenue, as well as attracting certain major events. Staying competitive with other regional stadiums by increasing the provision of seating is pivotal to ensuring the Stadium can continue to attract major events. Concept plans are already in place.

c. Additional parking

Large events such the NSW Junior Oztag State Cup attract approximately 4,000 players and an additional 4,000 visitors. The current parking provision at CCSALP is inadequate to meet the needs of large events such as this. New additional car parking areas have been proposed on the master plan, the largest being located on the east end of the undeveloped fields on the west precinct.

d. New taxi and bus terminus

The CCSALP has no formalised taxi and bus terminus which creates difficulties moving large numbers of people on public transport to or from the venue. A new taxi and bus terminus is proposed on Stadium Drive, south of the Stadium.

e. Reducing extent of internal road connections

It is proposed to remove the road and bridge link connecting the internal road on the west precinct to the exit point on the west end of Stadium Drive.

The cost of constructing this road and bridge structure across the waterway is cost prohibitive and has been removed from the 2015 draft master plan.

f. Future Investigation site for a Sports Village

A recently completed feasibility study into a Coffs Harbour Centre of Excellence for Sport (adopted by council on 26 November, 2015) has identified a number of potential developments which could complement the existing facilities and services already in place at CCSALP and throughout in the Coffs Harbour.

Central to supporting the growth of the sports industry is a modern interpretation of a Sports Administration centre which would provide a central point for sport administrations from a range of sports to base their office operations from.

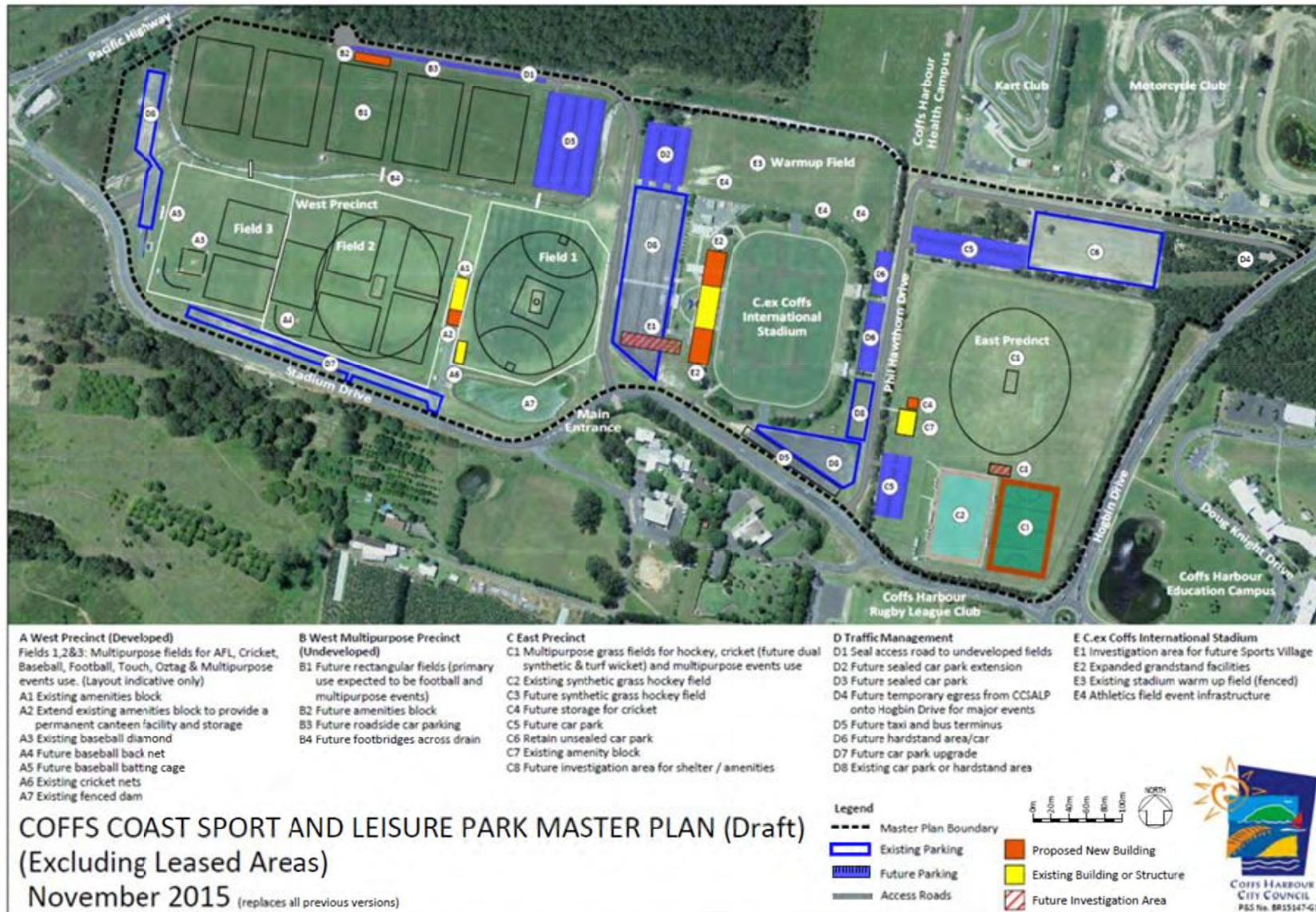
g. Removal of athletics track and associated infrastructure from the CCSALP East field.

The 2010 recommendation was made because it was the only large enough site where athletics could co-share with the existing user groups without unduly hindering the activities of the other user groups. It was found athletics could co-share with the existing groups of hockey and cricket and multipurpose

major events if the track was placed on the east field and the field event infrastructure on the adjacent Stadium warm up field was used. This arrangement allowed for the east field to remain a flexible space that could be reconfigured for different sports and events.

The 2010 recommendation was made in the context of Phil Hawthorne road being road carrying very little traffic. In 2015 Phil Hawthorne Drive became a new access point to the Coffs Harbour Health Campus and its new car park, and has generated large increases in the volume of traffic using this road. It is not seen as a sustainable arrangement to require young athletes to cross the road before and after every field event. Considering the current and future traffic volumes on Phil Hawthorne Drive, locating the field event infrastructure on the east field would offer a more secure and contained environment for the athletes. Unfortunately the installation of field event infrastructure on the east field would have a significant negative impact on the other existing user groups by restricting their field layouts. Locating the field events on the edge of the east field was considered, however it is not a suitable solution for athletics because the edges of this flood prone and low lying field and are boggy in wet weather. Also of a concern is the susceptibility of long jump and throwing cage infrastructure to flood damage.

With this site now considered unsuitable for a permanent grass track, Toormina will remain the home for Coffs Coast Little Athletics for at least the short to medium term.



4.2 TOORMINA SPORTS COMPLEX

(Refer to page 55 of the Coffs Harbour Sports Facility Plan 2010)

The 2010 master plan for this site has been revised to accommodate the following changes. A copy of the proposed master plan is included in this chapter;

a. Retention of athletics track

With a future permanent grass track at CCSALP East field now unviable owing to changes to Phil Hawthorne Drive, the Coffs Coast Little Athletics will consolidate their activities at Toormina Oval for at least the medium term. In response to this and in preparation for the 2015 season, the Club has invested in new field event infrastructure at Toormina Oval, but they are still challenged with storage requirements and Council will continue to liaise with them to find a way to mitigate the problem.

b. Additional parking

Sawtell and District Football Club is the largest football club in the LGA with membership approaching 500. A future new amenity block located on the west end of the existing main car park will be central to all future fields once the new football field is constructed east of the creek. However, increased provision of playing fields and growth in club membership will further strain demand for parking. Additional parking adjacent to the new football field east of the creek (with a pedestrian link back to the east fields) will ease the parking congestion. Further, it will also help to provide parking for large cycling events held at the velodrome or criterium track.

c. Removal of proposed new public toilets on north end of site

A new public toilet amenity block located on the north boundary is not central enough to offer a convenient service to most sports field players and spectators. More centrally located facilities will be more convenient and well used. Given the large investment required for this type of facility, it has been removed from the plan and the existing public toilet provision in the amenities located close to Toormina Road retained.

d. Retaining existing location of BMX track

The 2010 master plan recommended the BMX be reconstructed in an undeveloped site close to the velodrome. This carried the advantage of amalgamating all the various types of bicycle activities together to create a Bike Park concept.

The cost of replicating the existing track was prohibitive and it was holding back the BMX Club from making improvements to their facility. The Club has since been able to upgrade their track with improved lighting, drainage and bitumen berms

e. Recommendation for BMX to eventually cease use of existing amenities at the bottom of the BMX track.

The existing amenity block located at the bottom of the hill is not connected to the sewer system and relies on a pump station. It is in an isolated location, surrounded by vegetation, and not well designed for optimal personal security of people using the facility.

The Open Space Developer Contribution Section 94 Plan includes an allocation to connect the site to the sewer system close to the canteen building at the top of the hill. This location and building is easily seen from the street and provides greatly improved passive surveillance of the facilities. The sewer connection will allow the Club to undertake future improvements and extensions to the building

without the financial burden of paying to bring the sewer network from a distant location. Should the club develop a sufficient amount of toilets at the top of the site, the existing facility could be decommissioned.

f. Reconfiguration of the Criterium track

The criterium track has been built to minimum standards and has a limited application for events because it is only 3m wide when the standard width for competition is 6m.

The 2010 master plan outlined a track course which has drawn criticism and raised safety concerns owing to the design including some sharp corners.

The 2010 master plan design also included the need to construct culvert crossings over the large drain and added design costs to construct the track through a wet low lying area.

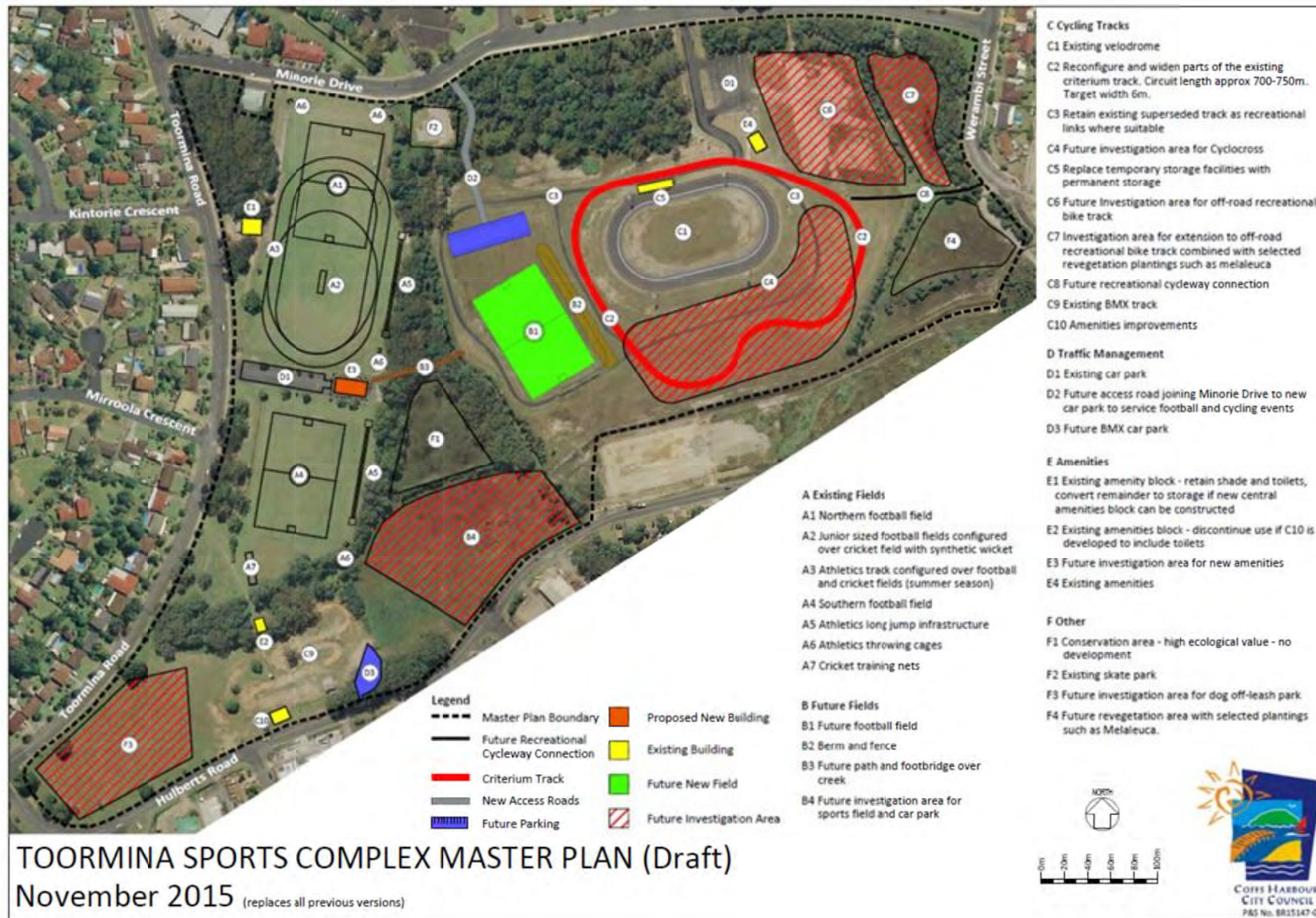
The new course design, although conceptual only at this stage, delivers a shorter but wider track with more subtle cornering while retaining some interesting features. It does not extend into the low lying wet area on the east of the site.

g. Removing netball training courts from the plan

The 2010 Plan included provision for up to 6 courts for netball. Leading up to the 2010 Plan the Sawtell Toormina Club had been using grass courts next to the velodrome for training once a week. These courts had poor visual surveillance and were poorly drained. The club ended up returning training to Vost Park where the standard of facility is much higher.

Subsequent investigations have identified that the Sawtell Toormina Club is one of five clubs in the Coffs Harbour association, and their need for a training venue for is generally limited to junior teams. With potential use limited to mainly junior teams from one club training for roughly six months a year, the 2010 recommendation is not considered to provide a cost effective facility model for this sport.

Alternately, investment in a centralised facility at Vost Park is considered to deliver greater overall benefit to the regions netball players, as compared with the development of satellite training facilities. This strategy is commonly adopted in other regional areas, for example Port Macquarie has one facility with 11 courts for training and competition purposes for over 1200 players.



4.3 FUTURE MOONEE SPORTS COMPLEX

(Refer to page 58 of the Coffs Harbour Sports Facility Plan 2010)

The 2010 master plan for this site has been revised to accommodate the following changes. A copy of the proposed master plan is included in this chapter;

a. Removal of two rectangular fields and one AFL/cricket oval

The low lying areas of the future Moonee Sports Complex were mapped as an endangered ecological community as part of Council's fine scale vegetation mapping and adopted by Council in 2013. This is a major constraint on site development and now requires this section of the land to be reserved for conservation purposes. The original master plan included two levels or decks of playing fields separated by a batter. A batter through the middle of the site remains on the master plan (although slightly repositioned), however now the lower portion of the site is reserved for conservation purposes. This conservation area has been limited to only the areas mapped as an endangered ecological community in order to maximise the sport field provision.

b. Removal of footprint for an indoor multipurpose centre

The 2010 Plan had considered two sites for a future multipurpose indoor centre; one on this site and the other at the future West Woolgoolga Sports Complex site. In 2011 Council confirmed its support for the West Woolgoolga site and the future West Woolgoolga Sports Complex site master plan was reviewed to incorporate a multi-purpose indoor centre.

c. Amenity Block provision reduced from two to one

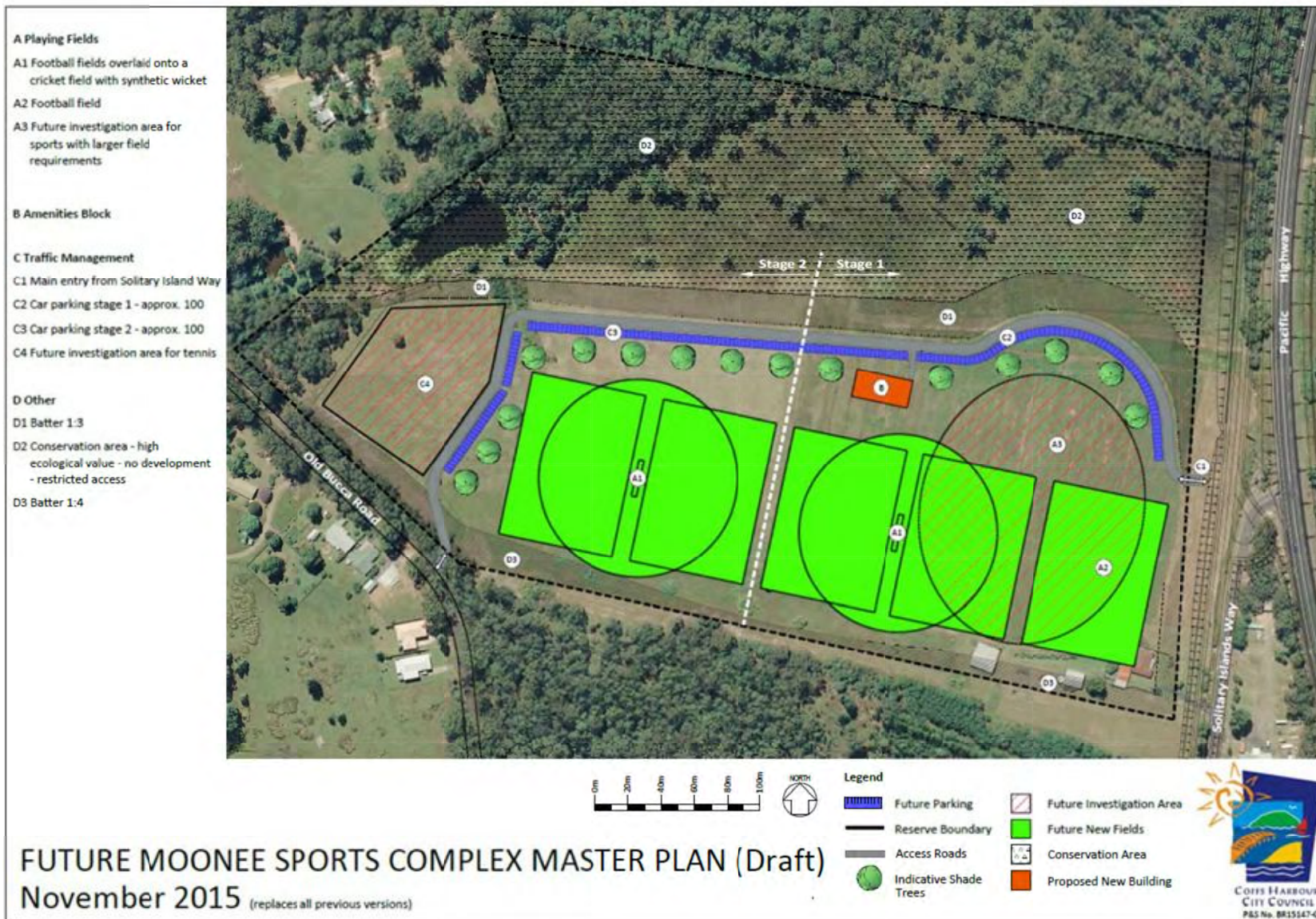
The reductions in the number of fields the site can now accommodate allowed the design to keep all the fields on one level or deck, therefore eliminating the need for two separate amenity blocks.

d. Relocation of main entry

In order to reduce the length of the internal road network and to reduce the cost of this infrastructure, the main entrance was moved approximately 100m north along Solitary Islands Way.

e. A change in the range of sports using the site.

Participation trends in rugby league and rugby union have indicated these two sports have adequate provision for the long term on other sites in the LGA. Therefore the two rectangular fields were removed from the plan. Football and cricket remain the two key user groups on this site and are driving most of the demand. The east end of the site has enough size to accommodate an AFL oval, and this is noted on the plan as an area of investigation for this sport. Current participation trends for AFL suggest this field is not needed for the short to medium term, however this can be reassessed at a future date if investigations indicate a significant change in demand.



4.4 FUTURE WEST WOOLGOOLGA SPORTS COMPLEX

(Refer to page 57 of the Coffs Harbour Sports Facility Plan 2010)

The 2010 master plan for this site has been revised to accommodate the following changes. A copy of the proposed master plan is included in this chapter;

In August 2012, Council adopted a revised master plan and sports field layout for the future West Woolgoolga Sports Complex. The features of this master plan remain largely the same, with the following small changes;

a. Removal of the baseball batting cage

The 2010 Plan had endorsed a facility model for baseball involving a central competition venue combined with satellite training facilities and a batting cage for baseball had been included in the 2012 adopted master plan.

Given the trends in baseball participation levels and the high cost of infrastructure it requires, the five year review recommends centralised provision of facilities for baseball at Coffs Coast Sport and Leisure Park.

b. Small refinements to the footprint of the Multipurpose Centre and amenity block.

In 2013 Northern Beaches Chamber of Commerce multipurpose Centre committee developed architectural concept plans for the multipurpose centre. The proposed building footprint and the two proposed stages of development are shown on the 2015 master plan.

c. Change in location for a future proposed playground

The 2012 plan included a small area for a playground to serve the needs of the sports complex user groups and the future surrounding residents. This area was small and offered limited passive surveillance opportunities. In addition, to accommodate a total of three courts, the space was required by multipurpose centre. An investigation area over a sizable piece of land on the north-west corner of the site has been nominated for future investigation to assess its suitability for playground facilities.

d. Inclusion of small amenities to service users of the western fields proposed for inclusion in the second stage of the multipurpose centre.

When the concept plan for the multipurpose centre was designed in 2013, it was determined it would be more cost effective to construct a small amenities within the multipurpose centre rather than construct a stand-alone structure. This would also allow for use by the indoor centre users as well.

e. The inclusion of a shade shelter for the western fields.

A shade shelter is proposed as more cost effective structure than building a complete stand-alone amenities block. Its location will offer good passive surveillance opportunities.

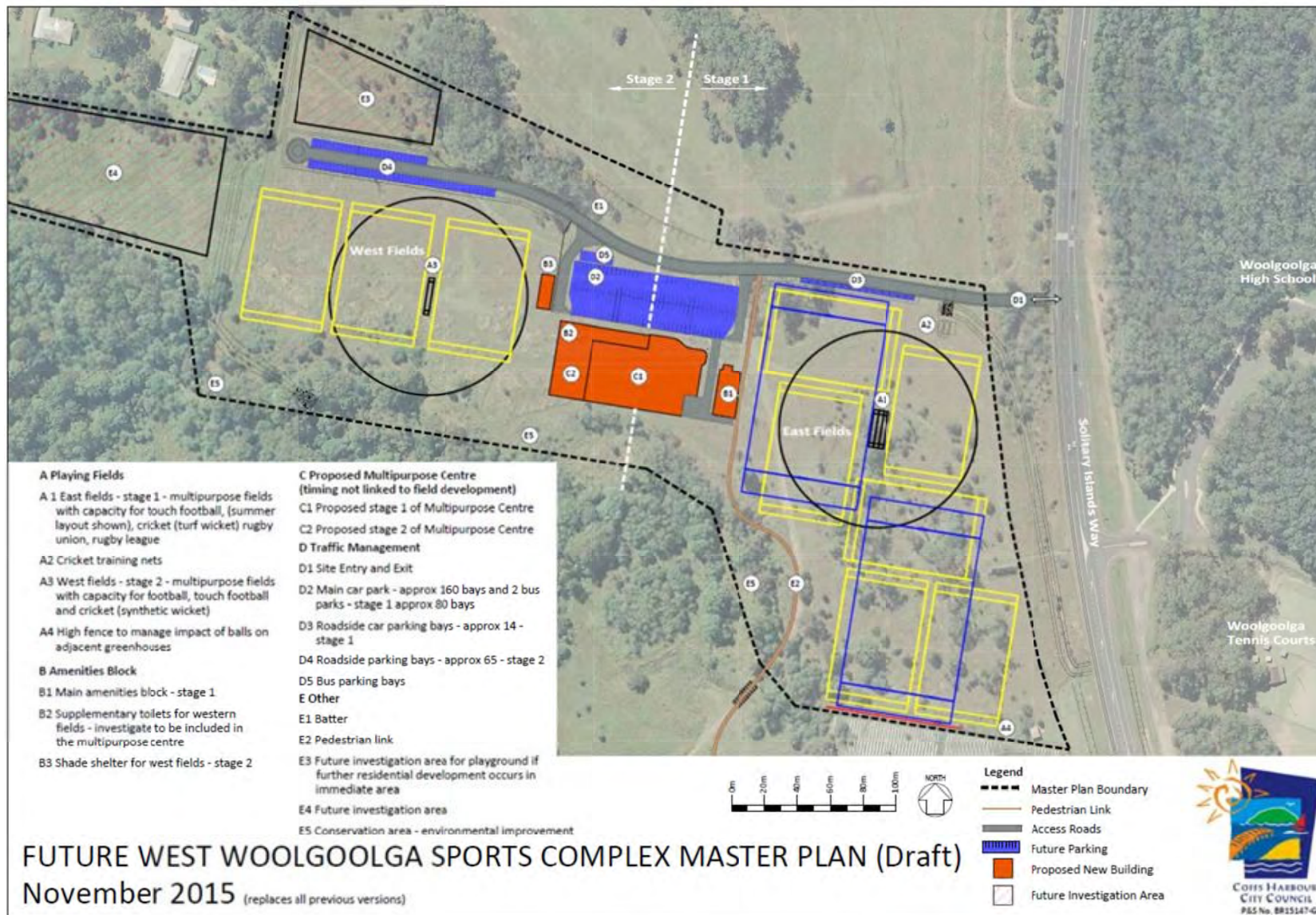
f. A reduction in the length of pedestrian links

The 2012 included an extensive network of paths designed to facilitate movement within and through the site by sports participants and as a recreational walking opportunity for future residents. This level of provision is not replicated anywhere else at sport field in the LGA and was determined to be excessive. As a result the length of pedestrian links have been reduced.

g. Inclusion of high fence behind the baseline of the southern rugby field.

A high fence behind the baseline of the southern rugby field will help manage the impact of balls on the adjacent greenhouses on the neighbouring property.

DRAFT



CHAPTER 5 - CAPITAL WORKS SCHEDULE

The table in Appendix 1 is an updated listing of all identified capital improvement projects emanating from the 2010 study and associated strategic directions. The table incorporates the following information:

- An inventory of existing facilities by Planning Precinct, then by specific reserve or facility.
- The ownership and management arrangements for all reserves / facilities.
- A listing of all capital improvement projects and associated strategic directions.
- A proposed timeframe for implementation of all projects that reflects community need, where:

ST = Short Term (1 – 7 years).

MT = Medium Term (8 – 12 years).

LT = Long Term (13+ years).

Note, the timeframe for implementing projects that either wholly or partly relies on Council funds will be dependent upon Council's budget considerations and capital works program.

The Planning Precincts used throughout this report and which are incorporated in the Capital Works Schedule table in Appendix 1 are defined below.

Precinct Name	Townships / Areas within the Precinct
Far Northern Beaches	Red Rock, Corindi Beach
Woolgoolga	Arrawarra, Mullaway, Woolgoolga, Safety Beach
Northern Beaches	Sandy Beach, Emerald Beach, Moonee Beach
Coffs Harbour Urban	Coffs Harbour Urban Area, Korora, North Boambee Valley
Korora West / Moonee West	West of the Pacific Highway extending north of Coffs North and Korora
Middle Boambee	West of the Pacific Highway extending along the Boambee Valley
Sawtell / Toormina / Boambee East	Sawtell, Toormina, Boambee East
Bonville	Bonville
Far North Rural	Dirty Creek, Upper Corindi, Barcoongere
North Rural	Nana Glen, Bucca
South Rural	Coramba, Karangi, Upper Orara
Far West Hinterland	Lowanna, Ulong

Quick Reference Guide to Listings in the Capital Works Schedule

NAME OF SPORTS VENUE (ALPHABETICAL ORDER)	PAGE
Ayrshire Park	11
Boambee Reserve	12
Brelsford Park	5
C.ex Coffs International Stadium	6
Centennial Oval	2
Clive Joass Memorial Sports Park (formerly High St Sports Complex)	2
Coffs Coast Sport and Leisure Park	6
Coffs Harbour Showground	5
Combined Street Sportsground - Future Project	9
Coramba Recreation Reserve	17
Corindi Beach Community Tennis Court	1
Corindi Sportsground	1
England's Park	6
England's Park Tennis Courts	6
Fitzroy Oval	5
Forsyth Park (aka Maclean St Oval)	8
Geoff King Motors Oval (formerly Advocate Park)	7
Hillview Tennis Courts	8
Jetty Oval	5
Korora Oval	5
Lowanna Community Tennis Courts	18
Lower Bucca Sportsground	16
Moonee Sports Complex - Future Project	10
Moonee Tennis Courts	4
Nana Glen Sport Recreation and Equestrian Centre	16
Nana Glen Sports Field	16
Nana Glen Tennis Courts	16
Polwarth Drive Sports Field	8
Red Rock Community Tennis Court	1
Reg Ryan Oval	8
Richardson Park	13
Sawtell Oval	13
Sawtell Tennis Courts	14
Sawtell Toormina Sport and Recreation Club	12
Sportz Central	7
Toormina Sports Complex	12
Ulong Showground	18
Upper Orara Recreation Reserve	17
Vost Park Netball Complex	8
West Woolgoolga Sportsground (Future Project)	3
Westside Tennis Courts	9
Woolgoolga Netball courts	3

NAME OF SPORTS VENUE (ALPHABETICAL ORDER)	PAGE
Woolgoolga Sportsground	2
Woolgoolga Tennis Courts	3
York St Oval	5

Important Notes:

1. *The identification of a project within the Sports Facility Plan does not commit any organisation to a responsibility for funding allocated projects, including Coffs Harbour City Council, which has to balance its limited resources with other commitments and projects.*
2. *Lessees are expected to continue to generate the majority of funding for facility upgrades.*
3. *Commitment to and allocation of funds to particular projects will be determined following an assessment of the capacity of an organisation to contribute funds.*
4. *Many of the new and upgrade projects identified for existing sporting facilities will require specialist contractors to undertake a more detailed investigation and scoping of works to enable a more accurate quantum of costs to be provided.*

DRAFT

APPENDIX 1 - CAPITAL WORKS SCHEDULE

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
Far Northern Beaches Planning Precinct								
Corindi Sportsground								
1		2 football fields (synthetic wicket)	Football	Crown	LPMA / Reserve Trust	Upgrade floodlights on 1 field (to Australian Standard 2560 Series)	ST	completed
			Cricket			No change		
2			Equestrian			Explore feasibility of raising turf levels in low lying boggy section of the equestrian area	MT	
3		Amenities block			Upgrade Amenities block	MT		
Corindi Beach Community Tennis Courts								
4		1 tennis court	Tennis	Crown	LPMA / Reserve Trust	Redevelop as multipurpose court	ST	planned to completed by June 2016
Red Rock Community Tennis Courts								
5		1 tennis court	Tennis	Crown	LPMA / Reserve Trust	Redevelop as multipurpose court	ST	

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015	
Woolgoolga Planning Precinct									
Centennial Oval									
6		1 oval (2 synthetic wickets)	Australian football	Council	Leased to Woolgoolga Sports Council	Upgrade floodlights (to Australian Standard 2560 Series)	ST		
7			Cricket			Upgrade sub-surface drainage	ST		
							No change		
8			Rugby Union			Cease use for Rugby Union (pending new field developed at West Woolgoolga Sportsground)	LT		
9			Amenities block			Provide additional permanent storage	ST		
10						Improve drainage in front of Amenities block	ST		
11						Provide car parking along Fawcett Street	MT		
12							Close-in the existing open drain	ST	Completed
Woolgoolga Sportsground									
13		2 rectangular fields	Rugby League	Crown	Council controlled - Leased to Woolgoolga Sports Council	Install sub-surface drainage (eastern field)	ST		
14			Cricket			Install floodlights on eastern field (to Australian Standard 2560.Series)	ST		
15						Install manual irrigation system to eastern & western fields)	ST		
16			Athletics			Upgrade existing floodlights on western field (to Australian Standard 2560 Series)	ST		
			Touch			No change			
			2 Amenities block			Install shade / shelter	MT		
17									
Clive Joass Sports Park (formerly known as High St Sports Complex)									
15		2 rectangular fields (synthetic wicket)	Football	Crown	Council controlled - Leased to Woolgoolga Sports Council	Upgrade floodlights on southern fields (to Australian Standard 2560 Series)	ST		
			Cricket			No change			
16		1 oval (turf wicket, baseball/softball net)	Cricket			Replace turf wicket with a synthetic wicket after a new turf wicket is established at the proposed West Woolgoolga Sportsground	MT		
			Football						
17			Baseball / Softball			Remove back net (pending development of West Woolgoolga Sportsground)	MT		
18						Install sub surface drainage and irrigation into northern field	MT		
19						Install floodlights onto northern field (to Australian Standard 2560.Series)	MT		
20		2 Amenities blocks	Provide additional permanent storage			ST			
21			Install additional shade / shelter across all fields			ST			
22		Car park	Upgrade access road and carpark			ST			

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015			
Woolgoolga Tennis Courts											
23		6 tennis courts	Tennis	Crown	Council controlled - Leased to Woolgoolga Tennis Club	No change to number of courts	Timing dependent upon assessment of court conditions and needs				
		Clubhouse				Upgrade court surface and floodlighting, as required					
						No change					
Woolgoolga Netball Courts											
24		4 asphalt courts	Netball	Council	Leased to Woolgoolga Sports Council	Rebuild the existing 4 asphalt courts	ST	completed 2015			
25		2 grass courts				Reallocate the existing 2 grass courts to the community garden and to develop four grass courts east of the 4 hard courts	MT				
		Clubhouse				No change					
West Woolgoolga Sports Complex (future project)											
26		Football	Rugby Union	Council	Yet to be determined	West precinct: Construct 3 new rectangular fields (capacity for 3 football fields, 3 touch football fields, with cricket overlay for 1 oval)	LT				
		Cricket									
		Touch									
27									East precinct: Construct 2 rectangular fields with capacity for Rugby Union/League, 6 touch football fields and 1 cricket oval with turf wicket	MT	
29									Construct 1 Amenities block and associated infrastructure (access road, car parking, paths, landscaping, etc)		
30									Site Preparation - Undertake bulk earthworks	ST	Completed in 2014
31		Basketball							Undertake a detailed business and feasibility plan on an indoor multipurpose centre	MT	
	Netball Other indoor sports	Develop an indoor multipurpose centre pending the outcome of a detailed business and feasibility plan.	MT								

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
	Northern Beaches Planning Precinct							
	Moonee Beach Tennis Courts							
32		1 tennis court	Tennis	Crown	LPMA / Reserve Trust	Redevelop as multipurpose court	ST	

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
Coffs Harbour Urban Planning Precinct								
Korora Oval								
33		1 football field	Football	Council	Council - seasonal hire	Install high fence along east and north boundaries	ST	
34						Plant screen trees along east boundary	ST	
		Amenities block				No change		
York Street Oval								
35		4 football fields (4 senior & junior)	Football	Council	Council - seasonal hire	Upgrade floodlights for 1 senior soccer field (to Australian Standard 2560 Series)	ST	
36			Softball			Prepare a master plan that reconfigures the field layout to provide 3 senior soccer fields plus junior fields, and 6 softball fields	ST	completed
			Athletics			Replace football fields with track and field event infrastructure and additional storage after Northern Storm relocate to Moonee Sports Complex	MT	
37			Amenities block			Extend and upgrade the Amenities block	ST	
38						Provide off-street car parking	MT	
39						Install shade / shelter across the reserve	ST	completed by Northern Storm FC 2015
Coffs Harbour Showground								
40		1 football field	Football	Crown	LPMA / Reserve Trust	Cease use for soccer	ST	completed
Fitzroy Oval								
41		1 oval (turf wicket)	Australian football	Crown	Council controlled - seasonal hire	Install floodlights (to Australian Standard 2560 Series)	ST	completed
42			Cricket			Install sub-surface drainage	ST	
43			Amenities block			Replace existing Amenities block	ST	
Brelsford Park								
44		1 oval (turf wicket)	Cricket	Council	Council - seasonal Leased to Coffs Harbour Tennis Club	Cease use for cricket after the 2016/17 season	ST	
45		9 tennis courts	Tennis			Redevelop tennis facility as per adopted 2013 Brelsford Park aster plan	MT	
		Clubhouse						
Jetty Oval								
46		1 oval (synthetic wicket)	Cricket	Crown	Council controlled - seasonal hire	No change		
			Australian football			Cease use for training pending availability of Fitzroy Oval for training	ST	completed
47						Upgrade floodlighting	MT	
48			Amenities block			Upgrade Amenities block	MT	
49						Develop shade/shelter on the western side	MT	
50			Develop angle parking along Orlando Street	MT				

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
	Englands Park							
		1 jnr oval	cricket	Crown	Council controlled - seasonal hire			
	Englands Park Tennis Courts							
52		6 tennis courts	Tennis	Crown	Council controlled - Leased to Englands Park Tennis Club	No change to number of courts Upgrade court surface and floodlighting, as required	Timing dependent upon assessment of court conditions and needs	
		Clubhouse				No change		
	C.ex Coffs International Stadium							
53		Stadium and ancillary infrastructure	Various sports / uses	Council	Council	Undertake feasibility study of facility upgrades, including seating capacity	ST	
	Coffs Coast Sport and Leisure Park							
54		West precinct: Oval 1 (turf wicket) cricket training nets	Cricket	Council	Council	Install an electronic scoreboard	MT	
55			Regional training and events			Seal carpark	ST	
56						Install shade / shelter	ST	completed
57		Amenities block Oval 1/2				Provide a permanent canteen and additional permanent storage (also servicing Oval 2)	ST	
58		West precinct: Oval 2 (turf wicket)	Cricket			No change		
			Baseball			Install a new permanent baseball back net at Association cost	ST	
59			Regional training and events			No change		
60						Seal carpark	ST	
61			Baseball			Install floodlighting (to Australian Standard 2560 Series)	MT	Completed 2015
62						Install a batting cage at Association cost (per master plan)	ST	
63		West Precinct: Oval 3	Regional training and events			Install shade / shelter	ST	
64						Seal carpark	ST	
						Install floodlighting (to Australian Standard 2560 Series)	LT	
		Amenities block				No change		

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
65		East Precinct: 1 synthetic hockey field	Hockey		Leased to CH & DHA	Integrate current field with proposed new field	ST	
66		East Precinct (6 grass hockey fields) (synthetic wicket)	Hockey	Council		Construct a second synthetic hockey field and continue to use at least two grass fields	MT	
67			Cricket			To construct a turf pitch and associated storage shed to create dual wicket.	ST	
72		East precinct: Amenities block				Construct new shelter or amenities to service hockey in conjunction with development of the second synthetic hockey pitch	MT	
73						Construct an additional car park off Phil Hawthorne Drive, south of the Amenities block	MT	
75			West Precinct (Undeveloped space north of Ovals 1, 2 & 3)			Football (and Regional events)	Construct 5 new rectangular fields	MT
76		Install floodlights on all fields (to Australian Standard 2560 Series)					MT	
77		Construct 1 Amenities block and associated infrastructure, including carpark					MT	
78	Install 3 new footbridges to connect northern and southern fields (per master plan)	MT						
79	Upgrade access road and construct car parking, paths, landscaping	MT						
Geoff King Motor Oval (formerly Advocate Park)								
80		2 rectangular fields	Rugby League	Council	Leased to Coffs Harbour Rugby League FC	Install sub-surface drainage (both fields)	ST	main field completed by Club in 2014
81						Upgrade floodlighting (both fields)	ST	main field upgraded by Club in 2013
83		3 multipurpose fields	Touch and Oztag			Install sub surface drainage	LT	
84						Install floodlighting	LT	
85						Amenities block	Upgrade Amenities block	MT
Sportz Central								
86		3 full-size courts	Basketball Netball Other indoor sports	Council	Managed under S377 Management Committee	Upgrade and extend the Centre to incorporate 1 - 2 additional full-size courts (at least 1 being a full-size netball court), and associated player and referee change rooms	ST	
87						Upgrade Centre kitchen facilities to commercial standard	ST	Completed 2013
88						Extend the meeting and administration areas, as required to accommodate additional activities	MT	
89						Provide additional car parking for Centre patrons	ST	

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
	Reg Ryan Oval							
90		1 oval (synthetic wicket, cricket training nets, 1 baseball/softball back net) Amenities block	Cricket Baseball / Softball	Council	Council - seasonal hire	No change Potential impact on amenities block, pending plans to extend Sportz Central and/or to extend the car park.	ST	
	Polwarth Drv Sports Fields							
91		2 soccer fields Amenities block	Soccer	Council	Leased to Coffs Coast Tigers SC	Upgrade floodlights on western field (to Australian Standard 2560 Series) No change	MT	
	Forsyth Park (McLean St Reserve)							
92		3 rectangular fields (synthetic wicket)	Football	Council	Council - seasonal hire	Upgrade floodlights (to Australian Standard 2560 Series)	ST	
93	Cricket		Upgrade sub surface drainage			MT		
94		Amenities block				Upgrade Amenities block (but consider replacing and relocating it to the eastern end of the reserve)	MT	
95						Develop shade/shelter/landscaping.	ST	
96						Develop angle parking in McLean St	MT	
	Vost Park Netball Complex							
		9 asphalt courts	Netball	Council	Leased to Coffs Harbour Netball Association	To upgrade lights on the 9 asphalt courts	ST	
		12 grass courts				No change		
		Clubhouse				No change		
97						Construct a two covered courts	MT	
	Hillview Tennis Courts							
98		2 tennis courts Clubhouse	Tennis	Council	Council	Cease use for organised tennis (club disbanded in 2009) Investigate an alternate recreational use for the site	ST	

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
	Westside Tennis Courts							
99		8 tennis courts	Tennis	Council	Leased to Westside Tennis Club	No change to number of courts		
		Clubhouse				Upgrade court surface and floodlighting, as required	Timing dependent upon assessment of court conditions and needs	
100						No change		
101						Undertake a flood study to investigate the viability of constructing new courts on adjoining land to the south	ST	
						Construct 3 new tennis courts (pending outcome of flood study)	MT	
	Proposed New Combine Street Sportsground							
107		Football		Council	Yet to be determined	Construct 1 junior & 1 senior soccer field (with cricket overlay for 1 ovals)	LT	
108		Cricket				Construct 1 Amenities block and associated infrastructure (car parking, paths, landscaping, etc)	LT	

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015		
	Korora West / Moonee West Planning Precinct									
	Proposed New Moonee Sports Complex									
110			Football	Council	Yet to be determined	Construct 5 new football fields (football fields to have cricket overlay for 2 ovals with synthetic wickets)	MT			
			Cricket							
111			Australian football					Construct 1 AFL oval pending future investigation findings	MT	
113								Construct 1 Amenity block and associated infrastructure (access roads, car parking, paths, landscaping, etc)	MT	
115			Tennis			Construct a new 6 court tennis centre (with potential for later expansion to 8 courts)	LT			

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
	Middle Boambee Planning Precinct							
	Ayrshire Park							
116		2 Senior football fields (1 small)	Football	Council	Managed under S377 Management Committee	Upgrade floodlights on main field (to Australian Standard 2560 Series)	ST	
117		1 junior field				Extend playing surface, where possible	MT	
118						Install new screen fence, where required	ST	
119						Install floodlights, where practical, onto the second field (to Australian Standard 2560 Series)	MT	
120		Amenities block				Extend Amenities block to incorporate new player change rooms (and remove temporary facilities)	ST	
121						Seal car park	MT	

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
Sawtell / Toormina / Boambee East Planning Precinct								
Boambee Reserve								
		2 junior football fields (synthetic wicket)	Football	Crown	LPMA / Reserve Trust	No change		
			Cricket			No change		
		Amenities block				No change		
Sawtell-Toormina Sport & Recreation Centre								
122		2 rugby league fields	Rugby League	Council	Leased to Sawtell-Toormina Sport & Recreation Club	Install sub-surface drainage (both fields)	ST	
123						Install floodlights on north field (to Australian Standard 2560 Series)	ST	
124		1 junior field	Upgrade to a senior-size field			MT		
125			Upgrade floodlights on east field (to Australian Standard 2560 Series)			MT		
126		Amenities block	New Amenities block			ST	completed by Club	
129		2 rugby union fields	Install sub surface drainage both fields			ST		
130		Amenities block	Upgrade Amenities block			ST		
131			Extend Carparking			MT		
132			Upgrade the fencing along the main road frontage			ST		
Toormina Sports Complex (including Toormina Oval and Hulberts Road Reserve)								
133		2 football fields	Football	Council	Council - seasonal hire	Install floodlights on southern field (to Australian Standard 2560 Series)	ST	
134			Upgrade sub-surface drainage to northern field			ST		
135		2 junior football fields (synthetic wicket) (grass athletic track)	Cricket			No change		
			Athletics			Cease use for athletics after Northern Storm FC move to Moonee Sports Complex	MT	
136		Amenities block	New Amenities block (in accordance with reserve master plan)			MT		
137			Upgrade and extend carpark and access road (in accordance with reserve master plan)			MT		
138		Cycling velodrome	Provide permanent storage / shade / shelter			MT		
139			Extend and re-route circuit (in accordance with reserve master plan)			MT		
140		Criterion circuit	Cycling	Coffs Harbour Cycle Club		Install viewing terrace at the finish line	MT	

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
141		Nil	Netball		Council	No change	MT	
144			Football			Construct 1 full-size football field (in accordance with reserve master plan)	MT	
145		Synthetic wicket and training nets	Cricket			New junior-size cricket oval (only if Sawtell Oval is required for the proposed Regional tennis complex) (in accordance with reserve master plan)	MT	
146		BMX Circuit	BMX		Leased to Sawtell BMX Club	No change		Existing track location confirmed
147					Council	Sewer connection to site	MT	
148		Amenities block				Improvements to amenities on close to Hulberts Road	MT	
149						Construct new car parking off Hulberts Road	MT	
Richardson Park								
150		1 AFL oval (overlaid onto 2 cricket ovals - 2 turf wickets)	Australian football	Crown	Council controlled - seasonal hire	Install new floodlights (to Australian Standard 2560 Series)	MT	
151		Cricket training nets	Cricket			Install sub-surface drainage	ST	completed
						No change		
						Install Irrigation		
152		Amenities block				Provide additional permanent storage	ST	
153						Provide shade planting / landscaping	ST	
154						Extend and seal car park	MT	
Sawtell Oval								
155		1 oval (synthetic wicket)	Cricket	Crown	Council controlled - seasonal hire	Cease use for cricket (pending the need to utilise the oval for the expansion of the Sawtell Tennis Centre)	MT	

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
	Sawtell Tennis Courts							
156		12 tennis courts	Tennis	Crown	Council controlled - Leased to Sawtell Tennis Club	Undertake a detailed feasibility study to investigate the redevelopment of Sawtell Courts into a Regional tennis centre and to include an analysis of the tennis industry in the LGA	ST	
157		Construct an additional minimum 8 courts and associated infrastructure (pending outcome of feasibility study)				MT		
158	Clubhouse	Upgrade or replace clubhouse (pending outcome of feasibility study)				MT		

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
	Bonville Planning Precinct							
	No sporting facilities available, no new ones planned within the life of this Plan. To be reviewed in conjunction with Council's Growth Strategies.							
	Far North Rural Planning Precinct							
	No sporting facilities available, no new ones planned within the life of this Plan. To be reviewed in conjunction with Council's Growth Strategies.							

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
North Rural Planning Precinct								
Nana Glen Sports Field								
		2 rectangular fields (synthetic wicket)	Football Cricket	Council	Council - seasonal hire	No change		
159						New Amenities block / storage building	MT	
160						Install shade / shelter	ST	
161						Construct car parking, paths, and landscaping	ST	
Nana Glen Tennis Courts								
162		2 tennis courts	Tennis	Council	Managed under S377 Management Committee	No change		
		Clubhouse				No change		
Nana Glen Sport, Recreation and Equestrian Centre								
		Multipurpose field (synthetic wicket)	Cricket	Council	Managed under S377 Management Committee	No change		
		Polocrosse fields, main arena, cross country course, outdoor dressage arena	Equestrian			Pipe open stormwater drain and construct additional field and course space	MT	new line item consistent with recommendation in SFP2010 p79
Lower Bucca Sportsground								
163		1 sports field (synthetic wicket)	Cricket	Crown	LPMA/ Reserve Trust	Re-establish, as required	Timing dependent upon assessment needs	
		2 tennis courts	Tennis			No change to number of courts		
		Clubhouse				No change		

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015	
South Rural Planning Precinct									
Coramba Recreation Reserve									
164		2 rectangular fields	Rugby League	Crown	Council controlled - Leased to Orara Valley Axemen RLC	Install sub-surface drainage into the main field	MT		
165						Upgrade floodlights on main field (to Australian Standard 2560 Series)	ST	completed by OVPA	
166						Prepare a master plan for the reserve to assess the capacity to create an additional rectangular field in the western precinct	ST	completed by CHCC in 2015	
169						Clubhouse	Upgrade the clubhouse	MT	completed by OVPA
170						Amenities block	Expand Amenities block to provide additional change rooms and storage	ST	
171						Carpark	Upgrade carpark and access road	ST	
172							Upgrade fencing	ST	
Upper Orara Recreation Reserve									
173		1 football field	Football	Crown	LPMA / Reserve Trust	Upgrade floodlights (to Australian Standard 2560 Series)	ST		
						Investigate purchase of land to develop an additional full-sized football field	ST		
174		2 tennis courts	Tennis			Re-establish, as required			
175		Clubhouse				Upgrade the clubhouse	MT		
176		Amenities block				Upgrade the Amenities block	MT		

Draft of Capital Works Schedule* for the Five Year Review of the 2010 Coffs Harbour Sports Facility Plan (updated November 2015)

*Previously referred to as Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	Five Year Review Update 2015
Far West Hinterland Planning Precinct								
Ulong Showground								
		Multipurpose field		Crown	Council controlled - Managed under S355 Management Committee	No change		
177		1 tennis court	Tennis			Redevelop as multipurpose court	MT	
Lowanna Community Tennis Courts								
178		1 tennis court	Tennis	Crown	LPMA / Reserve Trust	Redevelop as multipurpose court	ST	

Other Projects								
CHEC / SCU Indoor Sports Centre								
179		1 full-size court	Basketball Indoor hockey Badminton	CHEC / SCU	Private	Investigate the feasibility of a partnership arrangement with CHEC / SCU in relation to sports infrastructure which offer benefit to SCU/CHEC and the community as the need arises.	ST	



Attachment 1

COFFS HARBOUR CITY COUNCIL
Locked Bag 155 COFFS HARBOUR NSW 2450
www.coffsharbour.nsw.gov.au



Coffs Harbour Sports Facility Plan

Prepared by Simon Leisure Consulting
October 2010

Adopted by Council on 14 October 2010



TABLE OF CONTENTS

1. EXECUTIVE SUMMARY	1
2. INTRODUCTION	2
2.1. Project Aims and Objectives	2
2.2. Project Scope	3
2.3. Project Management	4
3. STRATEGIC CONTEXT	5
3.1. Corporate Policy and Planning	5
3.2. Demographic Characteristics of the Coffs Harbour LGA	5
3.3. Population Projections	7
3.4. Population Characteristics of the 12 Planning Precincts	8
3.5. Current Sports Facility Provision	12
3.5.1. Adequacy of Sporting Facilities	13
3.6. Land Management Framework	15
4. BROAD SPORTS PARTICIPATION TRENDS	16
4.1. General Participation Trends in Physical Activity	16
4.2. Sports Participation Trends Ð Adults	16
4.3. Sports Participation Trends - Children	18
5. STRATEGIC PROVISION OF SPORTS FACILITIES	20
5.1. Principles	20
5.2. Sports Facility Hierarchy	20
5.2.1. Description of Levels Within the Hierarchy	21
5.2.2. Proposed Provision of Sports Facilities by Hierarchy	22
6. SPORTS FACILITY NEEDS ANALYSIS	24
6.1. AFL	25
6.2. Athletics	27
6.3. Baseball	29
6.4. Basketball	31
6.5. Cricket	33
6.6. Hockey	36
6.7. Netball	38
6.8. Rugby League	40
6.9. Rugby Union	42
6.10. Soccer	44
6.11. Softball	48
6.12. Tennis	50
7. KEY DEVELOPMENTS FOR SELECTED SITES	53

7.1.	Coffs Coast Sports and Leisure Park	53
7.2.	Sawtell Tennis Centre	55
7.3.	York Street Oval	55
7.4.	Toormina Sports Complex (Hulberts Road Reserve / Toormina Oval).....	55
7.5.	Sportz Central.....	56
7.6.	West Woolgoolga Sportsground (Proposed)	57
7.7.	Combine Street Reserve (Proposed)	58
7.8.	Moonee Sports Complex (Proposed)	58
8.	SPORTS FACILITY HIERARCHY & DESIRED STANDARDS FOR PROVISION	60
8.1.	Overview	60
8.2.	Playing Surfaces and Other Infrastructure	61
8.2.1.	AFL and Cricket - Desired Standards of Provision	61
8.2.2.	Athletics - Desired Standards of Provision	62
8.2.3.	Baseball and Softball - Desired Standards of Provision	64
8.2.4.	Hockey - Desired Standards of Provision.....	65
8.2.5.	Netball (Outdoor) - Desired Standards of Provision	66
8.2.6.	Rugby League / Union - Desired Standards of Provision	67
8.2.7.	Soccer - Desired Standards of Provision	68
8.2.8.	Tennis - Desired Standards of Provision	69
8.3.	Amenity Blocks / Clubrooms.....	70
8.3.1.	AFL / Cricket Amenity Block - Desired Standards of Provision	71
8.3.1.	Rugby League / Union Amenity Block - Desired Standards of Provision	72
8.3.2.	Soccer / Baseball / Softball Amenity Block - Desired Standards of Provision	73
8.3.3.	Netball Amenity Block - Desired Standards of Provision.....	74
8.3.4.	Tennis Clubroom - Desired Standards of Provision	74
9.	CAPITAL WORKS PRIORITISATION ASSESSMENT	75
10.	OTHER SPORTS	77
11.	CAPITAL WORKS SCHEDULE.....	ERROR! BOOKMARK NOT DEFINED.

APPENDIX

- Appendix 1 - Summary of Reference Reports
- Appendix 2 - Audit of Existing Sporting Facilities
- Appendix 3 - Precinct Maps of Existing and Proposed Sporting Facilities
- Appendix 4 - Trends of Participation in Selected Sports
- Appendix 5 - Summary of Stakeholder Consultation
- Appendix 6 - Participants in Other Sports Consultation
- Appendix 7 - Master Plans for Selected Reserves

1. EXECUTIVE SUMMARY

The *Coffs Harbour Sports Facility Plan* has identified a long-term strategic direction for the provision of a range of upgraded and new sporting facilities to meet the current and future demand for sporting facilities in the Coffs Harbour LGA to the period 2031, and beyond.

The study has researched and assessed a number of key drivers for the development of sporting facilities, including demographic data for the LGA, industry and sports participation trends, local club membership trends and sports participation data, the current range, condition and distribution of facilities throughout the LGA, and stakeholder input and consultation. The Plan recommends over 150 different projects to continue to grow and support the participation by residents in 12 nominated sports, and in a variety of other sports researched for the Plan.

Further, the study has identified the need to develop new sporting reserves in areas projected to experience increased population growth, including multi-sport reserves in West Woolgoolga and Moonee, and upgraded and expanded facilities at Coffs Coast Sport and Leisure Park, York Street Oval, Sportz Central and the Toormina Sports Complex (Hulberts Road Reserve & Toormina Oval precinct).

The *Coffs Harbour Sports Facility Plan* will provide Council and other stakeholders with the necessary planning direction to further develop and expand sporting facilities throughout the Coffs Harbour LGA to enable the Council and its partners to continue to meet the sporting needs and aspirations of its changing population.

2. INTRODUCTION

Coffs Harbour Local Government Area (LGA) is a regional hub for sporting activities along the Mid-North Coast of NSW and features regional level sporting venues, such as the BCU International Stadium and the recently opened velodrome complex. Sport is an important part of the lifestyle for residents in Coffs Harbour City, and the continued growth of the LGA means that Council and other stakeholders will need to continue to carefully plan for new and upgraded sporting facilities to accommodate increasing needs.

Coffs Harbour LGA is a vibrant coastal community with a current population of approximately 70,000 people but which is projected to peak at 100,000 people by 2031. Coffs Harbour is a popular destination for retirees and generally its population profile is shifting towards an older population. The LGA is centrally located between Sydney and Brisbane, and is strategically placed to serve as a major regional centre on the Mid-North Coast, along with Port Macquarie and Grafton.

The topography and other physical features of the LGA have resulted in a linear form of residential development along the coast. Almost three-quarters of the population resides in the three major urban areas of Coffs Harbour, Woolgoolga and Toormina / Sawtell / Boambee, with the balance in other smaller coastal townships and the rural villages in the hinterland.

During the initial phases of the *Coffs Harbour Open Space Strategy* review study, it became clear that a more targeted plan was required to inform the current and future sports facility needs throughout the Coffs Harbour LGA. The review identified that the majority of Coffs Harbour's sporting facilities are aged and require significant investment in order to bring them up to community expectations, and some Development Plans have been prepared for new land release areas, however, many need reviewing in the current sporting context to ensure an appropriate delivery of infrastructure.

Council commissioned Simon Leisure Consulting in March 2009 to undertake the sports facility planning study. The *Sports Facility Plan* is Part 2 of the *Coffs Harbour Open Space Strategy (2009)*, and focuses on the current and future planning for sports facility provision in a context that considers a city-wide approach to needs, and to facility provision in accordance with a four-level hierarchy of facility provision for each sport. The resultant Plan will enable Council and other stakeholders to prioritise sporting infrastructure development and to prepare capital works budgets.

2.1. Project Aims and Objectives

The study had the following Project Aim:

To provide direction for the current and future provision of sports facilities within the Coffs Harbour Local Government Area (LGA) overall, and with specific recommendations for sports with challenges relating to facility provision.

The Project Objectives were (as outlined in the study brief):

1. To enable Council to respond to the changing and diverse sporting needs of the Coffs Harbour community.
2. To conduct a thorough research and consultation process to predict/forecast future local and regional sporting needs generally and for the nominated sports, and to identify gaps and/or surpluses in the existing and planned provision of sporting facilities so that these needs can be met.
3. To identify broad community trends throughout Coffs Harbour with respect to sports provision.
4. To guide and inform future planning processes for sports provision in new release areas.

5. To determine an appropriate balance between domestic and regional sports provision at the Coffs Coast Sport and Leisure Park.
6. To identify further strategic work that may be required outside of this study.

Further, it was agreed that the study should develop a set of guiding Principles for the future provision of sporting facilities (refer Section 5.1).

2.2. Project Scope

Council recognised that it would not be possible to undertake a detailed review and assessment of all sporting and recreational activities currently (or potentially) available in the Coffs Harbour LGA. As a result, the following activities were confirmed to be the key focus for the *Sports Facility Plan*.

- AFL (Australian Rules football)
- Baseball
- Cricket (outdoors)
- Netball
- Rugby union
- Softball
- Athletics (track and field)
- Basketball
- Hockey
- Rugby league
- Soccer¹
- Tennis

These sports were selected on the basis that they have relatively high local participation rates and have a high reliance on their respective facilities being either hired or leased from Council. Other sports where Council has a direct interest in the facility/venue provision have also been considered but in less detail.

Further, the *Sports Facility Plan* confined its scope to the following facilities in relation to the targeted sporting activities:

- Outdoor sporting grounds and associated facilities (i.e. playing fields, amenities blocks, floodlighting, etc),
- Outdoor courts, such as netball courts and tennis courts, and
- Indoor sports facilities and stadiums.

Note, that while it is acknowledged that aquatic infrastructure is a key component of Coffs Harbour's sporting facility network, addressing aquatic needs was outside of the scope of this study, and it is understood that an assessment of the current and future aquatic needs will be addressed through other Council asset management processes. The Plan, therefore, has made no recommendations in relation to aquatic facility provision.

¹ It is acknowledged that the Football Federation of Australia and its affiliate organisations have re-branded soccer in Australia as football. However, given that in NSW the term football is still more commonly identified as a term for rugby league, and given that the change in terminology for soccer to football is still relatively recent, the term soccer has been retained throughout this project as the reference to the round-ball form of football.

2.3. Project Management

The *Sports Facility Plan* study was managed on a day-to-day basis by Council's Senior Technical Officer (Recreation Services Strategic), with additional input and support provided by the Project Working Group that comprised of the following Council staff.

- Manager, Sport Unit.
- Manager, Recreation Services Operations.
- Senior Technical Officer, Recreation Services Strategic.
- Sports Development Officer, Sports Unit.

The assistance provided by the following two external stakeholders and their contribution towards the preparation of the *Sports Facility Plan* is acknowledged:

- Chairperson of the Coffs Sports Advisory Council.
- Chairperson of the Woolgoolga Sports Council.

3. STRATEGIC CONTEXT

The sports facility planning study was carried out with consideration of the following policy and planning inputs, and the current provision of sporting facilities.

1. Council strategies and planning reports.
2. Demographic profile of Coffs Harbour LGA and population projections.
3. Population characteristics of the 12 planning precincts.
4. Current sports facility provision.

3.1. Corporate Policy and Planning

A review of the following planning documents was completed to identify key corporate directions and strategies to inform the sports planning process.

(Refer Appendix 1 for a summary of key informant reports. Others listed, but not formally summarised, provided important site-specific or issue-specific information).

- Our Living City DA Settlement Strategy for Coffs City to 2031 (2008).
- Rural Residential Strategy (2009).
- Draft Open Space Strategy (2010).
- Recreation Preference Study (2004).
- Open Space Strategy (1998).
- Coffs Coast Sport and Leisure Park Plan of Management (2001).
- Other Sports Fields Plans of Management.
- Various Development Control Plans.
- Draft Sportz Central Business Management Plan (2008).

3.2. Demographic Characteristics of the Coffs Harbour LGA

The demographic characteristics of the Coffs Harbour LGA² that are relevant to sports facility planning are outlined below.

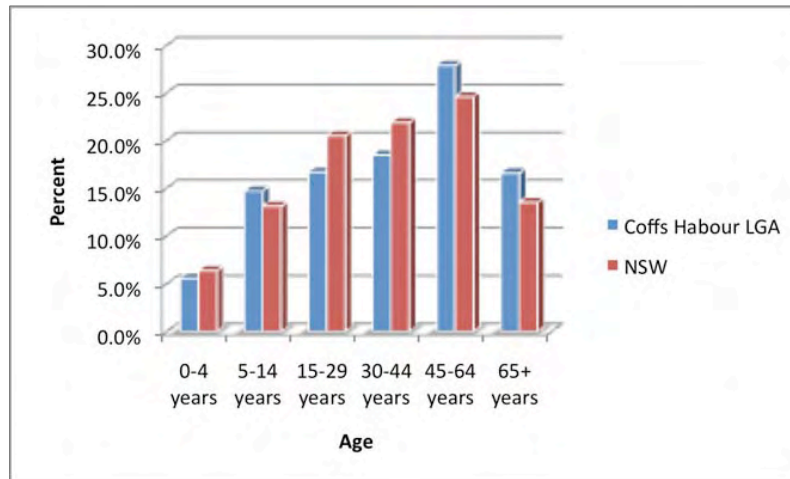
- The estimated population of the Coffs Harbour LGA was 68,992 people in June 2007.
- The annual population growth of the LGA was in excess of 4% during the 1970s and the 1980s, but has since slowed to a rate of approximately 1.4% per annum. Compared with the other seven LGAs within the Mid-North Coast Region³, Coffs Harbour LGA's growth rate was the 4th fastest in the period for 2001 to 2006.

² Source: Coffs Harbour City Community Profile, 2009.

³ The Mid-North Coast Region comprises the LGAs of Clarence Valley, Coffs Harbour, Nambucca, Kempsey, Hastings, Greater Taree and the Great Lakes.

- The demographic profile of the Coffs Harbour LGA is different to that of all of NSW, in that its overall age profile tends to be older as evidenced by Table 1, which shows that:
 - 27.9% of the population are aged 45-64 years, compared to 24.6% for all of NSW.
 - 16.6% are aged over 65 years, compared to 13.5% for all of NSW.
 - 55.5% are aged under 45 years, compared to 61.9% for all of NSW.

Table 1 – 2006 Population Profile of Coffs Harbour LGA Compared to NSW



- Further, the median age in the Coffs Harbour LGA was 41 years in 2006, compared to 37 years for all of NSW.
- Coffs Harbour LGA has a relatively low level of cultural diversity with 83% of residents Australia-born, compared to only 69% for all of NSW.

Implications for Sports Planning

Research shows that the rate of participation by people in club-based activities is highest for young people and declines with age. This is evidenced by research conducted by the Australian Sports Commission that shows that in 2008, 41.2% of all 15-24 year olds in Australia participated in club-based activities compared to only 18.6% of people aged over 65 years⁵. (Refer Section 4 for additional information on the participation patterns of people in sport). Given the older age profile of the Coffs Harbour LGA, it can be reasonably expected that the current demand for sporting facilities may not be as high when compared to other communities where the prevailing profile is younger.

Conversely, research shows that Australia-born people have a higher rate of participation in physical activity compared to people born overseas, particularly people born in countries that speak a language other than English⁶. Coffs Harbour LGA has a comparatively high proportion of Australia-born residents so the overall level of participation may be higher. Also, a community's diversity may also influence the preferred type of sports played. Coffs Harbour is experiencing growth in multi-culturalism and has over recent years had an influx of immigrants from other countries. Woolgoolga, in particular, has a high resident population of Sikhs, and in fact Coffs Harbour hosted the 2009 Sikh Games, a major sporting event for the Sikh community. However, given that the Coffs Harbour LGA has a high Australia-born population, it can be reasonably expected that traditional Anglo-sports such as cricket, rugby league, rugby union, tennis, and netball will continue to be popular.

⁴ Club-based activities – physical activity that was organised in full or part by a sport or recreation club or association that required payment of membership fees or registration, as defined in the Participation in Exercise, Recreation and Sport Survey (ERASS), ASC, 2008.

⁵ Source: Participation in Exercise, Recreation and Sport Survey (ERASS), ASC, 2008.

⁶ Source: Migrants and Participation in Sport and Physical Activity, ABS, 2006.

3.3. Population Projections

A key to predicting the broad future sporting needs of a local government area is to understand the projected growth of the population, particularly the growth within specific age cohorts. This section analyses the projected population growth of the Coffs Harbour LGA⁷, and drills down to the younger age cohorts, which generally comprise the highest proportion of users of sporting facilities.

The population of Coffs Harbour LGA is projected to steadily increase by an additional 30,000 people by 2031 (or 43.5% total growth between 2007 and 2031), and with this increase there will be significant changes in Coffs Harbour population dynamics over the next two decades. Table 2 below outlines the projected age distribution for the Coffs Harbour LGA to 2031, and shows that:

- Coffs Harbour is expected to experience continued migration of retirees to 2031, evidenced by a projected increase of 19,780 people aged over 65 years by 2031 (or a 167.3% increase in this age cohort).
- The smallest proportional growth will be experienced in the 5-14 years and the 15-24 years age cohorts.
- By 2031, the number of people aged over 45 years will be more than half of the Coffs Harbour LGA population, with the remaining 42% spread relatively evenly between the 5-14 years, the 15-24 years, the 25-34 years and the 35-44 years age cohorts.

Table 2 - Projected Population by Age Cohorts for Coffs Harbour LGA

Age	2006	2021	2031	Change 2006-2031	% Change
0-4	3,820	4,040	4,160	340	8.9%
5-14	9,740	9,500	10,050	310	3.2%
15-24	8,550	8,870	8,890	340	4.0%
25-34	6,600	7,770	7,740	1,140	17.3%
35-44	9,390	9,450	10,460	1,070	11.4%
45-64	19,340	24,770	25,800	6,460	33.4%
65+	11,820	22,810	31,600	19,780	167.3%
TOTAL	69,260	87,210	98,700	29,440	42.5%

Further, the projected median age in 2031 is 51 years, compared with the projected median age of 52 years for the Mid-North Coast and 40 years for all of NSW.

Notwithstanding the above projections, it should be noted that discussions with Council officers have confirmed that Coffs Harbour City Council is aware of the significant challenges that confront it if the projected growth follows this pattern of significant ageing especially in relation to the impact of the need to increase the delivery of social services, aged services, etc. and the likely overall decrease in the proportion of residents who have the capacity to pay for services. Council and staff are working on various strategies to stimulate new long-term business and employment growth in Coffs Harbour to ensure that the LGA remains an attractive option for working-age residents to remain in Coffs Harbour and for new young families to migrate to Coffs Harbour, with the overall aim of mitigating the projected skewed profile of the population to a comparatively old one.

⁷ Source: Coffs Harbour City Community Profile, 2009.

Main Areas to Experience Population Growth

The five key areas that will absorb most of the projected population increase are:

1. West Woolgoolga 3,850 additional people to the year 2031
2. Northern Beaches 3,230 additional people
(Hearnes Lake District, Moonee Beach)
3. Coffs Harbour Urban 10,950 additional people
(mainly in Coffs West and in the North Boambee Valley)
4. Sawtell / Toormina 6,510 additional people
5. Bonville 1,000 additional people

Implications for Sports Planning

As previously mentioned, research shows that the rate of participation by people in club-based activities declines with age, and the highest proportion of participants are aged under 44 years. Table 2 shows that the projected net increase in the number of people between 2006 and 2031 in the active age cohorts of 15-24 years and 25-34 years is only 1,480 people (see yellow shading). Given that the overall growth in the active age cohorts to 2031 is projected to be marginal, it could be hypothesised that if the level of sports facility provision is right now (2009) then generally it should be adequate for the future population to 2031. (The key deficiencies with this assumption are that no allowance has been made for the potential impact on the population profile from any future economic development initiatives, and the current location of sporting facilities may not necessarily reflect the spatial distribution of the active age cohorts in 2031).

The data in Table 2 (see green shading) also suggests that the number of sporting facilities utilised and preferred by older adults, such as bowling greens, golf courses and tennis courts, will likely need to be increased in the future to meet new demand.

Based on projected growth (which reflects the residential release areas identified in the Settlement Strategy), the high need area for new/upgraded facilities will be Woolgoolga, Moonee Beach, West and South Coffs Harbour Urban, and Sawtell / Toormina, and more long-term in Bonville area.

3.4. Population Characteristics of the 12 Planning Precincts

Whilst the above summary of the key Coffs Harbour City demographic characteristics is important, it is equally important to recognise that different population characteristics may exist between different areas of the LGA. The *Open Space Strategy* identified 12 planning precincts as the basis for undertaking a more detailed analysis of defined areas. The planning precincts were established after consideration of ABS collector districts, topographical features, and the likely catchment areas for the use of open space. Refer Section 11 for a description of the townships and areas that make up each planning precinct.

Table 3 on page 11 provides an overview of key demographic characteristics for each planning precinct and compares this data with all of Coffs Harbour City.

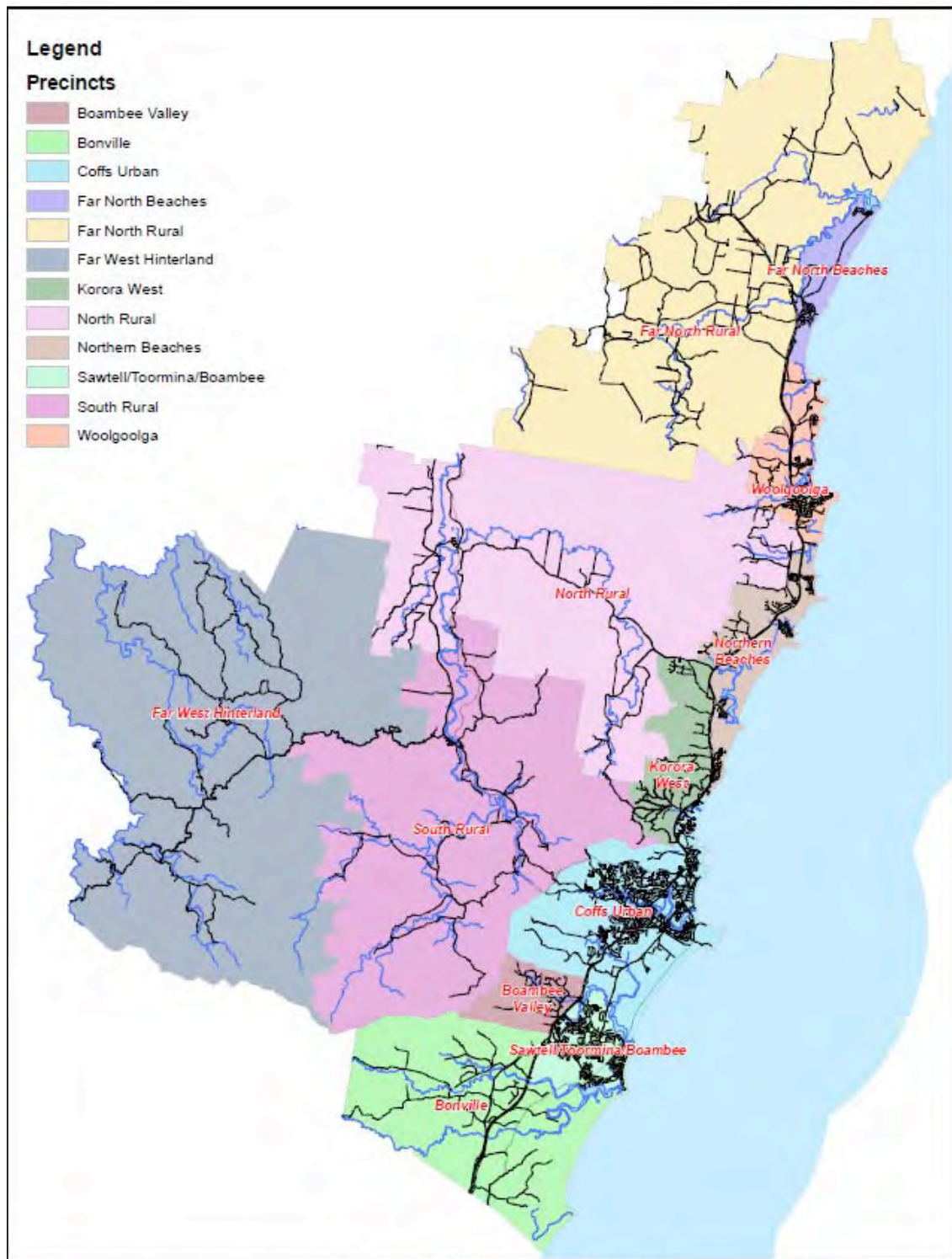
The key information from the analysis includes:

- Almost three-quarters of the population reside in the three planning precincts of Coffs Harbour Urban (40.5%), Sawtell / Toormina / Boambee East (23.1%) and Woolgoolga (10.0%). These proportions of the population are projected to remain almost identical as the total LGA population increases to over 90,000 people by 2031.

- The largest net growth of people is also predicted to occur in these three planning precincts, with Coffs Harbour Urban predicted to increase by approximately 11,000 people to 2031 and will experience the largest growth of all precincts.
- Of the other precincts, the Northern Beaches is predicted to increase by over 3,000 people to 9,067 people by 2031.
- The rural or non-coastal planning precincts (Far North Rural, North Rural, South Rural and Far West Hinterland) will continue to have relatively small populations through to the period 2031.
- The age profile of all planning precincts in 2006 was relatively similar, although the rural planning precincts tended to be slightly younger areas, as evidenced by the comparatively higher proportion of residents aged under 14 years and lower proportion of residents aged over 65 years.
- Of the three highly populated planning precincts, Sawtell / Toormina / Boambee East has the highest proportion of residents aged under 25 years (34.4%), followed by Coffs Harbour Urban (31.6%) and Woolgoolga (28.0%), although Coffs Harbour Urban still has the highest number of residents aged under 25 years (8,300), followed by Sawtell / Toormina / Boambee East with 5,200.

Note, it is understood that the Coffs Harbour City Council is currently developing standardised planning precincts that will form the basis for the majority of Council's corporate strategies / plans. It is intended that the planning precincts utilised in the Sports Facility Plan will be modified to accord with these in conjunction with future planned reviews of the document.

Map 1: Sports Plan Precinct Maps



SPORTS FACILITY PLAN 2010

Existing and proposed sports facilities

Precincts



Table 3 D Comparative Analysis of Coffs Harbour LGA Planning Precincts (data sourced from ABS 2006 Census)

Planning Precinct	Current and Future Population					% of 2006 Population in Specific Age Cohorts				
	2001	2006	% difference 2001 - 2006	2031	% difference 2006 - 2031	0-14 yrs	15-24 yrs	25-44 yrs	45-64 yrs	65+ yrs
Coffs Harbour LGA	60,635	64,913	7.0%	93,070	43.4%	19.6%	12.3%	23.1%	27.9%	17.1%
1. Far Northern Beaches	932	1,142	22.5%	1,768	54.8%	20.6%	10.9%	23.2%	29.3%	16.1%
2. Woolgoolga	6,215	6,500	4.6%	10,353	59.2%	17.8%	10.2%	19.0%	30.2%	22.8%
3. Northern Beaches	5,342	5,834	9.2%	9,067	55.4%	23.2%	12.1%	24.2%	29.7%	10.8%
4. Coffs Harbour Urban	24,718	26,342	6.6%	37,290	41.6%	18.0%	13.6%	22.9%	26.4%	19.0%
5. K orora West / Moonee West	1,253	1,396	11.4%	2,142	53.4%	20.9%	12.4%	23.7%	31.7%	11.4%
6. Middle Boambee	1,555	1,583	1.8%	2,008	26.8%	23.7%	11.9%	21.6%	33.8%	9.0%
7. Sawtell / Toormina / Boambee East	13,571	15,011	10.6%	21,522	43.4%	22.4%	12.0%	23.5%	25.5%	16.7%
8. Bonville	1,995	2,028	1.7%	2,870	41.5%	21.2%	12.0%	20.7%	35.1%	11.1%
9. Far North Rural	370	445	20.3%	545	22.4%	22.7%	11.2%	18.9%	33.3%	13.9%
10. North Rural	1,953	1,990	1.9%	2,305	16.0%	24.1%	10.8%	25.1%	30.8%	9.3%
11. South Rural	2,178	2,118	-2.8%	2,570	21.3%	23.9%	11.4%	24.7%	31.9%	8.2%
12. Far West Hinterland	553	524	-5.2%	630	20.0%	24.2%	12.8%	22.9%	32.6%	7.4%

Implications for Sports Planning

The net population growth projected to occur in the four planning precincts of Coffs Harbour Urban, Sawtell/Toormina/Boambee East, Woolgoolga and Northern Beaches will likely result in a corresponding increase in demand for access to sporting facilities in these four precincts. These four areas should be the focus for the planning for new sporting facilities or the upgrade of existing sporting facilities. Given that the rate of participation by people in club-based activities is highest for people aged Under 44 years, it can be expected that there will continue to be high demand for facilities in Sawtell/Toormina/Boambee East and Coffs Harbour Urban, and strong demand in the Woolgoolga and Northern Beaches planning precincts.

3.5. Current Sports Facility Provision

An audit and review of the existing provision of sporting facilities for the 12 nominated sports was undertaken by site inspection and desktop assessment. (Refer Appendix 2 for detailed audit of the existing provision of sporting facilities). A summary of the quantity and distribution (by planning precinct) of the sporting facilities is shown in the following table.

Table 4 – Number of Sporting Facilities by Planning Precincts of the Nominated 12 Sports

Planning Precinct	AFL Ovals	Athletics	Baseball	Basketball	Cricket	Hockey	Netball	Rugby League	Rugby Union	Soccer	Softball	Tennis
Far Northern Beaches	-	-	-	-	1	-	-	-	-	2	-	2
Woolgoolga	1	1	1	-	4	-	8	2	-	2	-	6
Northern Beaches	-	-	-	-	-	-	-	-	-	-	-	1
Coffs Harbour Urban	2	1	2	3	9	1	21	2	1	9	-	23
Korora West / Moonee West	-	-	-	-	-	-	-	-	-	-	-	-
Middle Boambee	-	-	-	-	-	-	-	-	-	1	-	-
Sawtell / Toormina / Boambee East	1	1	1	-	5	-	6	2	2	2	-	12
Bonville	-	-	-	-	-	-	-	-	-	-	-	-
Far North Rural	-	-	-	-	-	-	-	-	-	-	-	-
North Rural	-	-	-	-	3	-	-	-	-	2	-	4
South Rural	-	-	-	-	-	-	-	2	-	1	-	2
Far West Hinterland	-	-	-	-	-	-	-	-	-	-	-	2
Total	4	3	4	3	22	1	35	8	3	19	0	52

Note: Junior fields / courts are excluded; the Hockey total does not include grass fields; Cricket wickets comprise of 15 hard wickets and 7 turf wickets; the Tennis total includes the Council-owned/managed courts only (comprising of 25 synthetic courts and 27 clay courts); and the Netball total includes grass courts (22) and asphalt courts (13).

The Table shows that from an LGA-wide perspective:

- A majority of all sporting facilities are located within the three highly populated planning precincts of Woolgoolga, Coffs Harbour Urban and Sawtell/Toormina/Boambee East.
- These three planning precincts are somewhat evenly distributed from north to south, meaning that there is reasonable access to a variety of sporting facilities for those people who live on the coast or in the foothills immediately adjacent to the coast.
- Soccer and tennis facilities are the most widely distributed of all of the nominated sports.
- There are no sporting facilities in three planning precincts: Koorora West/Moonee West, Bonville and Far North Rural.
- And three planning precincts only have one type of sporting facility: Northern Beaches, Middle Boambee and Far West Hinterland.
- Tennis, netball, cricket and soccer have the largest number of individual courts and fields of all of the nominated sports.
- Softball does not have a field that is either permanent or semi-permanent throughout the LGA.
- The greatest diversity of sporting opportunities is available in the two planning precincts of Coffs Harbour Urban and Sawtell/Toormina/Boambee East.

3.5.1. Adequacy of Sporting Facilities

Simon Leisure Consulting undertook an assessment of the adequacy of the number of publicly accessible sporting facilities for some of the nominated sports that are currently available throughout the Coffs Harbour LGA. The assessment is based on a benchmark of provision per thousand people for each sport. The benchmarks have been developed using a number of inputs, including:

- the estimated carrying capacity of a sportsground / field / court typically provided by local governments for community-based sport;
- the NSW participation rates for the nominated sports⁸;
- the estimated 2007 population for Coffs Harbour LGA of 69,000 people; and
- the existing facility provision within the Coffs Harbour LGA.

Two tables have been prepared and are shown over the page. One shows the ratio of provision of sports facilities based on the 2007 population of the Coffs Harbour LGA, whilst the second one shows the estimated ratio of provision of sports facilities based on the projected population increase to 98,700 people by 2031.

⁸ Source: ERASS, 2008.

Table 5 Comparative Assessment of the Adequacy of the Number of Sporting Facilities (2007 Population)

Activity	Existing Facilities in the LGA	Benchmark	2007 Facility Provision per '000 people	Optimum Number of Facilities (per Benchmark)	Difference (- = shortfall)
AFL Oval	4	1:15,000	17,248	5	-1
Athletics Track (Synthetic)	0	1:100,00	0	1	-1
Baseball Field	4	1:10,000	17,248	7	-3
Indoor sports court	3	1:10,000	22,997	7	-4
Cricket Oval	22	1:3,000	3,136	23	-1
Hockey Field (Synthetic)	1	1:50,000	68,992	1	0
Netball	13	1:5,000	5,307	14	-1
Rugby League / Union Field	11	1:6,000	6,272	11	0
Soccer Field	19	1:4,000	3,631	17	2
Softball Field	0	1:20,000	0	3	-3
Tennis Court	52	1:2,000	1,327	34	18

Estimated 2007 population of:

68,992

Table 6 Comparative Assessment of the Adequacy of the Number of Sporting Facilities (2031 Population)

Activity	Existing Facilities in the LGA	Benchmark	2031 Facility Provision per '000 people	Optimum Number of Facilities (per Benchmark)	Difference (- = shortfall)
AFL Oval	4	1:15,000	24,675	7	-3
Athletics Track (Synthetic)	0	1:100,00	0	1	-1
Baseball Field	4	1:10,000	24,675	10	-6
Indoor sports court	3	1:10,000	32,900	10	-7
Cricket Oval	22	1:3,000	4,486	33	-11
Hockey Field (Synthetic)	1	1:50,000	98,700	2	-1
Netball	13	1:5,000	7,592	20	-7
Rugby League / Union Field	11	1:6,000	8,973	16	-5
Soccer Field	19	1:4,000	5,195	25	-6
Softball Field	0	1:20,000	0	5	-5
Tennis Court	52	1:2,000	1,898	49	3

Estimated 2031 population of:

98,700

It is important to note that the outcome of this benchmarking process is a guide only when assessing the adequacy of the number of facilities to accommodate current needs and projected future needs of the Coffs Harbour City population, as the overriding assumption is that the age profile of Coffs Harbour City will be similar in 2031 to the current profile. It also assumes local participation rates mirror State and National rates. Other determinants such as sports participation rates, the age profile of the population, the geographic distribution of the existing sporting facilities, and community and stakeholder consultation also need to be considered.

Given this, a more detailed analysis of the adequacy of the current provision of sporting facilities to meet expected future demand commensurate with the growth of the LGA, integrating findings of the benchmarking process, is provided in Section 6.

3.6. Land Management Framework

A majority of the publicly accessible sporting facilities available in Coffs Harbour LGA are on land either owned by Council or owned by the State as Crown land. Almost half the reserves referred to in the *Sports Facility Plan* are Crown land, and are subject to the provisions of the Crown Lands Act 1989, particularly the following provisions of Section 11 *Principles of Crown Land Management*:

- That environmental protection principles be observed in relation to the management and administration of Crown land.
- That the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible.
- That public use and enjoyment of appropriate Crown land be encouraged.
- That, where appropriate, multiple use of Crown land be encouraged.
- That, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity.
- That Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

The NSW Land and Property Management Authority (LPMA) (formerly the Department of Lands) is the agency responsible for the management of the Crown land system. The LPMA recognises the importance of the provision of open space to the community and is supportive of appropriately identified Crown lands continuing to be available for a range of public purposes, including sport.

Crown land management is generally the responsibility of Reserve Trusts, and the Trusts are central to the functioning of the Crown land system. For some Crown land reserves, Coffs Harbour City Council is the appointed Trust Manager, whilst for other Crown land reserves they are managed by either community-based Reserve Trusts who report directly to the LPMA, or by the LPMA as the Trust Administrator. In these two scenarios Council has no direct management responsibility.

Where Council is not the appointed Trust Manager, it has a responsibility to consult with and to seek the concurrence of the relevant Reserve Trust and / or the LPMA for any works it recommends on Crown lands, including the proposed improvement projects outlined in Sections 6, 7 and 11 of this report.

On land that is Council owned and managed, sports organisations can book sport grounds with Council on either a seasonal or casual hire basis.

There are also numerous sport venues which are owned by Council and leased to community sport groups. Examples include many of the tennis centres, Advocate Park and Sawtell Toormina Sport and Recreation Centre. At leased venues the leasing body manages the bookings.

4. BROAD SPORTS PARTICIPATION TRENDS

For the purpose of informing this study, Simon Leisure Consulting undertook a review of relevant National and State sports participation trends. This section commences with an overview of general participation trends in physical activity, and then outlines sports participation trends for both children and adults, and concludes with some sports-specific participation trends.

The key data sources for the following information are:

1. Exercise, Recreation and Sport Survey (ERASS), Australian Sports Commission (2008).
2. Children's Participation in Cultural and Leisure Activities, ABS (2006).

4.1. General Participation Trends in Physical Activity

Factors regarded as the catalysts for change in physical activity participation include the following:

- Changes in the size and profile of a population.
- Increased awareness of people of the strong link between the involvement in physical activity and good health.
- Demand by people for access to a greater diversity of physical activities.
- Increased expectations of people and groups for a higher standard of facility provision, and for better quality programming and management of facilities.
- Greater reliance on locally accessible and low cost opportunities for participation in physical activity by those people without the resources to travel or pay for more expensive pursuits.
- Increased participation in unstructured, informal activities, such as walking and cycling (but not seemingly at the expense of participation in sport).
- Improved promotion, management and delivery of introductory sports programs by most State Sporting Associations (such as Goal Kick, Auskick, Netta, Minkey Hockey and In2Cricket), which is having the effect of increasing the number of primary-school aged children in sport.

4.2. Sports Participation Trends – Adults

The following summarises key trends in sports participation by adults (people aged 15 years and over).

Organised Physical Activity⁹

- The total National participation rate in organised physical activity was 40.8% in 2008, an increase from 39.9% in 2001. For NSW, the participation rate was slightly lower at 40.0% in 2008, but up from 38.7% in 2001.
- Regular participation in organised physical activity nationally was most common among people aged 15 - 24 years, regardless of gender, while participation in non-organised physical activity increased with age.

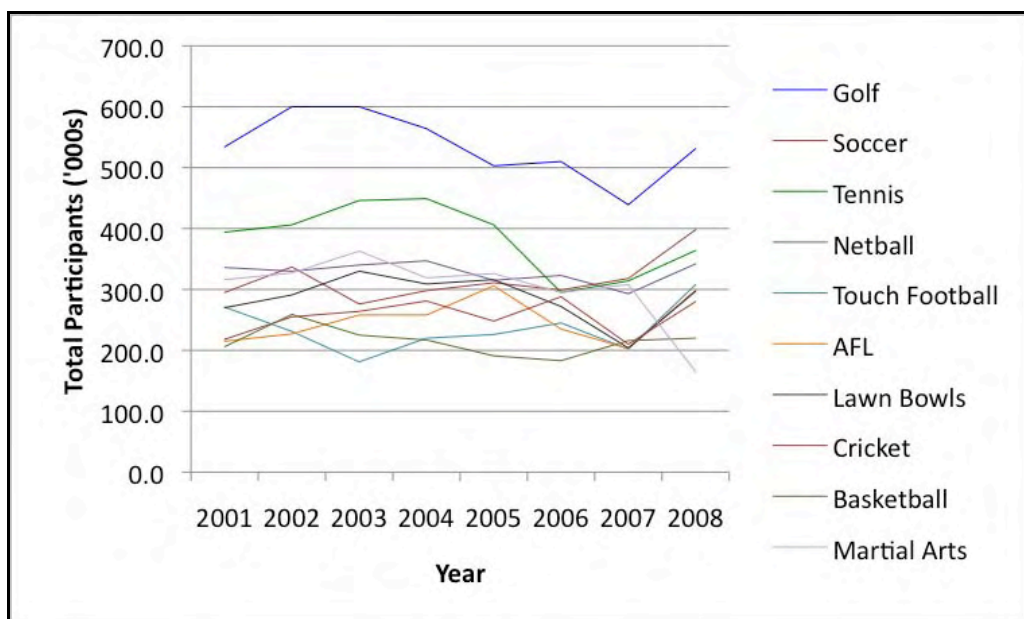
⁹ Organised physical activity is activity for exercise, recreation or sport that was organised in full or in part by a fitness, leisure or indoor sports centre that required payment for participation; a sport or recreation club or association that required payment of membership, fees or registration; a workplace; a school; or any other type of organisation.

- School-aged children had the highest regular participation rate in organised physical activity
- The top ten organised physical activities in 2008, in terms of the total participation rate, were aerobics / fitness, golf, outdoor soccer, netball, tennis, touch football, basketball, AFL, swimming and outdoor cricket.
- Of the top ten activities, outdoor soccer had the largest increase in total participation between 2001 and 2008, increasing by 50% over 2001. Other activities in the top ten to experience increases in participation since 2001 were AFL (36% increase), aerobics / fitness (35%), outdoor cricket (23%) and touch football (19%).
- Of the top ten activities, tennis (18%) and golf (8%) had the greatest decline in participation between 2001 and 2008.

Club-Based Physical Activity¹⁰

- The National participation rate in club-based physical activity was 25.2%, down marginally since 2001 (20.5%). For NSW, the participation rate was similar to the National rate at 25.9% in 2008.
- Regardless of gender, regular participation in club-based physical activity nationally was most common amongst those people aged 15 - 24 years (16.4%).
- The top ten club-based physical activities in 2008, in terms of the total participation rate, were golf, outdoor soccer, tennis, netball, touch football, AFL, lawn bowls, outdoor cricket, basketball and martial arts.
- Table 7 shows that of the top ten activities, AFL, outdoor soccer, outdoor cricket, touch football and lawn bowls all experienced increases in participation between 2001 and 2008, whilst martial arts (48%) and tennis (8%) had the greatest decline in participation.

Table 7 Trend of Participation in Top Ten Club-Based Physical Activity (National, 2001 - 2008)



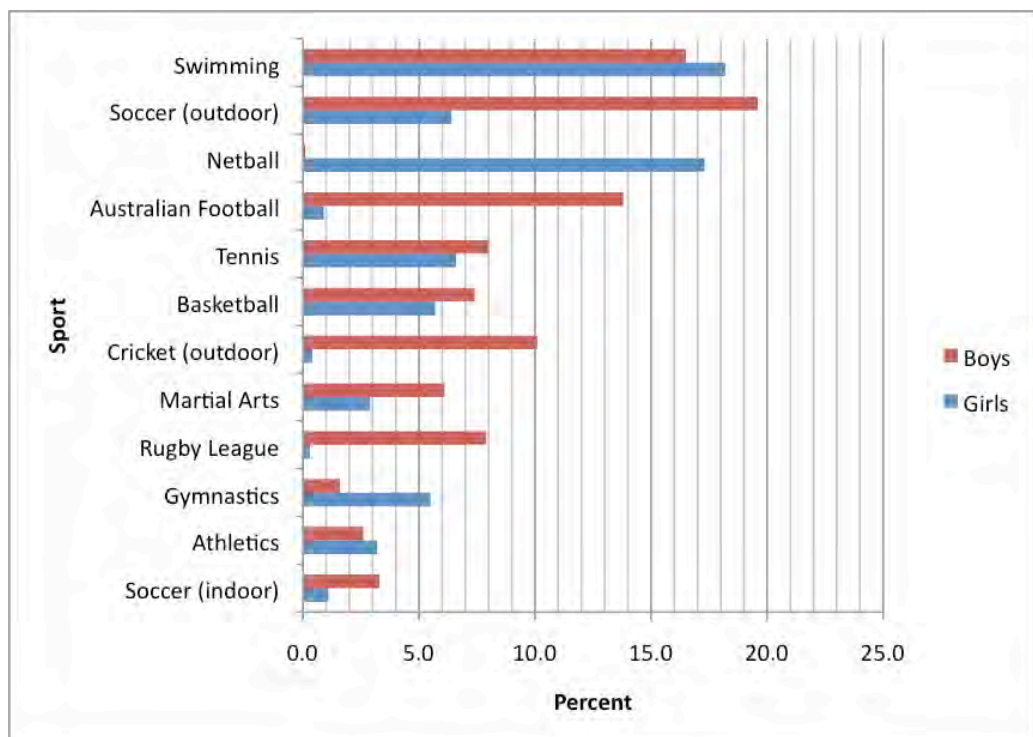
¹⁰ Club-based physical activity is any activity for exercise, recreation or sport that was organised in full or in part by a sport or recreation club or association that required payment of membership, fees or registration.

4.3. Sports Participation Trends - Children

The national survey, *Children’s Participation in Cultural and Leisure Activities*, undertaken in 2006 for children aged 5-14 years remains the most up-to-date national data available in relation to children’s participation in sport. Key results from the survey are highlighted below.

- Of children aged 5-14 years, 63.5% participated in sport outside of school hours which was organised by a school, club or association (up from 59.4% in 2000).
- Across all age groups, boys had a higher participation rate (68.9%) in organised sport than girls (57.8%). Both rates of participation in 2006 were up from 2000 levels (boys at 66.1% and girls at 52.3%).
- Table 8 on the following page shows that the most popular sport for all children in 2006 was swimming, with a participation rate of 17.4%, followed by soccer (13.2%) and netball (8.5%). The 2006 rates of participation were up from 2000 levels for swimming and soccer (14.4% and 11.4%, respectively) but down slightly for netball (9.1%).

Table 8 – Most Popular Sports For Children Aged 5-14 years (National, 2006)



- Participation for boys increased between 2000 and 2006 in the following sports:
 - Gymnastics: 12,600 to 21,600 (or up +71%).
 - Swimming: 177,000 to 225,700 (+28%).
 - Rugby League: 92,500 to 107,600 (+16%).
 - Martial Arts: 72,700 to 83,400 (+15%).
 - AFL: 170,300 to 188,500 (+11%).
 - Cricket: 133,600 to 137,800 (+3%).
 - Soccer: 265,000 to 268,500 (+1%).
- Participation for boys decreased between 2000 and 2006 in the following sports:

- Athletics: 52,200 to 36,000 (or down -31%).
- Hockey: 31,700 to 22,900 (-28%).
- Tennis: 124,800 to 109,300 (-12%).
- Basketball: 119,600 to 116,100 (-3%).
- Participation for girls increased between 2000 and 2006 in the following sports:
 - Soccer: 37,300 to 82,600 (+121%).
 - Gymnastics: 55,100 to 71,700 (+30%).
 - Martial Arts: 31,900 to 37,000 (+16%).
 - Swimming: 203,100 to 236,800 (+16%).
- Participation for girls decreased between 2000 and 2006 in the following sports:
 - Athletics: 51,900 to 41,500 (-20%).
 - Tennis: 99,100 to 85,800 (-13%).
 - Hockey: 32,500 to 28,900 (-11%).
 - Basketball: 80,700 to 74,600 (-8%).
 - Netball: 235,000 to 224,100 (-5%).
- Swimming and netball are still the undisputed most popular sports played by girls, whilst soccer participation grew significantly during the period 2001 to 2006.
- Aside from swimming, soccer and AFL are the most popular sports for boys.
- For boys, gymnastics had the strongest growth and rugby league was able to reverse a decline in participation experienced between 2000 and 2003.
- Hockey, athletics, tennis and basketball continued to lose favour with children during the period 2001 to 2006.

5. STRATEGIC PROVISION OF SPORTS FACILITIES

The future provision of sporting facilities in Coffs Harbour LGA will be underpinned by a set of guiding Principles and by a hierarchy of facility provision. This section describes in detail each of these strategic facility planning inputs and each has then be used as the basis for assessing future needs and in preparing the subsequent recommendations for new and upgraded facilities which follows in Sections 6 & 11.

5.1. Principles

The following key Principles have been identified to underpin the *Sports Facility Plan* in relation to the future planning, design and management of sporting facilities.

DIVERSITY	<i>Council will facilitate the provision of a range of sporting facilities across the Coffs Harbour LGA to firstly, ensure that the community has access to a variety of different sporting opportunities, and secondly, to cater for different levels of sporting competitions and needs.</i>
MULTIUSE AND SHARED-USE	<i>Council will advocate strongly for and optimise the provision of sporting facilities that are multiuse and can support shared use, where appropriate and practical. The development of single-use sporting fields will generally not be supported.</i>
ACCESSIBLE	<i>Sporting facilities will be accessible to and encourage people of all ages, gender, ability and cultural background.</i>
ENVIRONMENTALLY SENSITIVE AND SUSTAINABLE	<i>Sporting facilities will be sited, designed and managed to enhance ecological values and biodiversity outcomes, and embrace ecologically sustainable development (ESD) Principles where appropriate and practical.</i>
ADAPTABLE	<i>Sporting facilities will be designed and managed to meet specific sport requirements whilst also being flexible to meet changing community needs and aspirations.</i>
PARTNERSHIPS	<i>Council will adopt a collaborative and partnership approach with the community, all levels of government, government agencies, peak sporting organisations and the private sector for the planning, provision and management of sporting facilities.</i>
FINANCIALLY RESPONSIBLE	<i>The financial viability and cost effectiveness of sporting facilities will be considered in all aspects of their planning, development and management.</i>

5.2. Sports Facility Hierarchy

Historically in the Coffs Harbour LGA, there has been no formal distinction between different facilities built for the same sport in terms of the quality and level of provision of playing surfaces and supporting infrastructure, such as car parking, floodlighting, spectator areas, amenities blocks, etc. As the population of a local government area increases, so does the number of people playing sport. As the total number of participants in selected sports increases, invariably different grades of competition begin to emerge as the pathways for that sport begin to become separated into different standards of competition. With different standards of competition, the facility requirements and the facility standards typically change as well.

Take cricket as an example, first and second grade teams aspire to play on turf wickets, whilst synthetic hard wickets will be sufficient for lower grade senior matches and junior matches. Or tennis, where stand-alone, unlit tennis courts are suitable for recreational and social tennis, whereas multiple court facilities and floodlighting are required to support competition-based tennis.

The *Sports Facility Plan* is recommending that a framework for sports facility provision be introduced that recognises that some sports may now require a range of facilities to support the different uses. The framework (or *sports facility hierarchy*) will help delineate between the different standards of facility provision for each of the nominated 12 sports. The Open Space Strategy also advocates a hierarchy to guide the provision and development of public open space throughout the LGA. Whilst the terminology is consistent with that used in the Open Space Strategy, the definition and meaning of each level within the sports facility hierarchy is different to the open space planning hierarchy.

5.2.1. Description of Levels Within the Hierarchy

Local Recreation Facility

Local recreation facilities are designed and used for social games and informal activities. Sports fields may be less than one standard rectangular sports field, and supporting infrastructure may include a toilet block. An examples is Lowanna tennis court.

Note that Local recreation facilities/fields will no longer form part of the formal Council owned / managed sporting facility network, but will be managed under Council's Recreation Program.

District Level

District level sporting facilities are designed and maintained to cater primarily for club training and competition, and are usually regarded as the 'headquarter' facility for clubs and/or associations. They comprise of playing surfaces and an amenities block, and can include a range of supporting infrastructure such as floodlighting, practice facilities and formal car parking.

District level sporting facilities are multipurpose in nature and are designed and managed to cater for at least two sports, where appropriate and practical. A majority of the sporting reserves and sporting facilities in the Coffs Harbour LGA would be considered District level facilities, and examples include the Woolgoolga Sportsground, the Coramba Recreation Reserve, the Vost Park Netball Complex and the Westside Tennis Courts.

Regional Level

Regional level sporting facilities are unique within the Coffs Harbour LGA and often service the surrounding regions. They are typically specialist sporting facilities catering for one and sometimes two sports and are provided to a sufficient standard to enable them to host regional and State events.

Regional level sporting facilities usually support a centralised sporting competition that draws teams from throughout the LGA and sometimes beyond the LGA. Examples of Regional level facilities include the Hockey Complex at CCSLP, Sportz Central, the Toormina Velodrome, and the proposed upgrade and expansion of the Sawtell Tennis Club from a District level facility to a Regional level facility.

Elite

Elite level facilities are built and maintained to a premier or elite standard. They cater for regional, State and National standard teams for training and competition. The BCU International Stadium is presently the only example of an Elite level facility in the Coffs Harbour LGA.

5.2.2. Proposed Provision of Sports Facilities by Hierarchy

There will generally be either one or two levels within the hierarchy for each sport. The main determinant influencing the number of levels is the quality and scale of facilities required to support the current and projected participant base in the activity, that is, for those sports with a large participant base, there will typically be two or maybe three levels within the hierarchy of provision to accommodate the different standards / grades of participation.

Table 9 below shows the proposed provision of sports facilities in the Coffs Harbour LGA for each of the nominated 12 sports following the application of the recommended sports facility hierarchy. Please note that the capacity of the BCU Stadium to accommodate regional, State and National standard teams for training and competition is acknowledged in the table for the relevant sports.

Table 9 Proposed Sports Facility for the 12 Nominated Sports

Sport	Hierarchy Level			
	Local	District	Regional	Elite
AFL		√		√ BCU International Stadium
Athletics		√	√1	
Baseball			√2	
Basketball			√3	
Cric ket		√		√ BCU International Stadium
Hock ey			√	
Netball		√	√4	
Rugby League		√		√ BCU International Stadium
Rugby Union		√		√ BCU International Stadium
Soccer		√		√ BCU International Stadium
Softball			√5	
Tennis	√	√	√6	

- 1 = BCU International Stadium currently serves as a Regional level venue for competition.
- 2 = Proposed expansion of baseball facilities at CCSLP to create a Regional level baseball facility.
- 3 = Potential expansion and upgrade of Sportz Central to consolidate the status of the centre as a Regional level basketball facility.
- 4 = Potential development of indoor netball courts at Vost Park to consolidate the status of Vost Park as a Regional level netball facility.
- 5 = Potential development of Regional level softball facility at York Street Oval.
- 6 = Potential conversion of Sawtell Tennis Courts into a Regional Tennis Centre.

Elite Facility Provision

Elite level sports facilities are typically very costly facilities to build and to maintain as they are required to be constructed to very detailed specifications prescribed by National (and sometimes) International sports governing bodies. Many of the high standards of construction and fit-out for an Elite level facility are either not necessary or relevant for local or regional sporting competitions.

As a consequence, it is very important for a council such as Coffs Harbour City Council, to consider very carefully as to whether the high capital and recurrent costs associated with Elite level facility development can be justified against the potential sport benefit outcomes. The *Sports Facility Plan* makes some comments in relation to Elite level facility provision for the nominated sports following the overall assessment of the needs and potential for growth for each sport, the scale and scope of what might be required to deliver Elite level facilities, and the implications for the sport should Elite level facilities be available (or not available) in the Coffs Harbour LGA. (Refer Section 6 for more detail).

For the outdoor field sports of AFL, cricket, rugby league, rugby union and soccer, the BCU International Stadium is currently able to meet the playing surface standards for regional, State and National level events, and has the capacity to accommodate the associated event overlay requirements for an Elite level event (i.e. car parking, spectator amenities, corporate and media needs, etc.). For baseball, hockey, softball and tennis, it is recommended that facilities be provided to meet the necessary requirements to host regional and State level championships and events (i.e. Regional level), but not the next level of provision (Elite level) due to the high cost of provision of facilities to meet minimum requirements to host National championships, the relatively low number of participants in the sports, and prospects for only moderate future growth in the sports. Put simply, it is considered that baseball, hockey, softball and tennis will continue to flourish in the Coffs Harbour LGA with the opportunity to host regional and State level championships and events (Regional level facilities), without the added expense and spatial requirements to meet Elite level facility standards.

6. SPORTS FACILITY NEEDS ANALYSIS

A detailed analysis was carried out for each of the 12 nominated sports to determine the adequacy of the current number of facilities to meet the needs of a future population of approximately 100,000 people. The following key criteria were used during the needs analysis, and consideration was given to the implications of the proposed sports facility hierarchy (see Section 5.2).

1. Current facility provision in the Coffs Harbour LGA (number / distribution).
Refer Section 3.5 and Appendices 2 & 3 for a detailed audit of existing sports facilities.
2. Current membership levels of clubs / associations of the nominated sports.
Data collected by the Sports Unit in 2008
3. Broad National / NSW trends in the rate of participation.
Utilising research data collected in the annual ERASS survey (2001 to 2008) and Children's Participation in Cultural and Leisure Activities Survey (2006). Refer Section 4 and Appendix 4
4. Characteristics of the current and projected population for the Coffs Harbour LGA.
Refer Sections 3.2 to 3.4.
5. Stakeholder consultation and research findings.
*Combination of data collected by Council in 2004 and 2008, and information received during the Open Space Strategy and meetings and workshops undertaken during this study, including the feedback received during the public exhibition of the draft Sports Facility Plan.
(See Appendix 5 for a summary of the consultation undertaken during this study).*

The outcomes of this research are a series of recommendations for each sport, including new or upgraded sporting facilities to meet current and predicted future sporting needs. Table 10 provides a high-level summary of the net gain / net loss of sports facility provision to 2025. The basis of this overall outcome is discussed in detail sport by sport in the following sections.

Table 10 High-Level Summary of Proposed Net Gain / Net Loss of Sports Facilities for the Period 2009 to 2025

Note, only full-size, or senior facilities are shown, and the BCU International Stadium has not been included.

Sport	Current Facility Provision (2009)	No. of Facilities Reassigned to other Purposes 2009-2025	No. of New Facilities 2009-2025	Total Facility Provision in 2025	Net Gain / (Net Loss) 2009 to 2025
AFL (see Section 6.1)	4	0	1	5	1
Athletics (see Section 6.2)	3 (seasonal only)	2	1 (permanent)	1 (permanent) 1 (seasonal)	(1)
Baseball (see Section 6.3)	1 3 (training)	1 (training)	1 (training)	2 3 (training)	1
Basketball (see Section 6.4)	3	0	5	8	5
Cricket (see Section 6.5)	22	1	7	28	6
Hockey (see Section 6.6)	1 (synthetic field) 6 (grass fields)	4 (grass fields)	1 (synthetic field)	2 (synthetic fields) 2 (grass fields)	(3)
Netball (hard courts only) (see Section 6.7)	13 (asphalt courts)	0	6 (asphalt) 4 (indoor)	19 (asphalt) 4 (indoor)	10
Rugby League / Union (see Sections 6.8 & 6.9)	11	0	4	15	4
Soccer (see Section 6.10)	19	3	17	33	14
Softball (see Section 6.11)	6 (seasonal only) 3 (training)	1 (training)	6 1 (training)	6 3 (training)	6
Tennis (excludes private courts) (see Section 6.12)	52	5	18 7 (multipurpose)	65 7 (multipurpose)	13 7 (multipurpose)

6.1. AFL

The demand assessment for AFL is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for AFL in the Coffs Harbour LGA is four ovals, and they are relatively evenly distributed throughout the main urban areas of the LGA.
- Benchmark data for AFL ovals identified an undersupply of one oval currently, with the optimum number estimated to be seven ovals for a projected future population of 100,000 people.
- The trends of participation in AFL in recent years for adults (National & NSW) and for children (National) all show an increase since 2000 (refer graph for AFL in Appendix 4).
- Adult organised participation rate for AFL in NSW (2008) was 0.6%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 335¹¹ compared to the 2008 adult membership of the four AFL clubs of 175 adults. Projecting to 2031, the number of adults participating in AFL could be up to 510 adults¹².
- Children's overall participation rate in organised AFL was 7.4% in 2006¹³, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 720¹⁴ compared to the 2008 junior membership of the four AFL clubs of 275 juniors. Projecting to 2031, the number of children participating in AFL could be up to 745 children¹⁵.
- Increasing participation is validated by the AFL NSW/ACT that confirmed that the highest growth in player numbers is in the 5-12 year olds age group across NSW. AFL North Coast also reported that it has had growth in juniors.
- Existing Coffs Harbour junior AFL clubs have all experienced an increase in player numbers between the period 2006 to 2008, particularly North Coffs Kangaroos (60% increase) and Sawtell Saints (53%).
- Existing AFL clubs identified a range of facility improvement proposals for their respective grounds and amenities blocks.

Overall Summary

Whilst there is adequate current provision of AFL ovals to meet current demand, there is likely to be an overall increase in demand for AFL in the Coffs Harbour LGA due to the current latent demand amongst both adults and children, the projected net increase in the number of people aged between 5-34 years to 2031, the high proportion of Australia-born residents, and the continued growth and exposure of the sport in NSW.

A comparison between the outcome of the facility benchmarking for AFL ovals (projected shortfall of three ovals to 2031) and the outcome of the demand assessment above, suggests that the conclusions of each are consistent.

¹¹ Calculated by multiplying the 2008 ERASS participation rate for AFL (0.6%) by the population of Coffs Harbour LGA aged over 15 years (55,700 people in 2006).

¹² Calculated by multiplying the 2008 ERASS participation rate for AFL (0.6%) by the projected population of Coffs Harbour LGA aged over 15 years in 2031 (84,490 people).

¹³ Source: Children's Participation in Cultural and Leisure Activities Survey (2006) Children aged 5-14 years.

¹⁴ Calculated by multiplying the 2006 children's participation rate for AFL (7.4%) by the population of Coffs Harbour LGA aged 5-14 years (9,740 people in 2006).

¹⁵ Calculated by multiplying the 2006 children's participation rate for AFL (7.4%) by the estimated population of Coffs Harbour LGA aged 5-14 years in 2031 (10,050 children).

Recommendations for AFL

Existing Ovals (User Group)	Changes
Centennial Oval (Woolgoolga Blues and Northern Beaches Juniors)	<ul style="list-style-type: none"> • Upgrade the floodlighting. • Provide additional permanent storage. • Alleviate water pooling in front of amenities block. • Close-in the existing open drain. • Provide car parking along Fawcett Street. • Relocate rugby to the new West Woolgoolga Sportsground.
CCSLP Oval 1 (North Coffs Kangaroos)	<ul style="list-style-type: none"> • Provide a permanent canteen facility. • Install shade/shelter. • Upgrade storage from temporary to permanent. • Install an electronic scoreboard. • Seal the car park adjacent to Oval 1.
Richardson Park (Sawtell Saints)	<ul style="list-style-type: none"> • Install sub-surface drainage. • Relocate existing floodlights or install new ones in more appropriate locations to light the oval. • Provide additional permanent storage. • Extend and seal car park.
Fitzroy Oval (Coffs Harbour Swans)	<ul style="list-style-type: none"> • Replace the amenities block and include a canteen, good provision for shade/shelter and secure internal storage. (Consider relocating the amenities block to an area closer to the pool to open-up the Coffs Street frontage). • Install sub-surface drainage. • Investigate installation of floodlights (and pending their installation, relocate all AFL training to Fitzroy Oval from Jetty Oval).
Jetty Oval (training only) (Coffs Harbour Swans)	<ul style="list-style-type: none"> • Review need for floodlighting upgrade pending the timing of the installation of floodlights at Fitzroy Oval. • Consider upgrade of amenities block only if demand is demonstrated. • Cease training activities (pending the installation of floodlights at Fitzroy Oval). • Consider angled car parking along Orlando Street only if demand is demonstrated. • Install shade/shelter along the western side.

Recommended Future New Ovals

1. Develop one new District 1 level AFL facility at the new Moonee reserve (dual-use with cricket), pending proposed residential development occurring within the Moonee catchment.

6.2. Athletics

The demand assessment for Athletics is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for Athletics in the Coffs Harbour LGA is three seasonal (non-permanent) grass tracks overlaid onto sports fields. Benchmark data for permanent athletics tracks (synthetic) identified that there is an undersupply of one synthetic athletics track for a community with a projected future population of 100,000 people. There are no recognised benchmarks for seasonal grass athletics tracks.
- The trends of participation for Athletics in recent years show that Nationally, participation for adults has remained stable since 2001, whilst for NSW there was a small increase between 2007 and 2008. For children (National), participation declined a full percentage point (from a relatively low base) between 2000 and 2006 (refer graph for Athletics in Appendix 4). The sport has a significantly higher proportion of children actively involved compared to adults.
- Adult organised participation rate for Athletics in NSW (2008) was 0.3%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 165 (however, until very recently no organised senior track club has existed for many years). Projecting to 2031, the number of adults participating in Athletics could be up to 250 adults.
- Children's overall participation rate in organised Athletics was 2.9% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 280 compared to the 2008 junior membership of the two little athletic clubs of 180 juniors. Projecting to 2031, the number of children participating in little athletics is expected to increase marginally to 290 children.
- Participation in little athletics across NSW fell between 2006/07 and 2007/08 by 2.5%, but rose in the Olympic year (2008/09) by 3.5% to 39,700 participants, an increase that did not reach the projected target set by Little Athletics NSW¹⁶.
- The two existing Coffs Harbour LGA little athletics centres both experienced an increase in participant numbers between the period 2006 to 2008, particularly Sawtell Toormina Little Athletics (43% increase), however, some of this increase is attributable to the closure of the neighbouring Coffs Harbour Little Athletics Club at Advocate Park.
- Locally, little athletics is becoming increasingly popular for girls, however, the period of membership for all participants is typically only 1-2 years.
- The demise of senior athletics in the Coffs Coast region can be partially attributed to the disbandment of athletic clubs in Bellingen and Nambucca.
- Local clubs identify the biggest issue facing the sport in the Coffs Harbour LGA is the lack of a permanent facility to provide training and competition opportunities all year round.

Overall Summary

The current provision of temporary grass tracks is meeting the current seasonal needs of children participating in little athletics. However, there is likely to be an overall increase in demand for Athletics in the Coffs Harbour LGA if there is a permanent athletics track and associated field events area provided. This assessment of growth is based on the current latent demand for athletics, the projected net increase of people aged between 5-34 years to 2031, and the capacity for junior and senior athletes to train outside of the competition season if permanent athletics facilities were available within the LGA.

A comparison between the outcome of the facility benchmarking for a synthetic athletics track (projected need for one track to 2031) and the outcome of the demand assessment above, suggests that the conclusions of each are consistent. However, it is noted that the viability of constructing a synthetic track may be influenced by any future provision of similar facilities within northern NSW (currently there are none) and suitable land availability.

¹⁶ Source: Little Athletics NSW Annual Reports (2007/08 & 2008/09).

Recommendations for Athletics

Ex isting Facilities (User Group)	Changes
Woolgoolga Sportsground (Woolgoolga Athletics Club)	<p><i>Retain as a seasonal grass track.</i></p> <ul style="list-style-type: none"> • Install sub-surface drainage into the eastern rugby league field. • Install floodlighting to the eastern field. • Upgrade the existing floodlighting on the western field.
Toormina Sports Complex (including Toormina Oval) (Sawtell/Toormina Little Athletics Club)	<ul style="list-style-type: none"> • Cease use of Toormina Oval for athletics and relocate Sawtell/Toormina Little Athletics Club to a new permanent grass track within the Eastern Precinct of CCSLP (see below).
Advocate Park (Coffs Harbour Little Athletics Club)	<ul style="list-style-type: none"> • Cease use of Advocate Park for athletics and relocate the Coffs Harbour Little Athletics Club to a new permanent grass track within the Eastern Precinct of CCSLP.
BCU International Stadium	<p><i>Retain as a venue for major carnivals.</i></p>

Recommended Future New Track s

1. Develop a new District level permanent all-year grass track within the Eastern Precinct of CCSLP (grass hockey field area), pending the development of a second synthetic hockey field (Regional level facility).
2. Develop a new shared-use amenities block and associated spaces to service the users of the future athletics facility and the users of the hockey facilities.
3. Provide additional car parking along the Phil Hawthorne Drive side of the Eastern Precinct of CCSLP to service the users of the future athletics facility and the users of the hockey facilities.
4. In the long-term, assess the need for a new Regional level synthetic athletics track and field events area at a flood-free site after taking into account the future provision of synthetic athletics tracks in NSW.

6.3. Baseball

The demand assessment for Baseball is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for Baseball in the Coffs Harbour LGA is four senior fields, and one junior / training field. One of the senior fields has been developed as the exclusive competition venue in the Coffs Harbour LGA, and is located on Oval 3 at Coffs Coast Sport & Leisure Park. (When Oval 3 is being used for most competitions, the association also sets up a temporary field on Oval 2). Of the remaining three permanent senior fields, they are used predominantly for training, however, are required infrequently for competition when Ovals 2 & 3 at CCSLP are required for a major event utilising the sports fields at CCSLP.
- Benchmark data for baseball fields identified that there is currently an undersupply of three senior fields, with the optimum number estimated to be ten fields for a projected future population of 100,000 people. However, the relevancy of this benchmark is questionable in the Coffs Harbour context, as the Coffs Harbour Baseball Association made a strategic decision some years ago to consolidate all baseball competition at one venue as an alternative to the traditional delivery of the sport whereby club-based venues host home matches.
- The trends of participation for Baseball in recent years for adults (National & NSW) show an increase since 2000, whilst for children (National), participation declined a full percentage point (from a relatively low base) between 2000 and 2006 (refer graph for Baseball in Appendix 4).
- Adult organised participation rate for Baseball in NSW (2008) was 0.3%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 165 compared to the 2008 adult membership of the baseball association of 105 adults. Projecting to 2031, the number of adults participating in Baseball could be up to 250 adults.
- Children's overall participation rate in organised Baseball was 0.7% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 68 compared to the 2008 junior membership of the baseball association of 48 juniors. Projecting to 2031, the number of children participating in Baseball is expected to be similar to the current theoretical rate of participation at 70 children.
- Participation levels in Baseball across NSW continue to remain stable¹⁷.
- Locally, the Coffs Harbour Baseball Association predicts that the number of juniors and women participating in Baseball will increase. There is a good relationship between the baseball association and the Coffs Harbour & District Softball Association in relation to members playing the two codes each season.
- The baseball association wants to secure long-term tenancy at a site within Coffs Harbour to enable a premier standard field with floodlights to be developed, with an adjoining permanent second field to support training, junior matches and major events. In the short to medium term, the association has requested a batting training facility to be developed at Coffs Coast Sport & Leisure Park.

Overall Summary

The current provision of one permanent field and one temporary field at Coffs Coast Sport & Leisure Park is adequate for the current needs of Baseball. In addition, the availability of training nets and fields in the north (at the High Street Sports Complex), central (at Reg Ryan Reserve), and in the south (at Richardson Park) ensures that there is convenient access to baseball training from most areas of the LGA. The establishment at one location of one premier baseball field and a second permanent baseball field, and associated training infrastructure (batting cages), should be adequate to meet the needs of baseball in the future.

It can be expected that there will continue to be an overall increase in demand for Baseball in the Coffs Harbour LGA, due to the following: the current number of registered juniors and seniors in Coffs Harbour, the history of strong management of the Coffs Harbour Baseball Association, the trend of stable participant numbers across NSW and Australia, the informal partnership between the baseball association and the Coffs Harbour & District Softball Association, and the positive impact from the increased exposure of the sport that the new national baseball series will have.

¹⁷ Source: *Baseball NSW Annual Report (2008)*.

Strategically, there is a preference to retain clear, open, flexible and multipurpose sporting fields in the western precinct at the Coffs Coast Sport & Leisure Park to enable the site to be used for a range of field-based sporting events and tournaments. On this basis, an investigation into an alternate site for Baseball was carried out during the study period, including the possibility of such a site also accommodating a new permanent home for Softball. An alternate site with the capacity to meet the minimum requirements for both sports was not able to be found, so it is recommended that the main competition and training base for Baseball continue to be located on Ovals 2 & 3 at the Coffs Coast Sport & Leisure Park.

Recommendations for Baseball

Existing Fields (User Group)	Changes
<p><u>Competition</u> CCSLP Ovals 2 & 3 (Coffs Harbour Baseball Association)</p>	<ul style="list-style-type: none"> • Consolidate baseball at CCSLP as the home of the Coffs Harbour Baseball Association with access to two baseball diamonds and a batting cage. • New permanent back net in the vicinity of the temporary diamond currently in use on Oval 2. • Install shade/shelter. • Seal the car park adjacent to Oval 3.
<p><u>Training Nets</u> High Street Sports Complex</p>	<ul style="list-style-type: none"> • Remove baseball / softball back net and practice field from the lower sports field (and relocate baseball to the new West Woolgoolga Sportsground, when developed).
<p>Reg Ryan Oval: 1 senior, 1 junior</p>	<ul style="list-style-type: none"> • No change.
<p>Richardson Park</p>	<ul style="list-style-type: none"> • No change.

Recommended Future New Fields / Nets

1. Develop a new permanent back net adjacent to Oval 2 at CCSLP, in accordance with the directions of the Coffs Coast Sports and Leisure Park Master Plan (see Appendix 7).
2. Install a new batting cage adjacent to Oval 3, in accordance with the directions of the Coffs Coast Sports and Leisure Park Master Plan (see Appendix 7).
3. Develop a new baseball training field at the new West Woolgoolga Sportsground.

6.4. Basketball

The demand assessment for Basketball is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision of publicly accessible basketball courts in the Coffs Harbour LGA is three full-size courts located at Sportz Central. The current court space at Sportz Central is reconfigured to provide one full-size court and four junior-size (or non-conforming) courts to enable the centre to meet the current high demand for courts. There are also indoor courts located and/or planned at selected education sites. Some of these venues, however, do not permit access to the courts for external groups, or in some cases only restricted access, e.g. the one court at the Coffs Harbour Education Campus / Southern Cross University (CHEC).
- Benchmark data for full-size basketball courts identified that there is an undersupply of four courts currently, with the optimum number estimated to be ten courts for a projected future population of 100,000 people.
- The trends of participation for Basketball in recent years for adults (National & NSW) show a relatively stable rate of participation since 2000, and similarly for children (National) (refer graph for Basketball in Appendix 4). The sport has a significantly higher proportion of children actively involved compared to adults.
- Adult organised participation rate for Basketball in NSW (2008) was 1.2%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 670 compared to the 2008 adult membership of the Coffs Harbour Basketball Association of 300 adults, suggesting that there is a latent demand for Basketball amongst adults. (The lower participation in the LGA is most likely explained by the centralised nature of the sport, that is, adults living in the smaller rural and coastal townships may not be participating due to the distance required to travel to access courts/competition). Projecting to 2031, the number of adults participating in Basketball could be up to 1,000 adults.
- Children's overall participation rate in organised Basketball was 6.6% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 640 compared to the 2008 junior membership of the basketball association of 1,503. Projecting to 2031, the number of children participating in Basketball is expected to be similar to the current theoretical rate of participation at 660 children, still substantially lower than the current rate of participation.
- Junior participation levels in Basketball across NSW are increasing at a rate of 2.5% to 3.0% annually, whilst for adults it is stable.¹⁸
- Locally, the Coffs Harbour Basketball Association predicts that the number of juniors participating in Basketball will continue to increase due to the impact of specialist coaching appointments and improved development programs conducted by the association. The association supports the development of additional courts in other areas of the LGA, however, any new facilities should have a minimum of two courts. All Basketball NSW sanctioned competitions should continue to be administered centrally by the Coffs Harbour Basketball Association.
- The Sportz Central management note that the current provision of three courts at the centre significantly restricts the growth and development of basketball, and is not meeting current demand, and strongly advocates that Sportz Central be extended by 1 to 2 courts to enable the expansion of the basketball program and other centre-based activities.

Overall Summary

The very high junior participant numbers in the Coffs Harbour Basketball Association and the strong level of senior participation, combined with the projected net increase in the number of people aged between 5-34 years to 2031, all strongly suggest that Basketball will continue to have sustainable numbers. Also, Basketball NSW's *Strategic Game Plan 2008-2012* advocates strongly for continued growth of the sport throughout NSW at the grass roots (or junior) level as one of its key pillars to grow the sport.

For a number of years the Coffs Harbour Basketball Association has been constrained in its capacity to provide adequate court time for training and competition activities at Sportz Central due to the lack of available court space. It has mitigated this constraint by opting to utilise the space of two of the full-size courts for four junior-size (or non-conforming senior) courts.

¹⁸ Source: Survey completed by Basketball NSW (2008).

There are additional constraints at Sportz Central in relation to its adequacy as a high-performance centre and regional tournament venue. These constraints include the number of full-size courts (tournaments require a minimum of four full-size courts), poor player and referee change rooms, poor provision of meeting rooms, restricted spectator areas, and a lack of off-street car parking adjacent to the Centre.

Any extension to Sportz Central may affect other uses of the site. Should it be decided the most feasible way to extend Sportz Central is to build in the space currently occupied by the skate park, the Open Space Strategy recommends that a replacement skate park is built in the West Coffs Harbour area.

The optimum number of courts at Sportz Central is a minimum of four full-size basketball courts. Community access to up to four additional indoor courts throughout the LGA is also required to enable some of the team training and associated development programs to be conducted at locations other than Sportz Central. This would free up the stadium for additional basketball competitions, high performance programs, and other centre-based activities.

The additional courts should be provided at locations that are more easily accessed by people living in the north and south of the LGA, and could be provided in partnership with other providers, such as schools and tertiary institutions. Any new venues should ideally comprise a minimum of two courts, which would then provide the basketball association with the option of utilising these venues for lower age matches, low division senior competitions, and as supplementary venues for larger tournaments.

The benchmark data has suggested a total of 10 courts are required to service the future needs of basketball and this need is consistent with the expressed demand by the association. This can be largely achieved with an extension of the Association's main competition and administration venue at Sportz Central by 1-2 courts, and the provision of an additional four satellite courts (or the facilitation of community access to existing courts).

Recommendations for Basketball

Existing Facilities (User Group)	Changes
Sportz Central: 3 full-size courts (Coffs Harbour Basketball Association)	<ul style="list-style-type: none"> Extend Sportz Central to include 1-2 additional courts, inclusive of additional player and referee change rooms. Provide additional car parking. Upgrade the kitchen to commercial standard to improve the Centre's role as an events venue.
Coffs Harbour Education Campus / Southern Cross University: 1 court	<ul style="list-style-type: none"> Facilitate the establishment of ongoing community access to the existing court.
School indoor courts	<ul style="list-style-type: none"> Facilitate the establishment of community access.

Recommended Future New Courts

1. Extend Sportz Central to include 1-2 additional full-size basketball courts.
2. Investigate the feasibility of a partnership arrangement between Council and the Coffs Harbour Education Campus / Southern Cross University (CHEC) to extend the new indoor facility at the CHEC by one court and to secure ongoing community group access. (This will provide communities in the southern areas of the LGA with closer access to basketball courts).
3. Investigate the feasibility of developing a new two-court indoor multipurpose facility at the proposed new Moonee Sports Complex, or the proposed new West Woolgoolga Sportsground (see Appendix 7). (This will provide communities in the northern areas of the LGA with closer access to basketball courts).
4. As single tennis courts in rural and coastal village locations are upgraded to hard court surfaces, consider including basketball infrastructure to make these facilities multi-purpose.

6.5. Cricket

The demand assessment for Cricket is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for Cricket in the Coffs Harbour LGA is 22 ovals, being 15 ovals with synthetic centre wickets (two synthetic wickets at Centennial Oval), and seven ovals with turf centre wickets.
- Benchmark data for Cricket ovals identified that there is currently an adequate supply of ovals, but that the optimum number for a projected future population of 100,000 people is estimated to be 33 ovals, or a current shortfall of 11 ovals, to meet projected future demand. This benchmark is based on competition being restricted to one day on a weekend.
- The trends of participation for Cricket in recent years for adults (National & NSW) show a small increase since 2000, whilst for children (National), participation has been relatively stable during the period 2000 and 2006 (refer graph for Cricket in Appendix 4).
- Adult 'organised' participation rate for Cricket in NSW (2008) was 1.5%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 835 compared to the 2008 adult membership of the Coffs Harbour & District Cricket Association of 300 adults. Projecting to 2031, the number of adults participating in Cricket could be up to 1,250 adults.
- Children's overall participation rate in 'organised' Cricket was 5.3% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 640 compared to the 2008 junior membership of the cricket association of 360 juniors. Projecting to 2031, the number of children participating in Cricket is expected to be similar to the current theoretical rate of participation at 660 children.
- Participation levels in junior cricket across NSW continue to grow, whilst for senior cricket the numbers have remained relatively stable¹⁹, so the seemingly lower participation rates in Cricket by adults and children in the Coffs Harbour LGA are likely explained by the lack of opportunity to participate by those people living in the smaller rural and coastal townships where it is more difficult to get sufficient numbers to form a team.
- Locally, the Coffs Harbour & District Cricket Association (senior & junior) predicts that the overall number of cricketers will increase, particularly in the non-urban areas and growth areas of the LGA.
- The cricket association supports the continued provision of cricket fields as shared spaces with other winter sports, however, has identified that there is high need to provide improved amenities and shade at ovals.

Overall Summary

Whilst there is adequate current provision of cricket ovals to meet current demand, there is likely to be some overall increase in demand for Cricket in the Coffs Harbour LGA, due to the projected net increase of people aged between 5-34 years in the LGA to 2031, the high proportion of Australia-born residents, and the general trend of continued growth of the sport across Australia, including NSW. The possible introduction of a local Twenty20 competition may also trigger new opportunities for people to participate, as well as the positive impact of the ongoing marketing of the game to girls and women.

Notwithstanding the data above that suggests that there is likely to be an overall increase in demand for Cricket in the LGA to 2031, the optimal benchmarked number of 33 ovals for a population of 100,000 people is likely to be in excess of the actual number of ovals required in the future. This conclusion is based on the historically low participation rates in Cricket by adults and children in the Coffs Harbour LGA, and the fact that a proportion of potential cricketers are part of the current 6,000, or so, people who are residing (or who will reside in the future) in smaller townships throughout the Hinterland and along the coast and as a result are not likely to participate in Cricket as these townships are unable to sustain a local cricket club due to a lack of a critical mass of participants.

The strategy to meet future demand should be a combination of new ovals in growth areas (such as the areas in and around Moonee and Woolgoolga), and the scheduling of additional matches on different days on the same cricket ovals, particularly on the hard wicket grounds.

Many cricket associations are now becoming innovative in relation to accommodating increasing player numbers by scheduling cricket fixtures on Saturdays and Sundays, and in the case of lower age juniors, also using Friday

¹⁹ Source: Interview Cricket NSW, 2009.

Demand Assessment

afternoons / evenings.

There is currently a good distribution of turf grounds throughout the key urban areas of the LGA.

Recommendations for Cricket

Existing Ovals

(The allocation of use of cricket ovals is administered by the senior & junior sections Coffs Harbour & District Cricket Association)

Centennial Oval: 2 synthetic
(although both wickets cannot be used concurrently for senior matches, but can be for junior matches)

Woolgoolga Sportsground: 1 synthetic

High Street Sports Complex: 1 turf, 1 synthetic

Brelsford Park: 1 turf

Fitzroy Oval: 1 turf

Jetty Oval: 1 synthetic

Englands Park: 1 synthetic
(only limited cricket use in recent years)

Reg Ryan Oval: 1 synthetic

Forsyth Park (McLean St Reserve): 1 synthetic

CCSLP: 2 turf, 1 synthetic

Nana Glen Sports, Recreation and Equestrian Centre: 1 synthetic (not used)

Nana Glen Sports Field: 1 synthetic

Changes

- No change.
- Install sub-surface drainage into the eastern side of the field, i.e. the eastern rugby league field.
- Remove the baseball / softball back net and practice field from the lower sports field and facilitate increased use by soccer in the winter season.
- Relocate the southern screen to facilitate soccer use in winter.
- Replace the turf wicket with a synthetic wicket once a new turf wicket is established at the proposed new West Woolgoolga Sportsground.
- Upgrade as per adopted master plan.
- Upgrade the amenities block (see Section 6.1 AFL).
- No change.
- Limit cricket competition to young junior teams only due to the reduced oval size (i.e. unsuitable for U13s and above).
- Install shade/shelter on northeast side.
- No change (however, has capacity to be upgraded to a turf wicket ground, if required).
- No change.
- Retain synthetic wicket until the proposed year-round grass athletic track is established.
- Review of risk management procedures at this site.
- Provide a new amenities block.
- Formalise the car parking.
- Install shade/shelter

Existing Ovals	Changes
Boambee Reserve: 1 synthetic	• No change.
Toormina Sports Complex (including Toormina Oval): 1 synthetic	• Develop new amenity block. • Cease cricket, pending the need to use part of the Sawtell Oval for the proposed new Regional level tennis centre.
Sawtell Oval: 1 synthetic (only limited cricket use in recent years)	• Install sub-surface drainage. • Provide additional storage. • Extend and seal car park.
Richardson Park: 2 turf	• Reintroduce use, as required.
Lower Bucca Sportsground: 1 synthetic (not used)	• Reintroduce use, as required.
Corindi Sportsground: 1 synthetic (not used)	

Recommended Future New Ovals

1. Develop a new District level oval with a synthetic wicket at Combine Street (overlaid onto soccer fields) for juniors.
2. Develop three new District level ovals at the new Moonee Reserve (one to have a turf wicket which will be dual-use with AFL, two to have a synthetic wicket overlaid onto soccer fields).
3. Develop two new District level ovals at the proposed new West Woolgoolga Sportsground (overlaid onto rectangular fields). One oval to have a turf wicket and one to have a synthetic wicket.
4. Develop new District level junior oval with a synthetic wicket, if part of Sawtell Oval is required for the development of the proposed Regional level tennis centre (refer Section 6.12 Tennis).

6.6. Hockey

The demand assessment for Hockey is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for Hockey in the Coffs Harbour LGA is one synthetic field and up to six temporary grass fields co-located at Coffs Coast Sport & Leisure Park.
- Benchmark data for permanent hockey fields (synthetic) identified that there is current adequate supply, but a likely undersupply of one synthetic field for a community with a projected future population of 100,000 people. There are no recognised benchmarks for grass hockey fields, as the sport has progressively moved to synthetic surfaces as the preferred surface for senior training and competition, and the preferred surface for junior competition (as a minimum).
- The trends of participation for Hockey in recent years for adults (National & NSW) show a significant increase since 2000, albeit from a relatively low base of participation. For example, the Adult participation in NSW increased three-fold between 2007 and 2008, and by 30% Nationally since 2000 (refer graph for Hockey in Appendix 4).
- This trend is reversed for children (National), where participation declined between 2000 and 2006.
- Adult 'organised' participation rate for Hockey in NSW (2008) was 1.4%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 780 compared to the 2008 adult membership of the Coffs Harbour & District Hockey Association of approximately 330 adults. Projecting to 2031, the number of adults participating in Hockey could be up to 1,180 adults.
- Children's overall participation rate in 'organised' Hockey was 1.9% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 185 compared to the 2008 junior membership of the hockey association of approximately 220 juniors. Projecting to 2031, the number of children participating in Hockey is expected to be approximately 190 children.
- Participation in Hockey across NSW has remained stable, however, there has been growth in the 8 ÷ 11 year olds and also in the veterans age group. Hockey NSW believes that the Coffs Harbour LGA has potential for growth and it has been designated as one of the State's developing associations²⁰.
- The Coffs Harbour & District Hockey Association identified that player numbers in the mid to older teenage years have declined in recent years, and that the existing amenities block does not adequately meet the needs of the association and its members. The deficiencies include an inadequate number of and poor condition of player change facilities, poor provision of secure storage, inadequate canteen facilities, and a lack of meeting / administration rooms. Also, the association strongly advocates for a second synthetic field that will enable all senior and junior hockey activities to be transferred from the grass hockey area, which will improve the overall quality of the competition.
- The association has identified a future need and intent to commence an indoor hockey competition, pending the availability of facilities in the future.

Overall Summary

The combination of the single synthetic hockey field and maximum of six grass fields is just meeting the current needs of junior and senior participation in Hockey, in that all senior training and competition is being conducted on synthetic along with all junior training and some competition. This requires some junior matches to still be conducted on grass ÷ an acceptable option for lower-age juniors - although not ideal as the sport in Australia continues its transition from being a wholly grass-based sport to a sport played on synthetic turf surfaces.

Notwithstanding this current situation, there is likely to be an overall increase in demand for Hockey in the Coffs Harbour LGA due to the current latent demand for senior Hockey and the projected net increase of people aged between 5-34 years to 2031. In addition, the provision of a second synthetic hockey field will enable the association to host regional tournaments and selected State tournaments, and will enable all junior training and competition activities to be conducted on a synthetic playing surface which is likely to ultimately lead to an improved rate of retention of junior players as they progress to senior ranks.

²⁰ Source: Survey completed by Hockey NSW (2008).

Hockey has a historically stronger participation base from females compared to males, and so is a sport that should continue to be supported as part of a broader strategy to grow the number of girls and women participating in physical activity in the Coffs Harbour LGA.

Recommendations for Hockey

Existing Fields (User Group)	Changes
CCSLP: 1 synthetic hockey field (Coffs Harbour & District Hockey Association)	<ul style="list-style-type: none"> No change.
CCSLP: grass hockey field area (Coffs Harbour & District Hockey Association)	<ul style="list-style-type: none"> Retain access to at least two grass hockey fields after the second synthetic field is commissioned. The proposed adjacent grass athletics track will provide further grass field capacity to cater for major hockey events. Install car park south of the existing amenities block.

Recommended Future Field

1. Develop a new second synthetic hockey field at CCSLP (Regional level) on the eastern side of the existing synthetic hockey field.
2. Develop a new shared-use amenities block and associated spaces to service the users of the hockey facilities and the users of the proposed future athletics facility.
3. Explore the feasibility of including indoor hockey as a user group at the multipurpose indoor sport centres at the Coffs Harbour Education Campus and the new proposed indoor sports centre at either Moonee or Woolgoolga.

6.7. Netball

The demand assessment for Netball is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision of netball courts in the Coffs Harbour LGA includes 35 courts, being 13 asphalt courts at two locations and 22 grass courts at three locations.
- Benchmark data for netball courts identified that there is currently an adequate supply, but that the optimum number for a projected future population of 100,000 people is estimated to be 20 (hard) courts, or a current shortfall of seven (hard) courts to meet projected future demand.
- The trends of participation for Netball in recent years for adults (National & NSW) show a relatively stable rate of participation since 2000, and similarly for children (National) (refer graph for Netball in Appendix 4). The sport has a significantly higher proportion of children actively involved compared to adults.
- Adult Organised participation rate for Netball in NSW (2008) was 1.9%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 1,050 compared to the 2008 adult participation of 250 adults in the two associations. Whilst this may suggest a significant latent demand may exist for Netball, senior players participating in centre-based competitions at Sportz Central and other private indoor sports centres are not being counted. Also, the centralised nature of the sport at two venues in Woolgoolga and Coffs Harbour Urban may preclude some women from participating due to the distance required to travel to access courts/competition, especially women living in the smaller rural and coastal townships. Projecting to 2031, the number of adults participating in Netball could be up to 1,600 adults.
- Children's overall participation rate in Organised Netball was 8.7% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 845 compared to the 2008 junior participation in the two associations of 580. Projecting to 2031, the number of children participating in Netball is expected to be similar to the current theoretical rate of participation at 870 children.
- The overall number of registrations in Netball in NSW has remained similar for the period 2003 (106,000 members) to 2008 (105,400 members). However, the total number of women has decreased from a high of 34,000 in 2003 to 28,500 in 2008, whilst the total number of girls has increased from 66,000 in 2003 to 72,500 in 2008 (although the 2008 number was a decrease of 1,300 girls from the 2007 level).²¹
- Locally, the Coffs Harbour Netball Association, the Woolgoolga District Netball Association and the Sawtell/Toormina Netball Club have all experienced an increase in numbers and interest in Netball.

Overall Summary

The relatively high junior participant numbers in netball throughout the LGA, the emerging participation in the southern areas, and the projected net increase in the number of people aged between 5-34 years to 2031, all strongly suggest that Netball will continue to have sustainable numbers. The development of several new hard surface netball courts commensurate with the growing population will be necessary to meet future demand.

An ongoing trend in Netball is the gradual shift of the sport to indoors, particularly for women's competitions. Indoor facilities can also create additional opportunities for squad / elite player development, and can be used as venues for staging high standard exhibition matches and regional / State tournaments that will further promote the game through spectator opportunities. The Coffs Harbour Netball Association has used Sportz Central in the past for some exhibition matches, however, the netball court dimensions are non-conforming with international regulations. The ideal scenario for netball to maximise the growth and development of the game is to have indoor and outdoor courts at the one complex.

An opportunity exists to further develop the sport in the Sawtell-Toormina area as no purpose-built netball facilities are currently available. Whilst the current grass courts at the Hulberts Road Reserve provide an opportunity for the local club teams to train, the courts are poorly located from a perceived safety risk perspective due to their isolation, they have no supporting infrastructure (amenities, lighting, etc), and offer little opportunity to grow the sport through the broad exposure of girls / women training and competing.

²¹ Source: Netball NSW Annual Reports (2003 - 2008).

Recommendations for Netball

Existing Courts (User Group)	Changes
<p><u>Outdoor</u> Vost Park Netball Complex: 9 asphalt courts, 12 grass courts (Coffs Harbour Netball Association)</p>	<ul style="list-style-type: none"> • No change.
<p>Woolgoolga Netball Courts: 4 asphalt, 4 grass (Woolgoolga District Netball Association)</p>	<ul style="list-style-type: none"> • Re-build the four existing asphalt courts. • Convert two grass courts to asphalt to bring the total number of asphalt courts to six (see below).
<p>Toormina Sports Complex (including Toormina Oval): 6 grass courts (Sawtell Toormina Netball Club)</p>	<ul style="list-style-type: none"> • Cease use of the existing grass courts pending the construction of new permanent courts.
<p><u>Indoor</u> Sportz Central (4 courts non-conforming)</p>	<ul style="list-style-type: none"> • No change.

Recommended Future New Courts

1. Develop up to six new netball courts (District level) at Toormina Sports Complex with staged conversions from grass to asphalt court surfaces on a total of four courts.
2. Projects associated with the development of new netball courts at the Toormina Sports Complex:
 - Convert the existing BMX canteen into a small amenities block for the netballers.
 - Convert the disused amenities block (formerly BMX) into storage.
 - Install a perimeter fence and screen trees around the netball courts.
 - Install a new car park to service the netball courts.
(See Appendix 7)
3. Convert two grass courts at the Woolgoolga Netball Courts to asphalt.
4. Incorporate one netball show-court into any planned extension and redevelopment of Sportz Central to enable high-standard netball matches to be staged indoors.
5. Develop a new two-court indoor multipurpose facility at Vost Park, with both courts conforming to national netball standards (Regional level), and explore the feasibility of other user groups also utilising the centre, including basketball, volleyball, futsal, indoor hockey, table tennis and badminton.
6. Investigate the feasibility of developing a new two-court indoor multipurpose facility at the proposed new Moonee Sports Complex, or the proposed new West Woolgoolga Sportsground (see Appendix 7).

6.8. Rugby League

The demand assessment for Rugby League is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for Rugby League in the Coffs Harbour LGA is eight full-size fields, and they are distributed evenly throughout the LGA.
- Benchmark data for rectangular fields (combining League & Union) identified that a satisfactory number of fields presently exists (total of 11 fields), with the optimum number of fields for a projected future population of 100,000 people estimated to be 16 fields.
- The trends of participation in Rugby League in recent years for adults (National & NSW) show a relatively stable rate of participation since 2000, and also for children (National) where the participation in 2000 was 3.5% and increased to 4.1% in 2006 (refer graph for Rugby League in Appendix 4).
- Adult 'organised' participation rate for Rugby League in NSW (2008) was 1.2%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 660 compared to the 2008 adult membership of the four Rugby League clubs of 220 adults. Projecting to 2031, the number of adults participating in Rugby League could be up to 1,000 adults.
- Children's overall participation rate in 'organised' Rugby League was 4.1% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 400 compared to the 2008 junior membership of the four Rugby League clubs of 540 juniors. Projecting to 2031, the number of children participating in Rugby League could be up to 410 children, still considerably less than the current rate of participation.
- The ARL Development Officer noted that there is still a relatively poor transition from junior to senior ranks occurring presently throughout Australia, and that membership is increasing in most areas of the Coffs Harbour region. The ARL predict that the overall playing numbers in Rugby League are expected to plateau in the next couple of years²².
- The Coffs Harbour rugby league clubs have experienced an increase in junior player numbers and Woolgoolga RLC has had an increase in the number of senior players in the past three years. It was suggested that there is likely to be a latent demand for a Third Grade competition for seniors in the Coffs Harbour LGA.
- The clubs identified a range of facility improvement proposals for their respective grounds, including improved drainage and amenities blocks.

Overall Summary

There is adequate provision of rugby league fields to meet current demand. There are a proportionally higher number of juniors playing Rugby League in the Coffs Harbour LGA compared to National participation rates, and whilst this might typically trigger an increased future demand for fields, there has been an historic poor transition of juniors into senior ranks. In addition, there will be increasing competition on Rugby League from Soccer and AFL throughout the Coffs Harbour LGA.

Notwithstanding this, the sport has a sound player base to ensure that the sport will continue to be a mainstream participation sport in Coffs Harbour LGA in the next 20 years, however, the benchmark projection for up to six additional rugby league fields appears contrary to the ARL's short-term growth patterns in participation and the poor retention rates of juniors into senior ranks.

Two of the existing Rugby League venues have capacity to expand the number of full-size fields available onsite, being Sawtell-Toormina Sports & Recreation Club and Advocate Park.

²² Source: Survey completed by ARL Development Officer (2008).

Recommendations for Rugby League

Ex isting Fields (User Group)	Changes
Woolgoolga Sportsground: 2 fields (Woolgoolga Junior Rugby League)	<ul style="list-style-type: none"> • Install sub-surface drainage into the east field. • Install floodlighting on the east field. • Upgrade the existing floodlighting on the west field. • Manual irrigation system for east and west fields
Sawtell-Toormina Sport & Recreation Centre: 2 fields (and a junior field) (Sawtell Rugby League)	<ul style="list-style-type: none"> • Install sub-surface drainage into the two senior fields. • Install floodlighting on the north field. • Upgrade floodlighting on the east field after it has been developed as a full sized field. • Upgrade / replace the degraded section of the amenities block.
Coramba Showground: 2 fields (Orara Valley Rugby League)	<ul style="list-style-type: none"> • Install sub-surface drainage into the main (east) field. • Upgrade the clubhouse. • Upgrade the existing floodlighting on east field. • Install floodlighting on the west field/s. •
Advocate Park: 2 fields (and a large multipurpose sports field currently used for Touch and Oztag) (Coffs Harbour Rugby League)	<ul style="list-style-type: none"> • Install sub-surface drainage into the fields. • Upgrade the amenities block. • Upgrade the floodlighting.

Recommended Future New Fields

1. Develop the east field at the Sawtell-Toormina Sport & Recreation Centre as a full-size field.
2. Develop a new (junior) field at the Sawtell-Toormina Sport & Recreation Centre on the eastern side of the existing east field, if required.
3. Prepare a master plan for the Coramba Showground site and include an assessment of the feasibility to expand the playing surface area of the west field to create an additional rectangular field.
4. Develop two new rectangular fields (District level) at the new Moonee reserve that are flexible for League and Union.

6.9. Rugby Union

The demand assessment for Rugby Union is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for Rugby Union in the Coffs Harbour LGA is three fields (with one of these fields being marginally narrower than recognised senior field dimensions). Two of the fields are located at the Sawtell-Toormina Sport & Recreation Centre, with the third field recently being constructed at the Coffs Harbour Education Campus / Southern Cross University site. (In addition, the Woopi White Pointers play on Centennial Oval on a shared-use basis with the AFL clubs).
- Benchmark data for rectangular fields (combining League / Union) identified that a satisfactory number of fields presently exists (total of 11 fields). The optimum number of fields for a projected future population of 100,000 people is estimated to be 16 fields.
- The trends of participation in Rugby Union in recent years for adults (National & NSW) show a small annual increase in the rate of participation since 2000, and for children (National) the increase is more marked - from 1.4% in 2000 to 2.0% in 2006 (refer graph for Rugby Union in Appendix 4).
- Adult organised participation rate for Rugby Union in NSW (2008) was 1.4%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 780 compared to the substantially lower 2008 adult membership of 225 adults (includes players in the U19 competition). Projecting to 2031, the number of adult participants in Rugby Union could be 1,180 adults.
- Children's overall participation rate in organised Rugby Union was 2.0% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 195 compared to the 2008 estimated junior participation in the school competitions of 300. (This high participation rate is likely explained by the fact that the junior competition is a schools-based competition rather than a traditional club-based competition). Projecting to 2031, the number of children participating in Rugby Union would be approximately 200 children.
- The Coffs Harbour Rugby Union Club noted that there has been a sudden decline in the number of senior age participants and in the quality of the competition since 2000 when there were five clubs within the Coffs Harbour urban area. The recent formation of the Southern Cross University Marlins Rugby Club now means there are two clubs. Despite attracting some female participants in recent years, and the formation of the university team, the overall number of senior players has declined.
- The juniors and seniors train at different venues, and this arrangement is likely to continue to manifest the poor transition from junior to senior ranks.
- The Coffs Harbour Rugby Union Club identified a range of facility improvement proposals for the union fields at Sawtell-Toormina Sport & Recreation Centre, including widening the east field to enable it to conform to industry guidelines for senior ground dimensions, and improving the sub-surface drainage system.

Overall Summary

Whilst there is adequate current provision of rugby union fields to meet current demand, two of the fields being used have constraints:

- The east field at the Sawtell-Toormina Sport & Recreation Centre is approximately 58m wide but should be 70m wide.
- The Woopi White Pointers are utilising an AFL oval for their home matches played at Woolgoolga.

There was recently a strong level of participation in Rugby Union throughout the Coffs Harbour LGA, and there appears to be a good base of junior participation and interest currently. The challenge for the sport's local administrators is to improve the retention rate of players from the junior sections to the colts /seniors sections.

Nationally and at State level, the trend of participation is stable. With the new university field, the planned additional dedicated union field in the north of the LGA (at the new West Woolgoolga Sportsground) and the widening of the east field at the Sawtell-Toormina Sport & Recreation Centre, there should be adequate playing fields for the sport in the future. If required and pending future demand, there would be capacity to utilise the dual-use rectangular fields proposed at the new Moonee Reserve.

Recommendations for Rugby Union

Ex isting Fields (User Groups)	Changes
Sawtell-Toormina Sport & Recreation Centre: 2 fields (Coffs Rugby Crushers, Coffs Rugby Breakers)	<ul style="list-style-type: none"> • Investigate the practicality of widening the east field to create a full-size field. • Upgrade the perimeter fence along the main road frontage. • Upgrade the amenities block. • Install sub-surface drainage on both fields. • Relocate the light poles on east field when the field is widened. • Construct a fence along the eastern perimeter boundary of the site.
Coffs Harbour Education Campus / Southern Cross University: 1 field (Southern Cross University Marlins Rugby Club)	<ul style="list-style-type: none"> • Install floodlighting.
Centennial Oval (shared use with AFL) (Woopi White Pointers Rugby Club)	<ul style="list-style-type: none"> • Cease use of the oval for Rugby Union, pending the relocation of the Woopi White Pointers to the new rectangular field at the proposed new West Woolgoolga Sportsground (see below).

Recommended Future New Fields

1. Develop one new rugby union field (District level) at the proposed new West Woolgoolga Sportsground.
2. Develop two new rectangular fields (District level) at the new Moonee Reserve that are flexible for League and Union.

6.10. Soccer

The demand assessment for Soccer is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for Soccer in the Coffs Harbour LGA is 19 fields (excludes junior-size fields)
- Benchmark data for soccer fields identified that there is currently an oversupply of three fields, and that the optimum number for a projected future population of 100,000 people is estimated to be 25 fields, or a current shortfall of six fields to meet projected future demand.
- The trends of participation for Soccer in recent years for adults (National & NSW) and for children (National), show a marked increase since 2000, for example, the State and National participation rates for Adults have each increased one percentage point since 2000, whilst the participation rate by children has increased by just less than two percent (refer graph for Soccer in Appendix 4).
- In relation to children, the most significant increase in participation has been by girls, where the rate of participation in 2000 was 2.9%, but rose to 6.4% in 2006.
- Adult 'Organised' participation rate for Soccer in NSW (2008) was 4.7%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 2,600 compared to the 2008 adult membership of the eight soccer clubs of 620 adults, suggesting that there may be a significant latent demand for adult soccer. (The low 'take-up' could be explained by the fact that six of the eight soccer clubs are based in the three main urban areas, so potential adult players living in the smaller townships may not be participating). Projecting to 2031, the number of adults participating in Soccer could be up to 4,000 adults.
- Children's overall participation rate in 'Organised' Soccer was 13.2% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 1,280 compared to the 2008 junior membership of the eight soccer clubs of 1,900 – a significant difference. Projecting to 2031, the theoretical number of children participating in Soccer is expected to increase to 1,320 children, still substantially less than the current rate of participation.
- Participation levels in junior Soccer across NSW remained relatively stable between 2007 and 2008, whilst there was an increase in senior soccer participation (6.7%) and an increase of 1.7% in female participation²³.
- Locally, the peak body for Soccer, North Coast Football, reported an increase in the number of adults aged up to 35 years, and a 20% increase in the number of females in the past five years. Also, the introduction of small-sided games is having a big impact on player numbers and retention in the lower age juniors²⁴.
- Common issues reported by soccer clubs in relation to facilities, included improved drainage to some fields, new / upgraded floodlighting (mainly from a desire to play more night matches rather than deficient night-time training conditions), improved amenities blocks (particularly to provide for women's change rooms) and additional fields required by Boambee FC and Woolgoolga FC.

Overall Summary

Whilst there is adequate current provision of soccer fields to meet current demand, there is likely to be an overall increase in demand for Soccer in the Coffs Harbour LGA due to the current latent demand amongst adults and the increased involvement in the sport by girls and women. In addition, the participation rate of adult men has been increasing in both Coffs Harbour LGA and in NSW, generally.

There is projected to be a net increase in the number of people aged between 5-34 years to 2031, which may also drive the demand for Soccer to 2031 as the popularity of the game continues to expand.

The overall distribution of soccer fields between the three major urban areas of Coffs Harbour LGA and the rural areas somewhat corresponds to the relative distribution of the population, that is, 13 of the 19 soccer fields (or 68%) are located in the urban areas which supports almost 75% of the total population of the LGA. With the population growth of the LGA predicted to continue to mirror the current urban-rural split, it will be important that some provision for new fields is made in the rural areas.

²³ Source: Football NSW Annual Report 2008.

²⁴ Source: Survey completed by North Coast Football (2008).

An existing issue and one not easily resolved is the current inadequacy of Ayrshire Park to meet the existing and expected future needs of the Boambee Football Club. Ayrshire Park is land-locked and has no capacity to be expanded. Some use has been made of Boambee Reserve and this has relieved some pressure.

Options for new soccer fields were investigated in the Bonville and North Boambee Valley areas, however, no sites considered suitable and/or surplus to other planned uses were identified. The land at CCSLP located north of Ovals 1, 2 & 3 was also considered as an option to provide senior playing fields for use by the Boambee Football Club. However, this option was not supported by the Club. The strategy, therefore, to resolve the future needs of the Boambee Football Club is to conduct an assessment of the shortcomings of Ayrshire Park with the intent that some issues may be mitigated or eliminated through upgrades.

The continued growth of the Coffs Harbour LGA and the regional significance of many of its sporting facilities creates the opportunity to consider providing a specialist soccer elite training facility to further develop the pathway opportunities for local soccer players. An elite soccer training facility to help nurture representative team development within Coffs Harbour would align with the aspirations of the peak sport bodies for soccer. The land at CCSLP located north of Ovals 1, 2 & 3 could be developed to service this niche, whilst still retaining its flexibility to be used for other field-based sporting events and tournaments conducted at the CCSLP.

Recommendations for Soccer

Ex isting Fields (User Group)	Changes
Corindi Sportsground: 2 senior (and sufficient space for additional fields, as required) (Corindi/Red Rock Soccer Club)	<ul style="list-style-type: none"> • Upgrade the floodlighting. • Upgrade the amenities block.
High Street Sports Complex: 2 senior, 2 junior (Woolgoolga United Soccer Club)	<ul style="list-style-type: none"> • Facilitate increased use of the lower field in winter by removing the baseball / softball back net and practice field to create two full-size soccer fields. (See Recommended Future New Fields (pending relocation of baseball / softball to the new West Woolgoolga Sportsground). • Upgrade the floodlighting on south fields. • Install sub-surface drainage and floodlighting on the north fields. • Install irrigation on the north fields. • Install additional shade and storage. • Upgrade the car park.
K orora Oval: 1 senior (Northern Storm Soccer Club)	<ul style="list-style-type: none"> • Plant screen trees along the east boundary. • Investigate the need for a high fence along the east and north boundaries.
York Street Oval: 2 senior, 4 junior (Northern Storm Soccer Club)	<ul style="list-style-type: none"> • Reconfigure the field layout to provide 3 senior fields plus junior fields, and 6 softball diamonds. (Such a plan to focus on the need to reduce wear zones from each sport impacting on the other sport). • Upgrade the floodlights on one soccer field. • Provide off-street car parking. • Install shade/shelter across the site. • Extend and upgrade the provision of change rooms, canteen facilities and secure storage.

Existing Fields (User Group)	Changes
Coffs Harbour Showground: 1 senior (Coffs City United Football Club)	<ul style="list-style-type: none"> • Cease use of the Showgrounds & relocate matches to Forsyth Park (McLean St Reserve). • Develop Combine Street as replacement fields, if required.
Forsyth Park (McLean St Reserve): 3 senior (Coffs City United Football Club)	<ul style="list-style-type: none"> • Upgrade / replace the amenities block (if replacing, consider relocating the amenities block to the eastern end of the reserve). • Upgrade the floodlighting.
Polwarth Drive Sports Field: 2 senior (Coffs Coast Tigers Soccer Club)	<ul style="list-style-type: none"> • Upgrade the floodlighting on Field 2
Toormina Sports Complex (including Toormina Oval): 2 senior, 2 junior (Sawtell & District Soccer Club)	<ul style="list-style-type: none"> • New amenities block (consider relocating the amenities block to a more central location within the reserve). • Install floodlighting on Field 2.
Ayrshire Park: 1 senior, 2 junior (Boambee Football Club)	<ul style="list-style-type: none"> • Investigate all options to upgrade the site to optimise its capacity to better accommodate soccer activities, including the following projects. <ul style="list-style-type: none"> • Upgrade temporary facilities to permanent. • Upgrade the floodlighting on the main field. • Install training lights on second field, where practical. • Extend the playing surface of the fields, where possible. • Install perimeter fencing, where required. • Seal the car park.
Boambee Reserve: 2 junior (Boambee Football Club)	<ul style="list-style-type: none"> • No change.
Upper Orara Recreation Reserve: 1 senior (Orara Valley Soccer Club)	<ul style="list-style-type: none"> • Upgrade the floodlighting.
Nana Glen Sports Field: 2 senior (not used)	<ul style="list-style-type: none"> • Provide a new amenities block. • Install shade/shelter across the site. • Formalise the car parking. • Investigate installing floodlights pending demonstrated need.

Recommended Future New Fields

1. Create two senior fields on the lower sports field at High Street Sports Complex by removing the baseball / softball back net and practice field, and relocating the cricket screen.
2. Prepare a master plan for the Coramba Showground to assess the feasibility of expanding the playing surface of the west field to create an additional rectangular field, and upgrade the floodlighting on east field and install new floodlighting on the west field/s.
3. Explore the feasibility of a partnership with a soccer stakeholder to construct a representative team training facility on part of the undeveloped fields at CCSLP west precinct.
4. Develop four new soccer fields (District level) at the proposed new Moonee Reserve.
5. Develop two soccer fields (District level) at the proposed new Combine Street reserve site, with one being senior-size and one junior-size.
6. Develop one new field at the Toormina Sports Complex.
7. Develop three soccer fields (District level) at the proposed new West Woolgoolga Sportsground.
8. Investigate potential for Soccer to utilise Jetty Oval once AFL training relocates to Fitzroy Oval.

6.11. Softball

The demand assessment for Softball is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for Softball in the Coffs Harbour LGA is restricted to between four and six temporary fields at York Street Oval for competition, and four permanent training fields. For the past few seasons, competitive softball was played at the Sawtell-Toormina Sports & Recreation Club on temporary fields overlaid onto the rugby union fields. In 2009, the Coffs Harbour & District Softball Association transferred its competition venue to York Street Oval.
- Benchmark data for Softball fields identified that there is an undersupply of three permanent fields currently, with the optimum number estimated to be five fields for a projected future population of 100,000 people.
- The trends of participation for Softball in recent years for adults (National & NSW) show an annual decline Nationally between 2000 and 2006, but an increase both Nationally and in NSW between 2007 and 2008.
- Children's participation (Nationally) increased from 2000 to 2003, but then declined to its 2000 level of 1.0% in 2006 (refer graph for Softball in Appendix 4).
- NSW remains the leading Softball participation state in Australia with nearly twice as many registered softball players in 2006/07 (12,582) than its nearest rival of Queensland (6,883). Notwithstanding the high participation numbers in NSW, the 2006/07 membership number was a drop of 2,543 from the total NSW membership in 2003/04. However, the membership levels in most country affiliates increased²⁵.
- Adult organised participation rate for Softball in NSW (2008) was 0.7%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 390 compared to the 2008 adult membership of the Coffs Harbour & District Softball Association of 100 adults. Projecting to 2031, the number of adults participating in Softball could increase up to 590 adults.
- Children's overall participation rate in organised Softball is 1.0%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 95 compared to the 2008 junior membership of the softball association of 170 juniors. Projecting to 2031, the number of children participating in Softball is expected to increase to 100 children.
- Locally, the Coffs Harbour & District Softball Association predicts that the number of juniors and seniors will continue to increase. The softball association has a good track record of providing a strong sport pathway for participants from junior development programs to representative softball in regional and interstate tournaments. There is a good relationship between the softball association and the Coffs Harbour Baseball Association in relation to the exchange of men and women playing both codes each season.
- The softball association wants to secure long-term tenancy at a site within the Coffs Harbour LGA to enable a high standard softball complex to be developed comprising a minimum of six fields.

Overall Summary

The overall participation in Softball in the Coffs Harbour LGA exceeds the NSW participation averages. With such a strong existing junior base (despite the association's transient existence in recent years), it can be confidently expected that the Coffs Harbour & District Softball Association will continue to have sustainable numbers as the population continues to increase.

The current situation of having no permanent fields is hindering the sport and its potential for further growth and development. The existing use of temporary fields is only just meeting demand, therefore, any planning for a new competition complex should allow for a minimum of five fields, with one field ideally being a premier (permanent) softball field and the remaining ones potentially being flexible for use for other field sports out of softball season.

²⁵ Source: Softball NSW Annual Report (2008).

The initial master plan for Coffs Coast Sport & Leisure Park (2001) showed the potential for softball to be located on the western side of the western sports fields in a wagon-wheel configuration. Subsequent detailed planning has shown that conforming full-size mens softball fields would not fit into the allocated space at CCSLP. Notwithstanding this constraint, there is a preferred strategic direction to retain clear, open, flexible use sporting fields in the western precinct at CCSLP to enable the site to be used for a range of field-based sporting events and tournaments.

Softball Australia supports a collaborative approach with baseball across a number of areas, including cross-promoting to players and shared-use playing fields and associated supporting facilities²⁶. This option to co-locate Softball and Baseball was investigated during this study, however, a suitable site was not able to be found that could adequately meet the minimum standards for both sports.

The current provision of dual-use training nets and fields for Softball and Baseball in the north (at High Street Sports Complex), central (at Reg Ryan Reserve), and in the south (at Richardson Park) ensures that there is convenient access to softball training from most areas of the LGA.

Recommendations for Softball

Existing Fields (User Group)	Changes
<p><u>Competition</u> York Street Oval: up to 6 temporary fields (overlaid onto soccer fields) (Coffs Harbour & District Softball Association)</p>	<ul style="list-style-type: none"> • For changes to fields D see below. • Provide additional car parking. • Install shade / shelter across the site. • Extend and upgrade the provision of change rooms, canteen facilities and secure storage.
<p><u>Training Facilities</u> High Street Sports Complex</p>	<ul style="list-style-type: none"> • Remove softball / baseball back net and practice field from the lower sports field (pending relocation of practice field to the new West Woolgoolga Sportsground).
<p>Reg Ryan Oval</p>	<ul style="list-style-type: none"> • No change.
<p>Richardson Park</p>	<ul style="list-style-type: none"> • No change.

Recommended Future New Fields / Nets

1. Establish York Street Oval as shared softball/soccer facility by reconfiguring the field layout to provide 6 softball diamonds overlaid onto 3 senior soccer fields and other junior soccer fields. (Such a plan to focus on the need to reduce wear zones from each sport impacting on the other sport).
2. Develop a new training field at the new West Woolgoolga Sportsground.

²⁶ Source: Too Few; Too Much. A Report Into The Delivery of Australian Softball, Australian Sports Commission (2008).

6.12. Tennis

The demand assessment for Tennis is summarised in the table below, and is followed by a series of strategic recommendations for Coffs Harbour LGA to 2031.

Demand Assessment

- Existing provision for Tennis in the Coffs Harbour LGA is 70 tennis courts, being a combination of courts at traditional community-based tennis clubs, stand-alone community courts in coastal towns, and privately owned/managed courts. Benchmark data (for the 52 community courts) identified an oversupply of up to 18 courts currently, with the optimum number estimated to be 49 courts for a projected future population of 100,000 people, or similar to that which is currently available.
- The trends of participation in Tennis in recent years for adults (National & NSW) and for children (National) all show a small decline since 2000 (refer graph for Tennis in Appendix 4).
- Adult organised participation rate for Tennis in NSW (2008) was 2.5%, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 1,390 compared to the 2008 adult membership of the then eight clubs²⁷ based at Council-owned/managed facilities of 762 adults. This disparity needs to be considered in the context that Tennis is an activity that is widely participated in by adults both socially and recreationally, and it is highly likely that many more adults in the Coffs Harbour LGA are active and regular tennis players at club courts, community courts and private courts who are not members of clubs. This would be particularly evident in the rural and smaller coastal communities.
- Projecting to 2031, the number of adults participating in Tennis could be up to 2,110 adults.
- Children's overall participation rate in organised Tennis was 8.7% in 2006, therefore, the theoretical participation rate in the Coffs Harbour LGA now would be approximately 845, compared to the 2008 junior membership of 446 at the seven clubs with junior of members. Projecting to 2031, the number of children participating in Tennis could be up to 875 children. Similar to the adult participation rate, these statistics need to be considered in the context of the high numbers of juniors enrolled in tennis coaching but who might not be club members.
- From available data and feedback from clubs, participation in Tennis in the Coffs Harbour LGA is generally stable but there were membership increases at Westside and Sawtell Tennis Clubs between 2006 and 2008.
- The Westside Tennis Club has indicated that it has a shortage of courts to meet current demand for coaching and competition, however, there was no evidence of a shortage of courts at other facilities.
- Tennis is a whole-of-life activity, therefore, an ageing population would suggest that there will be an increase in demand for tennis courts, notwithstanding that the primary uses of courts may change from their current high use for competition and coaching to an increased use for social, recreation and club-based matches and competitions - reflecting the changing needs and preferences of older players.

Overall Summary

The data suggests that there is a high latent demand for Tennis participation from both adults and children in the Coffs Harbour LGA. However, this can only be fully validated after a more comprehensive analysis is undertaken of the total number of people enrolled in tennis coaching programs or who regularly play tennis (socially or recreationally) at public courts for a hire fee, as both forms are considered organised Tennis participation under the definition by ERASS²⁸ for organised participation in physical activity.

Whilst the number of existing tennis courts exceeds by 18 the benchmark required for the LGA's current population of 69,000 people, 11 of these courts are located in small rural and coastal towns with a combined population of approximately 14,000 people. Tennis court provision in small townships has historically occurred due to the popularity of Tennis (and subsequent wide spread of the age of players), the capacity of the game to be enjoyed socially, the relatively low cost and small area required to construct courts, and the relatively low maintenance required to upkeep tennis courts.

A further 18 courts are located at privately-owned facilities with only restricted access to the broad community.

²⁷ Hillview Tennis Club disbanded in 2009, however, its senior members have been retained in the total number of tennis club members in 2008 in the Coffs Harbour LGA.

²⁸ Refer Glossary, ERASS Report, 2008.

Given that the highest proportion of the total population growth projected to 2031 (approximately 20,000 people) is expected to occur within the existing urban areas, there will need to be an increase in the number of courts in the urban areas to meet this new demand.

The continued growth of the Coffs Harbour LGA and the regional significance of many of its sporting facilities, including tennis facilities, create the opportunity to consider providing a Regional level tennis facility in the LGA. Such a facility will enable a sport pathway for Tennis to be available within the Coffs Harbour LGA whereby a local resident can participate in the sport from introductory tennis lessons, through to junior and senior competitions, high-performance coaching, and then regional/State tournaments. A Regional level tennis facility within Coffs Harbour would align with Tennis Australia's Tennis 2020: Facility development and management framework for Australian Tennis. This framework proposes a hierarchy of facilities ranging between from Local to National Centres and defines standards for each level. The Coffs Harbour LGA is well positioned to become a Regional Tennis Centre for the Mid North Coast.

Further, a Regional level tennis facility can provide a range of tennis development services (such as accreditation courses for coaching, umpires and officials), and various club development programs for the benefit of local clubs and other clubs in the region. Local tennis enthusiasts will also benefit from the spectator opportunities that will be created if the centre hosts challenger events and State and regional tennis tournaments.

Recommendations for Tennis

Existing Courts (User Group)	Changes
<p><u>Club-based tennis courts</u> Woolgoolga Sportsground: 6 courts (Woolgoolga Tennis Club)</p>	<ul style="list-style-type: none"> No change to the number of courts. Upgrade the court surfaces and floodlighting, as required.
<p>Brelsford Park: 9 courts (Coffs Harbour Tennis Club)</p>	<ul style="list-style-type: none"> Reduce the number of courts to eight (as per the Brelsford Park Master Plan). Upgrade the court surfaces and floodlighting, as required.
<p>Englands Park Tennis Courts: 6 courts (Englands Park Tennis Club)</p>	<ul style="list-style-type: none"> No change to the number of courts. Upgrade the court surfaces and floodlighting, as required.
<p>Hillview Tennis Courts: 2 courts <i>(formerly used by Hillview Tennis Club which disbanded in 2009)</i></p>	<ul style="list-style-type: none"> Tennis has ceased and the site is being redeveloped for other recreational uses.
<p>Westside Tennis Courts: 8 courts (Westside Tennis Club)</p>	<ul style="list-style-type: none"> Additional four tennis courts, pending the outcome of a flood study (see next page). Upgrade the court surfaces and floodlighting, as required.
<p>Sawtell Tennis Courts: 12 courts (Sawtell Tennis Club)</p>	<ul style="list-style-type: none"> Add up to eight courts, with 16 of the courts to be of the same surface to comply with elite level tournament specifications, as approved by Tennis Australia. Upgrade other ancillary facilities to Regional level (see next page).
<p>Lower Bucca Sportsground : 2 courts (Lower Bucca Tennis Club)</p>	<ul style="list-style-type: none"> No change to the number of courts. Upgrade the court surfaces and floodlighting, as required.

Existing Courts (User Group)	Changes
<p><u>Community tennis courts (no club)</u> Red Rock tennis court: 1 court Corindi Beach tennis court: 1 court Moonee Beach tennis court: 1 court Nana Glen tennis courts: 2 courts (not used) Upper Orara Recreation Reserve: 2 courts (not used) Lowanna tennis court: 1 court Ulong Showground: 1 court (not used)</p>	<ul style="list-style-type: none"> • Redevelop as a multipurpose hardcourt. • Redevelop as a multipurpose hardcourt. • Redevelop as a multipurpose hardcourt. • Redevelop the courts as multipurpose hardcourts, when the need for courts arises. • Redevelop the courts as multipurpose hardcourts, when the need for courts arises. • Redevelop as a multipurpose hardcourt. • Redevelop the court as a multipurpose hardcourt, when the need for the court arises.
<p><u>Privately-owned tennis courts (restricted access)</u> Club Coffs (Catholic Club): 4 courts Karangi Tennis Courts: 2 courts (Orara Valley Tennis Club) Opal Cove Resort: 4 courts Pacific Bay Resort: 5 courts Bonville Golf Resort: 3 courts</p>	

Recommended Future New Courts

1. Add up to eight new courts at Sawtell Tennis Club and upgrade / extend associated facilities, such as car parking, the clubhouse, spectator areas, etc., pending a feasibility assessment of the site being upgraded into a Regional level tennis complex. Consider co-locating a leisure centre and / or Sports Administration Centre with the new Regional level tennis complex to enhance its financial viability.

 Pending the need for additional land to locate the Regional tennis facility, cease cricket on Sawtell Oval and extend the proposed new tennis facility onto part of the oval space.

 The remaining part of the oval open space to be retained as a family social park.
2. Develop two multipurpose hardcourts (tennis, basketball, netball, etc) at Bakers Road, West Coffs, that are co-located with the proposed new community centre and social family recreation park to create a Community hub to service the emerging community in West Coffs.
3. Develop a new six court tennis facility (District level) at the new Moonee reserve (footprint to allow expansion to a total of eight courts), pending proposed residential development occurring within the Moonee catchment.
4. Add four courts at Westside Tennis Centre, pending the outcome of a flood study.

7. KEY DEVELOPMENTS FOR SELECTED SITES

This section provides a summary of the proposed facility development and usage directions for the following key sites in the Coffs Harbour LGA:

- Coffs Coast Sports and Leisure Park.
- Sawtell Tennis Centre.
- York Street Oval.
- Toormina Sports Complex (Hulberts Road Reserve / Toormina Oval.)
- Sportz Central.
- West Woolgoolga Sportsground (Proposed).
- Combine Street (Proposed).
- Moonee Sports Complex (Proposed)

7.1. Coffs Coast Sports and Leisure Park

Coffs Coast Sports and Leisure Park (CCSLP) is the primary sporting precinct in the Coffs Harbour LGA. The precinct comprises of a number of separate sporting facilities and flexible sports fields that have been constructed to either District level, Regional level and Elite level in the case of the BCU International Stadium. Collectively, these sporting facilities combine to form a sporting and event space capable of hosting regional, State and National sporting competitions and tournaments, and one-off elite level matches for specific sporting codes.

The overall Vision for CCSLP as identified in the *Coffs Coast Sport & Leisure Park Plan of Management (2001)* is to provide:

1. High quality sporting facilities catering for local, regional and national sport.
2. Enhanced leisure and sporting opportunities for residents and visitors.
3. For a range of specific sports within a single complex, as well as for multi-use of facilities to enable large-scale sporting events and carnivals.

The Sports Facility Plan has considered the Vision and Principles of the CCSLP when assessing options and scenarios for new and upgraded sporting facilities for the LGA. A key factor considered was the requirement to retain clear, open, flexible and multipurpose sporting fields in the western precinct to enable the site to be used for a range of field-based sporting events and tournaments (consistent with Vision No. 3 above), as these provide significant benefit to the local economy.

The consolidation of Baseball at CCSLP is consistent with this Vision and the desire for the Coffs Harbour Baseball Association to eventually have access to two permanent baseball fields. Whilst Baseball is now recommended to remain at CCSLP, the provision of a permanent back net on Oval 2 - but off the playing surface - will provide the Association with a more permanent option for its desired second field, and will enable the sport to continue to grow and flourish at the site whilst not compromising the capacity of Oval 2 to be used for other field-based sporting activities.

Also consistent with the Vision for CCSLP to retain open, flexible sports fields is the proposed use of the northern section of the western precinct for elite soccer training fields. The 2001 master plan shows this area as a future site for four softball fields in a wagon-wheel configuration. The first issue with this proposal is that it would significantly reduce the flexibility of the land due to the permanent infrastructure associated with softball fields (back nets, porous in-field, etc). Secondly, a more detailed assessment of the proposal has shown that the desired configuration will not fit into the available space.

Therefore, the proposed use of the site for soccer fields will maintain the flexibility of use of the western precinct and may also provide an opportunity in the future to introduce another domestic sport to CCSLP, in keeping with Vision No. 1 above.

The eastern precinct at CCSLP is the base for the Coffs Harbour Hockey Association. The proposed second synthetic hockey field will further consolidate this position for hockey, and at the same time free-up the sports field north of the synthetic field(s) for another use. The provision of a second hockey field east of the existing synthetic field is consistent with the 2001 master plan.

The hockey associations request for the inclusion of the footprint for a third synthetic surface has not been incorporated into the plan because of flooding implications. Research has revealed that beyond the construction of a second synthetic hockey surface, a nil net fill requirement applies to the site, effectively preventing the placement of extra fill to lift synthetic surfaces above most flood levels. Therefore, given the high cost of synthetic surfaces, it is not feasible to recommend any further synthetic surfaces on the site after the second hockey surface is constructed.

After consideration of a number of factors, the sports field north of the synthetic hockey field(s) has been identified as the site for the LGA's first permanent grass athletics track. The key factors supporting this recommendation include:

- The availability of the site.
- The central location of the site in the LGA.
- The close location of the site to the BCU International Stadium, important when major athletic carnivals are hosted by the City which will require an adjacent warm-up track to be available.

Upgrading the grass athletic track at this site to a synthetic track in the long term future will not be possible owing to the impacts of flooding (the issues are the same as those affecting hockey, see above).

The provision of an athletics track at CCSLP is supported in the 2001 master plan as a future facility for the park, albeit in a different site. The 2001 master plan shows an athletic track in the eastern section of the western precinct of CCSLP. This site would be a little constrained to accommodate a permanent standard athletics track (10 lane home straight) and associated facilities. Also, a high-standard athletics track is typically fenced to protect the running surface from vandalism and damage from unauthorised access, and this outcome would be inconsistent with the Vision for the western precinct at CCSLP to keep the space open and flexible.

Additional car parking and more efficient traffic management have also been considered for the revised master plan to better accommodate the concurrent use of CCSLP by multiple sports, and to improve the capacity of the whole site to cater for large crowds attracted for one-off sporting events. The revised master plan drawing is shown in Appendix 7 and shows the proposed facility developments outlined above.

BCU International Stadium is Coffs Harbour's elite sporting venue and attracts a range of major sporting events, including NRL pre-season matches and the 'Crusty Demons'. To further develop the Stadium, it is proposed to undertake a feasibility study to identify a range of upgrades, including increasing the seating capacity, and to assess the impact of any proposed upgrades on the capability of the Stadium to attract and host high-level events. The floodlights at the Stadium are being upgraded to digital television standard in 2010.

7.2. Sawtell Tennis Centre

As outlined in Section 6.12 there is sufficient demand and growth in tennis for the Council to consider supporting the provision of a Regional level tennis complex. The development of a Regional level tennis complex will enable a sport pathway for tennis to be established within the Coffs Harbour LGA, thereby providing a local resident the opportunity to participate in all phases of tennis, from introductory tennis lessons, through to junior and senior competitions, high-performance coaching, and then regional/State tournaments. Other spin-offs are likely to result from the establishment of a Regional level facility for a number of other stakeholders, including local tennis enthusiasts, local clubs, local businesses and tourism, and for the general growth and development of tennis within the Mid-North Coast Region.

A Regional tennis facility within Coffs Harbour is consistent with Tennis Australia's report, 'Tennis 2020 Facility Development and Management for Australian Tennis'. This framework proposes a hierarchy of facilities ranging between local and National centres and defines standards for each level. Coffs Harbour is well positioned to become the location for a regional tennis centre for the Mid North Coast.

The core requirements for a Regional level tennis complex include a minimum of 16 courts all comprising of the same surface type (ideally, with an additional 4 courts of an alternate surface type), clubhouse and amenities, spectator areas (or capacity to provide an overlay of temporary spectator facilities for major events), media and digital communications capacity, car parking and accommodation. Of the tennis facilities currently available in the Coffs Harbour LGA, the Sawtell Tennis Centre provides the best opportunity to be upgraded into a Regional level facility. Firstly, the required land (or footprint) for a Regional level facility is available by using the tennis club's current environs and the adjoining Sawtell Oval, a relatively underutilised reserve. Secondly, there is good access to various transport modes from the site. Thirdly, the club has a good history of management and an excellent track-record of hosting special events and tournaments.

As part of any detailed feasibility for the upgrade of the Sawtell Tennis Club, consideration should also be given to co-locating a new leisure centre and / or sports administration facility with the tennis complex. These may enhance the financial viability of any tennis club redevelopment, as well as providing additional recreational and leisure services to this growing area of the LGA.

7.3. York Street Oval

York Street Oval is currently used extensively in winter as one of two main venues for the Northern Storm Soccer Club. Softball has also recently commenced using the Reserve for its Summer competition.

The Sports Facility Plan undertook a detailed assessment of the viability of York Street Oval becoming the future home for both baseball and softball. Under this proposal, all soccer activities would need to cease at the site. The key constraint to this proposal was found to be the unusual shape of York Street Oval. It was not possible to create an optimal configuration for the co-location of baseball and softball fields to deliver a sustainable complex for the future domestic requirements for both codes, and which would also meet the minimum playing requirements to host selected championship tournaments for both sports.

It is now recommended that York Street Oval be developed as a combined soccer and softball facility.

7.4. Toormina Sports Complex (Hulberts Road Reserve / Toormina Oval)

The two adjacent sports reserves of Hulberts Road Reserve and Toormina Oval have been considered as one larger sporting and recreation precinct in this study. As a result, several constraints with some of the existing sports areas have been able to be resolved (or mitigated) after considering the two reserves as one precinct.

In relation to the key sports assessed during the study, the following recommendations have been made for the Toormina Sports Complex:

1. Develop one new soccer field.
An initial master plan for Hulberts Road Reserve shows the area west of the velodrome being the site for an additional soccer field. Whilst this proposed location has previously raised some issues around its viability as a soccer field, including the concern that errant soccer balls would become a safety risk for cyclists using the adjacent criterium track, this planning study has confirmed it as the best available option to add a new rectangular field to the precinct. The revised master plan shows how the potential conflict between soccer and cycling in this area can be mitigated by reconfiguring the criterium track and by introducing grass berms around the soccer field to trap errant balls.
2. Develop a new cricket oval.
The proposed new Regional tennis centre at Sawtell may result in the partial loss of Sawtell Oval. It is recommended therefore, that a new junior oval be established within the Toormina Sports Complex, pending the loss of the Sawtell Oval.
3. Relocate the amenities block.
The existing amenities block servicing the user groups at Toormina Oval has reached the end of its useful life and does not meet the current needs of user groups. The block is also poorly located in relation to the main off-street car park, the location of the sporting areas at Toormina Oval (including the proposed new soccer field and junior cricket oval), and is sited on the edge of high conservation value vegetation, which is being adversely impacted by the current location of the amenities block. The optimum location for a new amenities block is considered to be at the eastern end of the central car park, which is also recommended to be upgraded. The new amenities block will provide more convenient access for all user groups to change, toilet and storage facilities.
4. Develop up to six new netball courts and a new BMX facility.
The current grass netball courts located east of the velodrome on Hulberts Road Reserve are considered to be poorly located from a safety perspective for users and have no immediate supporting infrastructure (amenities, lighting, etc). In addition, their location offers little opportunity for exposing the sport to the community, which could otherwise be available if the courts were situated in a more high profile position.

A couple of options were considered within the Toormina Oval area to provide better main road frontage and access to amenities, including land along Minorie Road and along Toormina Road. An opportunity to consider locating a new netball facility along Hulberts Road also became available following a submission that the Sawtell BMX Club would ideally prefer to relocate its facility along Hulberts Road to a less exposed site. It is therefore recommended that a new six court netball facility with associated car parking and amenities block be established on the site of the current Sawtell BMX facility, and that that new BMX facility be constructed on the land east of the velodrome car park.

Other facility improvements and upgrades considered in the revised master plan, include an extension and re-routing of some sections of the criterium course, an upgrade of the skate park, a new public toilet block to service skaters and other park users, the construction of a new path network to connect the various recreational and sporting areas and to provide a safe and interesting exercise circuit for residents, increased tree plantings within the Hulberts Road Reserve, and increased off-street car parking.

A master plan drawing has been prepared for the Toormina Sports Complex and is shown in Appendix 7.

7.5. Sportz Central

Sportz Central is a multi-purpose indoor sports centre catering for a range of sports such as basketball, volleyball, futsal, netball and wheelchair sports. Basketball is the largest user group. The research undertaken during the preparation of the Sports Facility Plan has confirmed the very high rate of

participation in basketball by children in the Coffs Harbour LGA. The number of children playing competitive basketball with the Coffs Harbour Basketball Association is currently more than double the average participation rate for all children (5 ÷ 14 years) across Australia. Conversely, the number of adults participating in basketball competitions organised by the association is less than half the adult rate of participation for all of NSW, however, issues compounding this relatively low rate of participation include the lack of available courts at Sportz Central to further develop basketball participation, and the tyranny of distance for some adults outside Coffs Urban to be able to access the centrally located basketball stadium.

The Sports Facility Plan advocates that Sportz Central be extended by a minimum 1 ÷ 2 courts as part of a strategy to better accommodate the current and future basketball needs in the Coffs Harbour Urban area. Expansion of the Centre will also benefit netball by providing an additional regulation size indoor court, together with all the other user groups who will benefit from increased court availability. Notwithstanding this direction, there are a number of constraints with the site that need to be further investigated to determine the achievability of being able to expand the number of courts. These constraints include a seeming lack of developable open space adjacent to the stadium that can be used to increase the footprint of the stadium, and a lack of suitable land within the environs to expand the quantum of off-street car parking for patrons.

Adjacent areas that should be investigated to expand the centre and / or the car park include the site of the current skate park, the site of the junior road safety facility north of the centre.

Any extension of Sportz Central to establish a minimum of four full-size courts (presently there are three full-size courts) will make the centre more appealing as a high-performance centre and regional tournament venue. Such activities and events when held locally will likely create valuable economic and tourism benefits for Coffs Harbour LGA's commercial sector, and will also create important sport pathway opportunities for basketballers who may not otherwise be able to participate when these opportunities are required to be sourced at other centres outside of the Coffs Harbour LGA. Additional areas at the centre that require upgrade and expansion include the player and referee change rooms, meeting rooms, and spectator areas.

7.6. West Woolgoolga Sportsground (Proposed)

An area of land on the western side of the Pacific Highway just north of Woolgoolga has been acquired by Council for the purpose of being developed into a new sports reserve to service the growing population of Woolgoolga and the Far Northern Beaches. The population in these two planning precincts is projected to increase by approximately 4,500 people to 2031 (or an additional 60% of the current combined population of the two planning precincts).

Whilst the land has some constraints, such as its shape and topography, its size and its location opposite the Woolgoolga Sportsground on the western side of the Highway where a majority of the new residential growth will occur, are considered attributes for the site.

Outdoor field sports expected to be in high demand in the future in the northern areas of the LGA are soccer, cricket and touch. Preliminary concept planning shows that the site can accommodate up to three full-size soccer fields with a cricket oval overlaid onto two of the fields. In addition, the site provides an opportunity to base the area's only rugby union team on a dedicated rugby union field (presently the Woopi White Pointers share Centennial Oval with AFL). This field can also accommodate a cricket oval overlaid onto it, and a new baseball / softball training field with associated back-net. The new baseball / softball training facilities will permit the present one on the northern fields at the High Street Sports Complex to be removed thereby allowing soccer to be expanded at this site. Woolgoolga Touch would be able to use the West Woolgoolga Sportsground in the future (they are currently using the Woolgoolga Sportsground) by overlaying fields on the soccer, cricket and rugby fields. It is expected that one amenities block will be sufficient to meet the needs of all future users of the site.

The study has identified the need for a new indoor sports centre for the northern area of the LGA. Whilst this facility could be sited at either Woolgoolga or Moonee, the proposed West Woolgoolga Sportsground appears to have sufficient space to accommodate any new indoor facility.

At the time of the adoption of the report there have been discussions between Council staff and the Northern Beaches Multi-Purpose Community Facility Committee regarding their request to identify a suitable site for the construction of a combined youth and indoor sports centre. Should a viable alternate site be identified and it does proceed, the recommendations for this site will need to be reviewed.

The natural values of the West Woolgoolga site present additional opportunities to create an extensive network of recreational paths, such as paths which follow the line of the creek that flows through the site just south of the land to be developed into sports fields.

The site's location directly opposite the Woolgoolga Sportsground access road presents an opportunity to establish a roundabout on the Highway between both reserve entrances. A roundabout will not only physically connect the two sportsgrounds but will also improve the traffic management and safety for motorists entering and leaving both reserves.

It is proposed to undertake a two stage development for the site. A master plan has been prepared for the proposed West Woolgoolga Sportsground and is attached in Appendix 7.

7.7. Combine Street Reserve (Proposed)

Another greenfield site has been acquired by the Council in Combine Street, Coffs Harbour, for the purpose of developing into new sporting facilities. Like the West Woolgoolga Sportsground site, the Combine Street site has some planning and physical constraints that will limit the range of sports and associated facilities that will be possible to be developed on the site. The constraints include its shape, its dimensions and its close location to houses.

Initially, the land was considered a potential site for a new senior AFL / cricket oval, however, the north-south dimensions of the site (the preferred oval orientation for these two sports) are too short. Whilst a senior oval with orientation east-west could fit, the balance of the land would be difficult to access to accommodate an off-street car park, an amenities block and other associated facilities, and would likely necessitate encroaching on the riparian corridor.

The site is best suited to a sportsground developed with one senior soccer field and one junior soccer field with a cricket oval suitable for lower grade senior matches and junior matches overlaid onto the two soccer fields.

Pending the outcome of a flood study to investigate the potential for the land immediately south of the Westside Tennis Club facility to accommodate up to four additional tennis courts, the Westside Tennis Club and the proposed new sports facilities at the Combine Street reserve could be directly linked.

7.8. Moonee Sports Complex (Proposed)

The Northern Beaches area immediately north of the Coffs Harbour Urban Area is a region experiencing strong current population growth that is expected to continue throughout the forecast period. The area is expected to absorb an additional 4,000 people (approximately), and when combined with the growth projected in the northern extremities of the Coffs Harbour Urban Area and Koroora the significance of improving upon the current provision of sporting facilities in this region becomes important.

The current provision of sporting facilities in the region is restricted to the single community tennis court at Moonee Beach, the single soccer field at Koroora, and the community-based sports field and two tennis courts at Bucca Sportsground in the adjacent hinterland. Council has an opportunity to acquire a large piece of land just west of the Pacific Highway between Bucca Road and Old Bucca Road. The site is

adjacent to a possible future new school site and with good access and exposure. A constraint with the site is its topography, with a significant fall in grade from the southern side of the site to the northern side, and there is a portion of the land which is not developable due to it being low-lying and subject to flooding.

Notwithstanding the constraints identified above, the site has potential to accommodate a range of District level sporting facilities to meet the emerging sporting and recreational needs of the regional community. The Northern Storm Soccer Club has a strong presence in the region and currently train and play at K orora Sports Field (which is land-locked) and York Street Oval in the Coffs Harbour Urban Area. The projected strong population growth may trigger the need to have a soccer club based in the Moonee area in the next 10 years and the proposed Moonee Sports Complex could be that club's future new home.

The sporting facilities planned for the proposed reserve through the Sports Facility Plan include:

1. Four soccer fields with two cricket ovals overlaid onto them, each with a synthetic centre wicket located between each set of two soccer fields.
2. One dual-use AFL / cricket oval with a turf centre wicket.
3. Two rectangular fields flexible for rugby league / union.
4. Two amenities blocks.
5. A tennis club facility with a footprint for up to 8 courts long term, and a clubhouse.
6. Associated car parking, access roads and pedestrian paths.
7. A potential site for a multipurpose two-court indoor sports centre.

As previously mentioned above in Section 7.6, the study has identified the need for a new indoor sports centre for the northern area of the LGA. Whilst this facility could be sited at either Moonee or Woolgoolga, the proposed Moonee Sports Complex appears to have sufficient space to accommodate any new indoor facility that could be sited adjacent to the soccer, cricket and tennis facilities.

At the time of the adoption of the report there have been discussions between Council staff and the Northern Beaches Multi-Purpose Community Facility Committee regarding their request to identify a suitable site for the construction of a combined youth and indoor sports centre. Should a viable alternate site be identified and it does proceed, the recommendations for this site will need to be reviewed.

The location of the site and its attractive rural and environmental qualities should also enable the reserve to be developed to accommodate a range of recreation activities, and a good network of recreational paths as well as provide biodiversity outcomes within the lower areas of the site.

Refer Appendix 7 for a master plan showing the potential layout of the proposed facilities.

8. SPORTS FACILITY HIERARCHY – DESIRED STANDARDS FOR PROVISION

8.1. Overview

This section firstly, identifies suggested desirable standards for the provision of sporting facilities for each hierarchical level for each of the nominated sports, and is followed by suggested standards for the provision of amenities blocks. Note, that whilst the suggested standards would be a desirable level of provision for Council / clubs to aspire to, site and other constraints may inhibit the capacity of Council and clubs to fully realise these levels.

The playing field dimensions and athletics field event dimensions referred to in the tables in Section 8.2 have been sourced from the publication, *Sport Dimensions for Playing Areas (Ministry of Sport & Recreation, WA)*. The guidelines and recommendations for floor area allowances for the specific spaces within amenities blocks / clubrooms referred to in the tables in Section 8.3 have been identified from a number of sources. These include the publication, *Whittlesea City Council Sports Pavilion Strategy (Stratcorp Consulting)*, workshops with sports clubs and associations facilitated by Richard Simon (Simon Leisure Consulting) during previous studies, and from floor plans developed for various pavilion design projects undertaken previously by Simon Leisure Consulting. For AFL requirements, information has been sourced from *AFL Preferred Facility Requirements (prepared in 2006 by Stratcorp Consulting for AFL NSW/ACT)*.

Please note that the standards for basketball and indoor netball are not described as the specific design and quality of the fit-out of indoor sports stadiums is generally influenced by other factors, such as the space available, the desire to maximise multi-use spaces, the project budget, etc., and the end user, e.g. public competition facility versus school facility.

Note, that references to the provision of flood lighting in the tables are based on the Australian Standard 2560 Series (2002), and that recommendations for flood lighting to accommodate club competition, match practice and training for the field sports of AFL, Rugby League / Union and Soccer are made in the context of Coffs Harbour clubs being assessed at the Amateur level.

²⁹ Source: Page 11, Australian Standard 2560.2.3 (2007).

8.2. Playing Surfaces and Other Infrastructure

8.2.1. AFL and Cricket - Desired Standards of Provision

<i>Facility Component</i>	<i>District</i>
Playing Surface	
No. of Ovals	1 oval
Size (Playing area) All AFL ovals to have a minimum clearance of 4.0m between the boundary line and the closest fixed object Cricket to have minimum 5.0m clearance between the boundary line and the closest fixed object (Senior Grades only)	Football: Preferred playing surface 165m x 135m Minimum 155m x 110m Cricket: Minimum 50m radius for synthetic wickets Preferred 60m radius for turf grounds to allow for the varying distances between the pitch and the boundary due to rotating pitches on turf tables
Drainage	Comprehensive drainage system at 4m herring bone configuration
Maintenance	Mowing, with annual fertilising, aerating and top dressing
Infrastructure	
Spectator Area	Some fixed seating around the ground (includes park furniture)
Spectator Shelter	Permanent or non-permanent shade / shelter for spectators Recommended size 75m ²
Flood Lighting (AFL only)	Flood lights to provide full oval coverage to club competition, match practice and training standard Lighting to level 100 lux and comply to Australian Standard 2560.2.3-Football (All Codes)
Car Parking Disabled parking to be provided	Off-street parking for minimum 30 cars, with additional on or off-street parking for 35 cars
Scoreboard	Fixed and permanent
Cricket Only	
Turf Wicket	Only on ovals where it is a requirement by the CHDCA, minimum four pitches on a table
Synthetic Wicket	Length: 28.0m (stump-to-stump is 20.12m, but additional flared ends provide hard stand for run-ups) Width: 2.74m
Synthetic Practice Nets	Two nets where there will be a local recreation benefit

8.2.2. Athletics - Desired Standards of Provision

Facility Component	District	Regional
Playing Areas		
Track Surface	Temporary or permanent grass track Ø400m circumference with minimum 6 lanes	Permanent synthetic track of 400m circumference with minimum 8 lanes, and 10 straight lanes for 100m and 110m hurdles events. (Construction in accordance with guidelines in IAAF Track and Field Facilities Manual)
Long / Triple Jump Facility	Permanent runway(s) into a sand landing pit	Permanent runway(s) of minimum width of 1.22m and minimum length of 40m, with a sand landing pit at each end of area not less than 2.75m wide x 3m long
High Jump Facility	Temporary or permanent high jump area	Permanent semi-circular runway of minimum length of 15m and landing area not less than 5m long x 3m wide
Pole Vault Facility		Permanent runway of minimum width of 1.22m and minimum length of 40m, and pole vault box
Combined Discus & Hammer Facility	Permanent discus circle of 2.5m diameter and hammer circle of 2.135m diameter, and where infield is dedicated to field events a permanent combined throwing cage. Where infield is used for other sports/events a temporary throwing cage can be provided	Permanent discus circle of 2.5m diameter and hammer circle of 2.135m diameter within a permanent combined throwing cage
Javelin Facility	Permanent javelin runway of maximum length of 36.5m and minimum length of 30m, where infield is dedicated to field events, but temporary runway where infield is used for other sports/events	Permanent javelin runway of maximum length of 36.5m and minimum length of 30m
Shot Put Facility	Permanent shot put circle(s) (2.135m) and landing sector(s)	Permanent shot put circle(s) of 2.135m diameter and landing sector(s)
Steeplechase Water Jump		Water jump is permanently installed (3.66m x 3.66m x 0.70m deep) inside or outside the track
Infrastructure		
Spectator Area	Some fixed seating around the track (includes park furniture)	Tiered fixed seating to cater for a minimum of 150 spectators, supplemented by terracing and/or embankments around at least half the track
Spectator Shelter	Permanent shade / shelter for spectators	Shade sails (or equivalent) for the spectator areas along the front straight

Facility Component	District	Regional
Flood Lighting		Competition and training standard Lighting to comply to Australian Standard 2560 Series to 100 lux
Track / Reserve Fencing	Perimeter fence around track area to prevent unauthorised vehicle access, no reserve fencing	No perimeter fence around track, reserve perimeter fence to aid security
Car Parking Disabled parking provided at each level	On-street and / or off-street parking for a minimum 70 cars	Un/sealed off-street for minimum 200 cars Provision for bus parking
Electronic Timing Equipment		Advanced timing and judging equipment

8.2.3. Baseball and Softball - Desired Standards of Provision

<i>Facility Component</i>	<i>Regional</i>
Playing Field	
No. of Fields	Baseball: Minimum 2 fields of senior dimensions with no overlap Softball: Minimum 4 fields of senior dimensions with no overlap
Outfield	Baseball & Softball: Grass surface with basic drainage system at 8m herring bone configuration
In-field	Baseball: Permanent porous bases for main field Softball: Permanent skinned (porous) infield for main field
Back Net	Baseball: Permanent back net for 2 fields Softball: Permanent back net for 4 fields
Infrastructure	
Home Run Fence	Baseball: May have temporary home run fence Softball: Not Applicable
Player Dugouts	Baseball & Softball: Permanent player dug-outs for all fields
Spectator Area	Baseball & Softball: Some fixed seating around all fields (includes park furniture)
Spectator Shelter	Baseball & Softball: Permanent shade / shelter for spectators
Flood Lighting	Baseball & Softball: Competition and training standard for main fields Lighting to level 550 lux for the infield and 250 lux for the outfield and to comply to Australian Standard 2560.2.6-Baseball and Softball
Reserv e Fencing	Perimeter fence to prevent unauthorised vehicle access
Car Park ing Disabled parking to be provided	Baseball & Softball: On-street and /or off-street parking for minimum 40 cars
Scoreboard	Baseball & Softball: Fixed and permanent for main fields

8.2.4. Hockey - Desired Standards of Provision

<i>Facility Component</i>	<i>Regional</i>
Playing Surface	
No. of Fields	1 Ø2 fields
Field Surface	Synthetic turf playing surface of dimensions 91.44m x 55.00m, plus side run-off minimum 3.0m and end run-off minimum 4.5m Minimum one field to be water based surface
Infrastructure	
Spectator Area	Fixed seating for minimum 20 spectators per field
Flood Lighting	Competition and training standard Lighting to level 500 lux and to comply to Australian Standard 2560.2.7-Outdoor Hockey
Field / Reserve Fencing	Perimeter in-fill fence around entire playing surface to enhance spectator safety Facility perimeter fencing prevent unauthorised vehicle access
Car Parking	On-street and off-street parking for minimum 30 cars per field Disabled parking to be provided
Scoreboard	Fixed and permanent per field

8.2.5. Netball (Outdoor) - Desired Standards of Provision

<i>Facility Component</i>	<i>District</i>
Playing Surface	
No. of Courts	Number determined in conjunction with respective association, but typically minimum of 6 courts
Playing Surface All courts to have a minimum clearance of 3.05m between the sideline and the closest fixed object	Hard surface (options asphalt, syn-pave or plexi-pave)
Infrastructure	
Spectator Area	Some fixed seating around the court environs for spectators (includes park furniture)
Flood Lighting	Competition standard on minimum 4 courts Lighting to level 200 lux with pole heights from 8m to 12m and to comply to Australian Standard 2560.2.4-Outdoor Netball
Court Fencing	Council to assess on a case by case basis, however, as a basic Principle courts located within reserves would not have perimeter fencing, except where it might be necessary to enhance player and spectator safety
Reserv e Fencing	As above
Player Shelter	2 shelters for each court
Car Park ing Disabled parking to be provided	On-street and / or off-street parking for minimum 25 cars

8.2.6. Rugby League / Union - Desired Standards of Provision

Sports Facility	District
Playing Surface	
No. of Fields All fields to have a minimum clearance of 3.0m between the sideline and the closest fixed object	Rugby League: 2 fields Rugby Union: 1 field
Drainage	Comprehensive drainage system at 4m herring bone configuration
Maintenance	Mowing, with annual fertilising, aerating and top dressing
Infrastructure	
Spectator Area	Some fixed seating around the field/s, supplemented by terracing and/or embankments along at least one half of the main field
Flood Lighting	Minimum one field to have floodlights which provide full field coverage to club competition, match practice and training standard Lighting to level 100 lux and comply to Australian Standard 2560.2.3-Football (All Codes)
Field Fencing	Perimeter fence around main field
Reserv e Fencing	Council to assess on a case by case basis, however, as a basic Principle reserve fencing should only be considered where there is a safety issue
Car Park ing Disabled parking to be provided	Off-street parking for minimum 30 cars, with additional on or off-street parking for 35 cars
Scoreboard	Fixed and permanent on main field

8.2.7. Soccer - Desired Standards of Provision

Sports Facility	District
Playing Surface	
No. of Fields	Minimum 3 fields (for all new facility developments only)
Drainage	Comprehensive drainage system at 4m herring bone configuration each field
Maintenance	Mowing, with annual fertilising, aerating and top dressing
Infrastructure	
Spectator Area	Some fixed seating around the field (includes park furniture)
Spectator Shelter	Permanent or non-permanent shade / shelter for spectators
Flood Lighting	Minimum one field to have floodlights which provide full field coverage to club competition, match practice and training standard Lighting to level 100 lux and comply to Australian Standard 2560.2.3- Football (All Codes)
Field Fencing	Pipe and rail fencing for main field only, with other fields unfenced (excludes all fields proposed for CCSLP)
Reserve Fencing	Council to assess on a case by case basis, however, as a basic Principle reserve fencing should only be considered where senior competition is played, or there is a safety issue
Car Parking Disabled parking to be provided	Off-street parking for minimum 30 cars, with additional on or off-street parking for 35 cars
Scoreboard	Fixed and permanent on main field

8.2.8. Tennis - Desired Standards of Provision

Sports Facility	Local	District	Regional
Playing Surface			
No. of Courts	1 @ 2 courts	Minimum 6 courts but less than 16 courts (where space permits)	Minimum 16 courts
Playing Surface	Optional (multipurpose hard court surface recommended)	Optional for existing courts, but for new installations synthetic or hard court surface	Approved surface(s) by Tennis Australia
Infrastructure			
Flood Lighting		Competition standard Minimum 4 courts lit to comply to Australian Standard 2560.2.1-Tennis, being 350 lux and poles at 8.0m	Competition standard All courts lit to comply to Australian Standard 2560.2.1-Tennis, being up 1,000 lux and poles at 8.0m
Facility Fencing	Each court is fenced (for new and upgraded fencing use 3.5m black PVC coated chain-mesh fencing)	Each court is fenced (for new and upgraded fencing use 3.5m black PVC coated chain-mesh fencing)	Each court is fenced (for new and upgraded fencing use 3.5m black PVC coated chain-mesh fencing)
Car Park ing Dedicated disabled parking provided at District and Regional levels	On-street parking	On-street and / or off-street parking for minimum 35 cars	Off-street parking for minimum 50 cars

8.3. Amenity Blocks / Clubrooms

The following tables provide recommended sizes for specific components of amenity blocks and clubrooms which would be suitable for the nominated sports for this study. The recommended sizes consider relevant building code requirements and existing industry standards. *Note, that recommendations are subject to compliance with current Building Code of Australia (BCA) requirements and that current BCA standards prevail.*

The aggregated area is what would be considered to be the 'core' provision by Council when the building is first constructed.

Due to the inherent differences in amenity blocks / clubrooms for the different sports included in this study, five tables have been prepared to guide provision for the following sports:

1. AFL / Cricket Amenity Block.
2. Rugby League/Union Amenity Block
3. Soccer / Baseball / Softball Amenity Block.
4. Netball Amenity Block.
5. Tennis Clubroom.

Note, Amenity block allowances for the field sports have been based on two change rooms per building. Where there are two or more playing surfaces, Council should provide up to four change rooms. The recommendations for the basic amenity provision of toilets and showers have been provided by Council's Land Use Management Section.

8.3.1. AFL / Cricket Amenity Block - Desired Standards of Provision

Facility Component	NSW Building Code Requirements	Suggested Size	Comments & Assumptions (e.g. number of people)
		District	
Change Rooms	Not specific	90m2 Home: 45m2 Away: 45m2	Allows for 2 change rooms (1 home and 1 away) and up to 25 players changing at one time.
Showers & Toilets	For each 10 participants: 1 pan, 1 basin and 1 shower.	50m2 Home: 25m2 Away: 25m2	For each change room allow for 25 persons: 2 pans, 2 urinals and 4 showers. Existing industry average sizes may not meet contemporary user needs, such as desire for cubicle showers.
Umpires Room (includes showers and toilets)	1 pan and 1 shower	20m2	Size allows for changing space, toilet and a cubicle shower/change area to allow mixed gender use.
Public Toilets (includes disabled)	Male: 1 pan per 250 people, 1 basin per 150 people. Female: 1 pan per 75 people, 1 basin per 150 people.	35m2 Male: 15m2 Female: 15m2 Disabled: 5m2	Will depend on an assessment of the average crowd and peak crowds. Numbers based on District crowd of 200
Canteen	Not specific	30m2	Canteen facilities can be shared between user groups.
Storage	Not specific	20m2	Will depend on the number of teams sharing the facility from the same club. One internal store and one externally-accessed store should be provided.
Utility/ Cleaners Room	Not specific	5m2	Separate cleaners and utility space (e.g. bin store) may be needed.
Total		250m2	

8.3.1. Rugby League / Union Amenity Block - Desired Standards of Provision

Facility Component	NSW Building Code Requirements	Suggested Size	Comments & Assumptions (e.g. number of people)
		District	
Change Rooms	Not specific	70m2 Home: 35m2 Away: 35m2	Allows for 2 change rooms (1 home and 1 away) and up to 15 players changing at one time.
Show ers & Toilets	For each 10 participants: 1 pan, 1 basin and 1 shower.	36m2 Home: 18m2 Away: 18m2	For each change room allow for 15 persons: 1 pan and 2 showers.
Referees Room (includes showers and toilets)	1 pan and 1 shower	15m2	Size allows for changing space, toilet and a cubicle shower/change area to allow mixed gender use.
Public Toilets (includes disabled)	Male: 1 pan per 250 people, 1 basin per 150 people. Female: 1 pan per 75 people, 1 basin per 150 people.	25m2 Male: 10m2 Female: 10m2 Disabled: 5m2	Will depend on an assessment of the average crowd and peak crowds. Numbers based on District crowd of 100
Canteen	Not specific	15m2	Canteen facilities can be shared between user groups.
Storage	Not specific	20m2	Will depend on the number of teams sharing the facility from the same club. One internal store and one externally-accessed store should be provided.
Utility/ Cleaners Room	Not specific	5m2	Separate cleaners and utility space (e.g. bin store) may be needed.
Total		186m2	

8.3.2. Soccer / Baseball / Softball Amenity Block - Desired Standards of Provision

Facility Component	NSW Building Code Requirements	Suggested Size	Comments & Assumptions (e.g. number of people)
		District (Soccer) Regional (Baseball / Softball)	
Change Rooms	Not specific	120m2 Home: 30m2 Away: 30m2	Allows for 4 change rooms (male & female 1 home and 1 away each) and up to 12 players changing at one time.
Showers & Toilets	For each 10 participants: 1 pan, 1 basin and 1 shower.	36m2 Home: 18m2 Away: 18m2	For each change room for 12 persons: 1 pan and 2 showers.
Referees Room (includes showers and toilets)	1 pan and 1 shower	15m2	Size allows for changing space, toilet and a cubicle shower/change area to allow mixed gender use.
Public Toilets (includes disabled)	Male: 1 pan per 250 people, 1 basin per 150 people. Female: 1 pan per 75 people, 1 basin per 150 people.	25m2 Male: 10m2 Female: 10m2 Disabled: 5m2	Will depend on an assessment of the average crowd and peak crowds. Numbers based on crowd of 100
Canteen	Not specific	15m2	Canteen facilities can be shared between user groups.
Storage	Not specific	20m2	Will depend on the number of teams sharing the facility from the same club. One internal store and one externally-accessed store should be provided.
Utility/ Cleaners Room	Not specific	5m2	Separate cleaners and utility space (e.g. bin store) may be needed.
Total		236m2	

8.3.3. Netball Amenity Block - Desired Standards of Provision

Facility Component	NSW Building Code Requirements	Suggested Size	Comments & Assumptions (e.g. number of people)
		District	
Change Rooms	Not specific	40m2 Home: 20m2 Away: 20m2	Allows for 2 change rooms (1 home and 1 away) and up to 9 players changing at one time.
Show ers & Toilets	For each 10 participants: 1 pan, 1 basin and 1 shower.	36m2 Home: 18m2 Away: 18m2	For each change room for 9 persons: 1 pan & 2 showers.
Canteen	Not specific	15m2	
Storage	Not specific	10m2	One internal store and one externally-accessed store should be provided.
Total		101m2	

8.3.4. Tennis Clubroom - Desired Standards of Provision

Facility Component	NSW Building Code Requirements	Suggested Size		Comments & Assumptions (e.g. number of people)
		District	Regional	
Change Rooms	Not specific	20m2 Male: 10m2 Female: 10m2	30m2 Male: 10m2 Female: 10m2	Allows for separate change rooms for male and female players.
Show ers & Toilets	For each 10 participants: 1 pan, 1 basin and 1 shower.	16m2 Male: 8m2 Female: 8m2	36m2 Male: 18m2 Female: 18m2	District: Single cubicle shower and 1 toilet for each change room. Regional: Two cubicle showers and 2 toilets for each change room
Internal Disabled Toilet (Includes a shower, and doubles as a family change room)	Minimum 1 to be provided	8m2	8m2	
Lounge Area	Not specific	60m2	80m2	Will depend upon the total number of courts (which will influence anticipated membership numbers).
Office / Administration	Not specific	0m2	16m2	For club professional, tournament control, etc
Kitchen / Serv ery	Not specific	20m2	25m2	
Storage	Not specific	15m2	15m2	Will be dependent upon the number of courts the facility will service. One internal store and one externally-accessed store should be provided.
Utility/ Cleaners Room	Not specific	5m2	10m2	Separate cleaners and utility space (e.g. bin store) may be needed.
Ex ternal Cov ered View ing Area	Not specific	40m2	40m2	Will depend on an assessment of the average crowd and peak crowds and number of courts at each venue
Total		184m2	270m2	

9. CAPITAL WORKS PRIORITISATION ASSESSMENT

A new *Capital Works Prioritisation Assessment* is designed to assist Council to prioritise the many and varied sporting projects which are nominated to Council each year for funding. The assessment will assist in guiding decisions for year to year budgeting, forward financial planning, asset management and funding applications. Previously, sport facility improvement projects seeking Council funding were nominated by Council staff, Councillors, clubs/groups and other community representatives. A new capital works prioritisation assessment will initially assess the eligibility and merit of a project to be considered for Council funding against a set of weighted sports needs and benefits, and then the project will be assessed for its readiness to proceed.

Under the assessment, Council officers will be able to justify the value of a project from a sporting needs and sports development perspective, whilst keeping the implementation process for the process separate. For example, a project may achieve a high score in relation to its need and community benefits, however, there may be some important planning and research tasks associated with the project that still need to be completed. These tasks could include the final design, planning approval, confirmation of external funding sources/agreements, etc. In these instances, the project should not be recommended to proceed in that financial year as the likelihood of the project being completed within the budget year will be very low.

Once the assessment of all nominated sports facility development projects has been completed for any given financial year, Council officers will have a list of proposed capital projects that have all been scored and prioritised using the same criteria, and which are ready for commencement should they receive Council budget approval. The prioritised list of projects can then be incorporated into the Council's budget process. A more detailed explanation of the three step capital works prioritisation assessment and evaluation process follows.

Step 1 - Strategic Alignment

The first phase of the *Capital Works Prioritisation Assessment* is a checklist of questions relating to strategic alignment which require a Yes or No answer. This section is designed to ensure projects are consistent with the strategic direction of the relevant stakeholder groups. Projects that do not answer Yes to all questions in Step 1 may not proceed to Step 2.

Step 2 - Needs and Benefits

The second phase of the assessment evaluates a project against sporting and social needs and benefits criteria, asset funding, management and maintenance, economic development benefits and environmental impact. All criteria are weighted, with the highest rating (or weight) being applied to the most important criteria. All criteria have a set of sub-criteria (or questions) that are individually assessed as the means of determining the score for that criterion. The questions have been developed in consultation with COFFSAC and sport representatives. The precise wording of questions may be further refined in future.

The total score for a project is the sum of the scores for each criterion. Should the information relating to a project change at any time, the project advocate/nominator can submit the details to Council and request a re-evaluation. The total score for each project is used to rank all projects in order of greatest priority (i.e. the project with the highest total score) to the lowest priority projects.

Step 3 - Readiness to Proceed

The phase step of the assessment process determines if the project is ready to be delivered within the financial year from which funds are being sought. This assessment involves a series of questions to be asked of the relevant projects which require a Yes or No response. Issues considered during this phase include the status of planning and building permits and financial considerations.

Table 11 DQ uestions and Criteria for Parts 1, 2 and 3 of the Capital Work s Prioritisation Assessment

PART 1: Strategic Alignment
The project is consistent with Council’s Sports Facility Plan and/or endorsed master plan
The project is consistent with State/National Sporting Organisation direction
The project is consistent with identified sport trends
The project is consistent with the venues classification in the Sports Facility Plan’s hierarchy of venues
The project is supported by COFFSAC
The project is supported by the relevant lessee/management committee

PART 2: Needs and Benefits
Sporting and Social Needs and Benefits
The project supports clubs/user groups with high active participation
The project assists a sport/s with high demonstrated growth
The project addresses a large deficiency of existing facilities
The project will greatly increase the overall usage of the facility
The project will greatly improve the functionality of the facility
The project will benefit multiple user groups
The project will benefit a wide range of age groups
The project will address safety/risk management considerations
The project will improve access and/or participation opportunities for people with disabilities
Asset Funding, Management and Maintenance
Beneficiary groups have demonstrated financial/management capacity
The project will increase operating efficiency or significantly reduce operating costs
User groups/sports will contribute a significant amount of funding to the project
The project has a high likelihood of attracting funding from other sources, e.g. State or Federal Governments
The project has a low capital cost to Council
The project has minimal impact on Council’s future operating expenditure
Economic Development Benefits
The project will result in the facility being able to attract regional, State or National tournaments
The project/venue location results in increased business for neighbouring businesses
Environmental Impact
The project has minimal or no impact on the existing flora and fauna
The project is consistent with Environmentally Sustainable Design (ESD) principles, e.g. reducing energy consumption, minimising emissions and waste, and use of recyclable materials

PART 3: Readiness To Proceed
Has the stakeholder consultation process been completed?
Has the scope of the project been agreed by stakeholders at both local and State / National level (if applicable)?
Have detailed designs been completed?
Have quotes or quantity surveyors report been obtained?
Has a budget been prepared?
Have the necessary approvals (DA or BCC and environmental assessment) been obtained?
Have the recurrent maintenance/lifecycle costs been calculated?

10. OTHER SPORTS

A broad assessment of the future facility needs of other sports in the Coffs Harbour LGA was undertaken, but only for those facilities in which Council has a direct interest and/or investment. Only those sports which are considered community-based sports, and which have a history of being provided by local government authorities have been considered. For example, lawn bowls, shooting and dancing have not been included.

The table on the following page identifies the following characteristics for each sport.

- Current number and location of facilities.
- Name of clubs / associations connected with the sport locally.
- Active membership for the sport (senior / junior).
- Trend of membership or the trend of the broad participation in the Coffs Harbour LGA (increasing / declining / stable).
- State / National participation rate for the sport (using industry research references).
- Trend of State / National participation for the sport in the past 10 years.
- Available feedback from clubs / associations in relation to the adequacy (or otherwise) of existing facilities for the sport.
- Recommendation for future facility provision for the sport.
- Comments.

This information has then been used to form the basis for recommendations for future facility provision for the sport.

The list of sports included is not intended to be exhaustive, rather its intention is to provide some direction for those sports not included as one of the nominated 12 sports that have been assessed in detail as part of the *Sports Facility Plan*.

For outdoor sports requiring large tracts of land, such as 3D Archery and mountain biking, Council will continue to liaise with relevant State land management agencies to facilitate provision of opportunities.

Sport	Existing Facilities		Name of Existing Clubs / Associations	Active Membership			Industry Participation			Demand Assessment	Recommendation(s)
	Number	Name / Location		Senior	Junior	Local membership trend since 2000	National 5014 yr (2006)	NSW 15+ yr (2008)	Trend since 2000		
Badminton	3 courts	Coffs Harbour Education Campus/Southern Cross University	Coffs Harbour Badminton Club	52	0	Up	Not known	0.9% (Theoretical local participation 501)	Adults: Up Child: NK	<ul style="list-style-type: none"> Participation is well under benchmarks for seniors, however, the industry participation rate includes recreational participation. The number of exchange students from Badminton-playing countries influences the local participation numbers. Current number of courts and access to 2 sessions per week appears adequate for now, but inadequate for future growth. 	<ul style="list-style-type: none"> Facilitate ongoing community access to the Coffs Harbour Education Campus indoor courts, and/or any future additional courts. Explore the feasibility of including Badminton as a potential user group of the proposed indoor multipurpose facility at Vost Park.
Croquet	3 greens	Sawtell Woolgoolga	Sawtell Croquet Club Woolgoolga Croquet Club	140	0	Stable	Not known	Not known	Not known	<ul style="list-style-type: none"> Existing clubs indicate they are nearing capacity on current venues. There is no capacity for additional greens at current venues. 	<ul style="list-style-type: none"> Plan for the development of a 2 green facility in Coffs Urban Precinct in the medium term. Explore the feasibility of developing the facility as part of the Westside Tennis Club, by sharing some resources and consolidating the management. During the feasibility, consider installing a bridge across the drain to link the croquet and tennis facilities.
Cycling	BMX circuit Velodrome	Toormina Toormina	Coffs Harbour BMX Club Coffs Harbour Cycle Club	110	80	Stable	68.0% (Theoretical local participation 6,623)	9.9% (Theoretical local participation 5,514)	Adults: Up Child: Up	<ul style="list-style-type: none"> Participation is well under benchmarks for both junior and senior, however, the industry participation rate includes recreational participation. Velodrome is sufficient for the long term to cater for any growth in track cycling participation although improvements to shade and storage will be required. Current criterium track will need extending and re-routing in the medium term. Sawtell BMX Club facility to be relocated to the NE corner of the Toormina Sports Complex to be close to the velodrome amenities 	<ul style="list-style-type: none"> Increase shade and storage at the velodrome. Extend and re-route the criterium track. Finalise the Toormina Sports Complex Master Plan to include the relocation of the BMX track to the NE corner of the reserve, and the installation of additional shade and storage at the velodrome amenities block and a viewing terrace adjacent to velodrome finish line. Work with NSW State land management agencies to ensure ongoing and enhanced

Sport	Existing Facilities		Name of Existing Clubs / Associations	Active Membership			Industry Participation			Demand Assessment	Recommendation(s)
	Number	Name / Location		Senior	Junior	Local membership trend since 2000	National 5yr (2006)	NSW 15+ yr (2008)	Trend since 2000		
										block.	provision of MTB trails in natural settings.
Equestrian	2 equestrian centres	Nana Glen Sport, Recreation and Equestrian Centre Corindi Sportsground	North Coast Equestrian Club Coffs Harbour Pony Club Corindi Pony Club Polocrosse Eventing NSW Bonville Valley Equestrian Club	226	107	Stable	1.5% (Theoretical local participation 146)	0.9% (Theoretical local participation 501)	Adults: Dn Child: Up	<p><u>NGSREC</u></p> <ul style="list-style-type: none"> General satisfaction amongst user groups for NGSREC (repair to jumps from flood damage is pending). High need for additional permanent storage. Long-term, Eventing NSW would like to progress to a 3-star Event Course. <p>Further, Eventing NSW has identified that additional land adjacent to the site would help achieve this aspiration and address the current shortfall for parking during major events. In the long-term, Eventing NSW would also like to develop a sand dressage arena.</p> <p><u>Corindi</u></p> <ul style="list-style-type: none"> Equestrian area becomes boggy after rain and doesn't drain easily 	<p><u>NGSREC</u></p> <ul style="list-style-type: none"> Continue to support Nana Glen Sport, Recreation and Equestrian Centre. Installation of additional permanent storage. If in the future an opportunity arises to acquire additional land, then investigate options to expand the size of the complex at that time. <p><u>Corindi</u></p> <ul style="list-style-type: none"> Explore the feasibility of raising turf levels in the low lying boggy sections at the Corindi Sportsground. <p><u>Bonville</u></p> <ul style="list-style-type: none"> Investigate the feasibility of developing a small equestrian facility in Bonville to service the southern precincts.
Futsal	4 courts	Sportz Central (4 courts)	Coffs Harbour Phoenix Vikings Futsal Club	50	300	Small sustained growth	2.2% (Theoretical local participation 214)	2.1% (Theoretical local participation 1,169)	Adults: Up Child: Up	<ul style="list-style-type: none"> Very low senior participation, largely due to restricted access to courts which is hampering growth. High need for additional courts suited to Vost Park location in longer term. 	<ul style="list-style-type: none"> Long term proposed Vost Park Indoor Multipurpose facility to help cater for need for additional courts. Sportz Central expansion to assist meeting demand in short - medium term.
Golf	4 courses	Sawtell Coffs Harbour Woolgoolga Bonville	Sawtell Golf Club Coffs Harbour Golf Club Woolgoolga Golf Club Bonville International Golf Club	2,373	179	Stable	0.9% (Theoretical local participation 87)	7.7% (Theoretical local participation 4,288)	Adults: Dn Child: Dn	<ul style="list-style-type: none"> Participation appears to be well under benchmarks for seniors, however, it is difficult to determine to what extent recreational participation would boost overall local participation rates. Industry benchmarks do not discriminate between formal and recreation participation. 	<ul style="list-style-type: none"> Continue to support the existing facility provision in the LGA.

Sport	Existing Facilities		Name of Existing Clubs / Associations	Active Membership			Industry Participation			Demand Assessment	Recommendation(s)
	Number	Name / Location		Senior	Junior	Local membership trend since 2000	National 5014 yr (2006)	NSW 15+ yr (2008)	Trend since 2000		
Motor Sports	Motor cycle track Karting track	Coffs Harbour Motor Sports	Coffs Harbour Motor Cycle Club Coffs Harbour Karting Club	200	300	Up	Not known	1.4% (Theoretical local participation 779)	Adults: Up Child: NK	<ul style="list-style-type: none"> Participation appears to be well under benchmarks for seniors (no benchmarks for juniors), however, it is difficult to determine to what extent recreational participation would boost overall participation rates. Industry benchmarks do not discriminate between formal and recreation participation. Current sites have no capacity for expansion. Current sites are adequate in the long term and can cope with anticipated growth in participation. Securing this site for Motor Sports is important to the clubs involved as it would be difficult to relocate these sports, owing to the inherent noise issues and large space requirements. 	<ul style="list-style-type: none"> Continue to support the use of the current venues at CCSLP.
Radio Controlled Car	1 Venue	Coffs Harbour South (Opposite the Brekky Bar)	Coffs Harbour Radio Control Car Club	13	2	Down	Not known	Not known	Not known	<ul style="list-style-type: none"> A small group has asked Council to provide it space to lease for a permanent venue. Noise of sport will restrict the number of suitable locations. Ideally, the venue would provide space for on and off road tracks. 	<ul style="list-style-type: none"> Explore opportunities to locate a venue within the Motor Sport Precinct at CCSLP, location to be addressed in CCSLP Master Plan.
Table Tennis	14 tables	Coffs Harbour Showground (6) Coffs Harbour Ex-Services Club (3) Coffs Harbour Golf Club (2) Sawtell Club (4)	Over 50 Table Tennis CH Table Tennis Club CH GC (Table Tennis) Sawtell Table Tennis Club	200	Not known	Up	Not known	0.7%	Ads: Up Ch: NK	<ul style="list-style-type: none"> Common aspiration amongst clubs / groups to have a permanent table tennis facility with minimum 8 tables. 	<ul style="list-style-type: none"> Investigate feasibility of including a table tennis hall in the proposed Vost Park Indoor Multipurpose Centre, or co-location within a future community centre at Bakers Road, West Coffs Precinct.
Touch and Oz tag	2 Venues	Advocate Park (up to 11 fields) Woolgoolga Sportsground (up to 7 fields)	Coffs Harbour Touch Association Coffs Coast Touch Association Woolgoolga Touch Association OzTag Coffs Harbour	1,252	370	Sustained small growth in seniors, and significant growth in juniors	1.7% (Theoretical local participation 165)	5.0% (Theoretical local participation 2,785)	Adults: Up Child: Up	<ul style="list-style-type: none"> Existing associations indicate satisfaction with Advocate Park, although drainage and lights need upgrading. Woolgoolga Touch Association is well supported with a higher membership than a number of 	<ul style="list-style-type: none"> Support Advocate Park to continue to be the main venue for Coffs Urban / Southern Precincts. Utilisation of CCSLP in medium to long term for expected growth in

Sport	Existing Facilities		Name of Existing Clubs / Associations	Active Membership			Industry Participation			Demand Assessment	Recommendation(s)
	Number	Name / Location		Senior	Junior	Local membership trend since 2000	National 5/14 yr (2006)	NSW 15+ yr (2008)	Trend since 2000		
										traditional sports, and has potential for continued growth. <ul style="list-style-type: none"> Current space at Woolgoolga Sportsground is inadequate, requiring competition restructures to cater for the large team numbers, and the playing surface needs upgrading. 	<ul style="list-style-type: none"> Support relocation of Woolgoolga Touch Association to the proposed new West Woolgoolga Sportsground when developed. Upgrades required to the floodlights, drainage and playing surface at the existing Woolgoolga Sportsground to increase the capacity of the current site until West Woolgoolga Sportsground is ready for use. Medium to long term, utilise fields that will become available at the proposed Moonee Sportsground to service any further demand in Northern Beaches precinct.
Volleyball	1 x indoor venue 1x beach venue	Sportz Central (up to 5 courts) Jetty Beach (2 courts)	Coffs Harbour Volleyball Association	70	20	Decline, but now trending up	0.4% (Theoretical local participation 40)	0.9% (Theoretical local participation 501)	Adults: Dn Child: Up	<ul style="list-style-type: none"> Beach courts were upgraded last year with additional sand and minor adjustment to court location. Sportz Central meets the current needs of the indoor competition 	<ul style="list-style-type: none"> Support continued use of Sportz Central for indoor volleyball. The proposed Sportz Central expansion to assist in court availability. Long term, the proposed Vost Park Indoor Multipurpose facility could become the lead venue for volleyball in the future. Support continued provision of 2 courts at Jetty Beach with location to be determined as part of the Jetty Foreshore Master Plan

Please note that for some of the sports classifications in the previous table, variations to that sport have been included in accordance with the grouping of like activities undertaken by ERASS and the ABS. Such as the following:

1. **Cycling** includes BMX , mountain biking, track cycling and criterium cycling.
2. **Equestrian** includes horse trials, trail riding, polocrosse, pony club and dressage.
3. **Motor Sports** includes track, trail bike, car, motorbike, speedway, drag and go-karting.
4. **Touch** includes Oztag activities.
5. **Volleyball** includes both indoor and beach volleyball.

11. CAPITAL WORKS SCHEDULE

The table on the following pages is the Coffs Harbour LGA Sports Facility Plan, and comprises a list of all identified capital improvement projects emanating from the study and associated strategic directions. The table incorporates the following information:

- An inventory of existing facilities by Planning Precinct, then by specific reserve or facility.
- The ownership and management arrangements for all reserves / facilities.
- A listing of all capital improvement projects and associated strategic directions.
- A proposed timeframe for implementation of all projects that reflects community need, where:
 - ST = Short Term (1 ÷ 7 years).
 - MT = Medium Term (8 ÷ 12 years).
 - LT = Long Term (13+ years).

Note, the timeframe for implementing projects that either wholly or partly relies on Council funds will be dependent upon Council’s budget considerations and capital works program.

The Planning Precincts used throughout this report and which are incorporated in the Implementation Table are defined below.

Precinct Name	Townships / Areas within the Precinct
Far Northern Beaches	Red Rock, Corindi Beach
Woolgoolga	Arrawarra, Mullaway, Woolgoolga, Safety Beach
Northern Beaches	Sandy Beach, Emerald Beach, Moonee Beach
Coffs Harbour Urban	Coffs Harbour Urban Area, Korora, North Boambee Valley
Korora West / Moonee West	West of the Pacific Highway extending north of Coffs North and Korora
Middle Boambee	West of the Pacific Highway extending along the Boambee Valley
Sawtell / Toormina / Boambee East	Sawtell, Toormina, Boambee East
Bonville	Bonville
Far North Rural	Dirty Creek, Upper Corindi, Barcoongere
North Rural	Nana Glen, Bucca
South Rural	Coramba, Karangi, Upper Orara
Far West Hinterland	Lowanna, Ulong

Important Notes:

1. *The identification of a project within the Sports Facility Plan does not commit any organisation to a responsibility for funding allocated projects, including Coffs Harbour City Council, which has to balance its limited resources with other commitments and projects.*
2. *Lessees are expected to continue to generate the majority of funding for facility upgrades.*
3. *Commitment to and allocation of funds to particular projects will be determined following an assessment of the capacity of an organisation to contribute funds.*
4. *Many of the new and upgrade projects identified for existing sporting facilities will require specialist contractors to undertake a more detailed investigation and scoping of works to enable a more accurate quantum of costs to be provided.*

Legend:

Council = Coffs harbour City Council
LPMA = Land & Property Management Authority
User Group(s) = Regular tenant groups at a specific reserve
WSC = Woolgoolga Sports Council
CHBA / CHBA = Coffs Harbour Baseball Association / Coffs Harbour Basketball Association
CH & DHA = Coffs Harbour & District Hockey Association
CHNA = Coffs Harbour Netball Association
WTC = Westside Tennis Club
NSW DoE = Department of Education (NSW)
CHCC = Coffs Harbour Cycle Club

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
Far Northern Beaches Planning Precinct							
Corindi Sportsground							
1		2 soccer fields (synthetic wicket)	Soccer	Crown	LPMA / Reserve Trust	Upgrade floodlights on 1 field (to Australian Standard 2560 Series)	ST
			Cricket			No change	
2			Equestrian			Explore feasibility of raising turf levels in low lying boggy section of the equestrian area	MT
3		Amenities block		Upgrade Amenities block	MT		
Corindi Beach Community Tennis Courts							
4		1 tennis court	Tennis	Crown	LPMA / Reserve Trust	Redevelop as multipurpose court	ST
Red Rock Community Tennis Courts							
5		1 tennis court	Tennis	Crown	LPMA / Reserve Trust	Redevelop as multipurpose court	ST

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	
Woolgoolga Planning Precinct								
Centennial Oval								
6		1 oval (2 synthetic wickets)	Australian football	Council	Leased to Woolgoolga Sports Council	Upgrade floodlights (to Australian Standard 2560 Series)	ST	
7			Cricket			Upgrade sub-surface drainage	ST	
8			Rugby Union			No change		
9			Amenities block				Cease use for Rugby Union (pending new field developed at West Woolgoolga Sportsground)	LT
10							Provide additional permanent storage	ST
11							Improve drainage in front of Amenities block	ST
12							Provide car parking along Fawcett Street	MT
							Close-in the existing open drain	ST
Woolgoolga Sportsground								
13		2 rectangular fields	Rugby League	Crown	Council controlled - Leased to Woolgoolga Sports Council	Install sub-surface drainage (eastern field)	ST	
14			Cricket			Install floodlights on eastern field (to Australian Standard 2560 Series)	ST	
15			Athletics			Install manual irrigation system to eastern & western fields)	ST	
16			Touch			Upgrade existing floodlights on western field (to Australian Standard 2560 Series)	ST	
17			2 Amenities block			No change		
						Install shade / shelter	MT	
High St Sports Complex								
15		2 rectangular fields (synthetic wicket)	Soccer	Crown	Council controlled - Leased to Woolgoolga Sports Council	Upgrade floodlights on southern fields (to Australian Standard 2560 Series)	ST	
			Cricket			No change		
16		1 oval (turf wicket, baseball/softball net)	Cricket			Replace turf wicket with a synthetic wicket after a new turf wicket is established at the proposed West Woolgoolga Sportsground	MT	
17			Soccer			Remove back net (pending development of West Woolgoolga Sportsground)	MT	
18			Baseball / Softball			Install sub surface drainage and irrigation into northern field	MT	
19						Install floodlights onto northern field (to Australian Standard 2560 Series)	MT	
20		2 Amenities blocks				Provide additional permanent storage	ST	
21						Install additional shade / shelter across all fields	ST	
22		Car park				Upgrade access road and carpark	ST	

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	
Woolgoolga Tennis Courts								
23		6 tennis courts	Tennis	Crown	Council controlled - Leased to Woolgoolga Tennis Club	No change to number of courts	Timing dependent upon assessment of court conditions and needs	
						Upgrade court surface and floodlighting, as required		
		Clubhouse				No change		
Woolgoolga Netball Courts								
24		4 asphalt courts	Netball	Council	Leased to Woolgoolga Sports Council	Rebuild the existing 4 asphalt courts	ST	
25		4 grass courts				Convert 2 grass courts to asphalt	LT	
		Clubhouse				No change		
Proposed New West Woolgoolga Sportsground								
26		Soccer	Council	Yet to be determined	Construct 3 new rectangular fields (3 soccer fields with cricket overlay for 1 oval)	Construct 1 Rugby Union field and 1 cricket oval with turf wicket	LT	
27		Cricket						
28		Touch						
29		Rugby Union					Construct a new Baseball / Softball back net	Construct 1 Amenities block and associated infrastructure (access road, car parking, paths, landscaping, etc)
30		Baseball/Softball net						
31		Basketball					Develop a two-court indoor multipurpose centre at this site, or the proposed new Moonee Sports Complex	MT
	Netball							
	Other indoor sports							

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
	Northern Beaches Planning Precinct						
	Moonee Beach Tennis Courts						
32		1 tennis court	Tennis	Crown	LPMA / Reserve Trust	Redevelop as multipurpose court	ST

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
Coffs Harbour Urban Planning Precinct							
Korora Oval							
33		1 soccer field	Soccer	Council	Council - seasonal hire	Install high fence along east and north boundaries	ST
34						Plant screen trees along east boundary	ST
		Amenities block				No change	
York Street Oval							
35		6 soccer fields (2 senior & 4 junior)	Soccer	Council	Council - seasonal hire	Upgrade floodlights for 1 senior soccer field (to Australian Standard 2560 Series)	ST
36			Softball			Prepare a master plan that reconfigures the field layout to provide 3 senior soccer fields plus junior fields, and 6 softball fields	ST
37		Amenities block	Extend and upgrade the Amenities block			ST	
38			Provide off-street car parking			MT	
39			Install shade / shelter across the reserve			ST	
Coffs Harbour Showground							
40		1 soccer field	Soccer	Crown	LPMA / Reserve Trust	Cease use for soccer	ST
Fitzroy Oval							
41		1 oval (turf wicket)	Australian football	Crown	Council controlled - seasonal hire	Install floodlights (to Australian Standard 2560 Series)	ST
42			Cricket			Install sub-surface drainage	ST
43		Amenities block	Replace existing Amenities block			ST	
Brelsford Park							
44		1 oval (turf wicket)	Cricket	Council	Council - seasonal hire	Upgrade as per adopted master plan	MT
45		9 tennis courts Clubhouse	Tennis			Redevelop tennis facility as per adopted master plan (reduction in the number of courts - to 8 courts)	MT
Jetty Oval							
		1 oval (synthetic wicket)	Cricket	Crown	Council controlled - seasonal hire	No change	
46			Australian football			Cease use for training pending availability of Fitzroy Oval for training	ST
47			Upgrade floodlighting (to Australian Standard 2560 Series)			MT	
48		Amenities block	Upgrade Amenities block			MT	
49			Develop shade/shelter on the western side			MT	
50			Develop angle parking along Orlando Street	MT			

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
Englands Park							
51		1 oval (synthetic wicket)	Cricket	Crown	Council controlled - seasonal hire	Install shade / shelter on northeast side of oval	ST
Englands Park Tennis Courts							
52		6 tennis courts	Tennis	Crown	Council controlled - Leased to Englands Park Tennis Club	No change to number of courts	Timing dependent upon assessment of court conditions and needs
		Clubhouse				Upgrade court surface and floodlighting, as required	
						No change	
BCU International Stadium							
53		Stadium and ancillary infrastructure	Various sports / uses	Council	Council	Undertake feasibility study of facility upgrades, including lighting and seating capacity	ST
Coffs Coast Sport and Leisure Park							
54		Oval 1 (turf wicket)	Australian football	Council	Council	Install an electronic scoreboard	MT
55			Cricket			Seal carpark	ST
56			Regional events			Install shade / shelter	ST
57		Amenities block	Provide a permanent canteen and additional permanent storage (also servicing Oval 2)			ST	
			No change				
58		Oval 2 (turf wicket)	Cricket			Install a new permanent baseball back net (per master plan)	ST
			Baseball			No change	
			Regional events			Seal carpark	ST
59						Install floodlighting (to Australian Standard 2560 Series)	MT
60						Install a batting cage at Club cost (per master plan)	ST
61		Oval 3	Baseball			Install shade / shelter	ST
62			Regional events			Seal carpark	ST
63						Install floodlighting (to Australian Standard 2560 Series)	LT
64						No change	
			Amenities block				
65		1 synthetic hockey field	Hockey		Leased to CH & DHA	Integrate current field with proposed new field	ST

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing		
66		East Precinct (6 grass hockey fields) (synthetic wicket)	Hockey	Council	Council	Construct a second synthetic hockey field and continue to use at least two grass fields	ST		
67			Cricket			Cease use for cricket when the permanent grass athletics track is developed	ST		
68			Athletics				Establish a permanent all-year grass athletic track, including earthworks, sub-surface drainage and irrigation, and improved grass cover.	ST	
69							Develop field event infrastructure	ST	
70							Install shade / shelter on west side of track (per master plan)	ST	
71							Construct new car parking off Phil Hawthorne Drive, north of the Amenities block (per master plan)	MT	
72			Amenities block				Construct new Amenities block (to service both hockey and athletic uses - per master plan)	ST	
73							Construct an additional car park off Phil Hawthorne Drive, south of the Amenities block	MT	
74						Radio Controlled Car Racing	Explore the feasibility to locate a radio controlled car racing track (per master plan)	ST	
75			West Precinct (Undeveloped space north of Ovals 1, 2 & 3)			Soccer (and Regional events)			Construct 6 new rectangular fields
76		Install floodlights on all fields (to Australian Standard 2560 Series)							MT
77		Construct 1 Amenities block and associated infrastructure, including unsealed carpark							MT
78		Install 3 new footbridges to connect northern and southern fields (per master plan)							MT
79		Upgrade access road and construct car parking, paths, landscaping							MT
Advocate Park									
80		2 rectangular fields	Rugby League	Council	Leased to Coffs Harbour Rugby League FC	Install sub-surface drainage (both fields)	ST		
81						Upgrade floodlighting (both fields)	ST		
82			Athletics			Cease use for athletics when permanent grass track is established at CCSLP	ST		
83		3 multipurpose fields	Touch/Oztag			Install sub surface drainage	LT		
84						Install floodlighting	LT		
85		Amenities block				Upgrade Amenities block	MT		

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
Sportz Central							
86		3 full-size courts	Basketball Netball Other indoor sports	Council	Managed under S377 Management Committee	Upgrade and extend the Centre to incorporate 1 - 2 additional full-size courts (at least 1 being a full-size netball court), and associated player and referee change rooms	ST
87						Upgrade Centre kitchen facilities to commercial standard	ST
88						Extend the meeting and administration areas, as required to accommodate additional activities	MT
89						Provide additional car parking for Centre patrons	ST
Reg Ryan Oval							
90		1 oval (synthetic wicket, 2 baseball/softball nets) Amenities block	Cricket	Council	Council - seasonal hire	No change	
			Baseball / Softball			Potential impact on northern baseball/softball training net and amenities block, pending plans to extend Sportz Central and/or to extend the car park.	ST
Polwarth Drv Sports Fields							
91		2 soccer fields	Soccer	Council	Leased to Coffs Coast Tigers SC	Upgrade floodlights on western field (to Australian Standard 2560 Series)	MT
		Amenities block				No change	
Forsyth Park (McLean St Reserve)							
92		3 rectangular fields (synthetic wicket)	Soccer	Council	Council - seasonal hire	Upgrade floodlights (to Australian Standard 2560 Series)	ST
93			Cricket			Upgrade sub surface drainage	MT
						No change	
94		Amenities block	Upgrade Amenities block (but consider replacing and relocating it to the eastern end of the reserve)			MT	
95			Develop shade/shelter/landscaping.			ST	
96			Develop angle parking in McLean St	MT			

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
	Vost Park Netball Complex						
		9 asphalt courts	Netball	Council	Leased to Coffs Harbour Netball Association	No change	
		12 grass courts				No change	
		Clubhouse				No change	
97			Netball Other indoor sports			Construct a two-court indoor multipurpose centre	LT
	Hillview Tennis Courts						
		2 tennis courts	Tennis	Council	Council	Cease use for organised tennis (club disbanded in 2009) Investigate an alternate recreational use for the site	ST
98		Clubhouse					
	Westside Tennis Courts						
		8 tennis courts	Tennis	Council	Leased to Westside Tennis Club	No change to number of courts	Timing dependent upon assessment of court conditions and needs
99						Upgrade court surface and floodlighting, as required	
		Clubhouse				No change	
100						Undertake a flood study to investigate the viability of constructing new courts on adjoining land to the south	ST
101						Construct 3 new tennis courts (pending outcome of flood study)	MT

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
Proposed New Croquet Centre							
102			Croquet	Council	Yet to be determined	Investigate the feasibility of establishing a new croquet facility east of Westside Tennis Courts	ST
103						Construct 2 greens (pending outcome of study)	MT
104						Construct a clubhouse (pending outcome of study)	MT
105						Construct adjacent car park (pending outcome of study)	MT
106						Construct a footbridge over the drain to link the croquet facility to Westside Tennis Club (pending outcome of study)	MT
Proposed New Combine Street Sportsground							
107			Soccer	Council	Yet to be determined	Construct 1 junior & 1 senior soccer field (with cricket overlay for 1 ovals)	LT
108			Cricket				
						Construct 1 Amenities block and associated infrastructure (car parking, paths, landscaping, etc)	LT
Proposed New Bakers Road Reserve							
109			Tennis Basketball Netball	Council	Yet to be determined	Construct 2 new multipurpose hard courts (pending construction of a Community Centre)	MT

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
Korora West / Moonee West Planning Precinct							
Proposed New Moonee Sports Complex							
110			Soccer	Council	Yet to be determined	Construct 4 new soccer fields (soccer fields to have cricket overlay for 2 ovals with synthetic wickets)	MT
111			Cricket				
112			Australian football			Construct 1 sports oval with turf wicket	LT
113			Rugby League Rugby Union				
114						Construct 2 new rectangular fields	MT
115						Construct 2 Amenities blocks and associated infrastructure (access roads, car parking, paths, landscaping, etc)	
114			Basketball Netball Other indoor sports				Develop a two-court indoor multipurpose centre at this site, or the proposed new West Woolgoolga Sportsground
115	Tennis		Construct a new 6 court tennis centre (with potential for later expansion to 8 courts)	LT			

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
	Middle Boambee Planning Precinct						
	Ayrshire Park						
116		1 Senior soccer field	Soccer	Council	Managed under S377 Management Committee	Upgrade floodlights on main field (to Australian Standard 2560 Series)	ST
117		2 junior soccer fields				Extend playing surface, where possible	MT
118						Install new screen fence, where required	ST
119		Amenities block				Install floodlights, where practical, onto the second field (to Australian Standard 2560 Series)	MT
120						Extend Amenities block to incorporate new player change rooms (and remove temporary facilities)	ST
121						Seal car park	MT

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
Sawtell / Toormina / Boambee East Planning Precinct							
Boambee Reserve							
		2 junior soccer fields (synthetic wicket)	Soccer	Crown	LPMA / Reserve Trust	No change	
			Cricket			No change	
		Amenities block				No change	
Sawtell-Toormina Sport & Recreation Centre							
122		2 rugby league fields	Rugby League	Council	Leased to Sawtell Toormina Sport & Recreation Club	Install sub-surface drainage (both fields)	ST
123						Install floodlights on north field (to Australian Standard 2560 Series)	ST
124		1 junior field				Upgrade to a senior-size field	MT
125						Upgrade floodlights on east field (to Australian Standard 2560 Series)	MT
126		Amenities block				New Amenities block	ST
127		2 rugby union fields	Rugby Union			Widen eastern field to senior-size dimensions and install a fence along new eastern boundary	ST
128						Reconfigure floodlights on east field after widening (to Australian Standard 2560 Series)	ST
129						Install sub surface drainage both fields	ST
130		Amenities block				Upgrade Amenities block	ST
131						Extend Carparking	MT
132						Upgrade the fencing along the main road frontage	ST
Toormina Sports Complex (including Toormina Oval and Hulberts Road Reserve)							
133		2 soccer fields	Soccer	Council	Council - seasonal hire	Install floodlights on southern field (to Australian Standard 2560 Series)	ST
134			Upgrade sub-surface drainage to northern field			ST	
		2 junior soccer fields (synthetic wicket) (grass athletic track)	Cricket			No change	
135			Athletics			Cease use for athletics (pending completion of new grass track at CCSLP)	ST
136		Amenities block				New Amenities block (in accordance with reserve master plan)	MT
137						Upgrade and extend carpark and access road (in accordance with reserve master plan)	MT
138		Cycling velodrome	Cycling			Provide permanent storage / shade / shelter	MT
139		Criterion circuit				Extend and re-route circuit (in accordance with reserve master plan)	MT
140						Install viewing terrace at the finish line	MT

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	
141		6 grass courts	Netball	Crown	Council	Stage 1: Construct 6 new grass courts (in accordance with reserve master plan)	ST	
142						Stage 2: Convert 2 of the grass courts to asphalt	MT	
143						Stage 3: Convert an additional 2 courts to asphalt	LT	
144			Soccer				Construct 1 full-size soccer field (in accordance with reserve master plan)	MT
145			Cricket				New junior-size cricket oval (only if Sawtell Oval is required for the proposed Regional tennis complex) (in accordance with reserve master plan)	MT
146		BMX Circuit	BMX			Sawtell BMX Club	Relocate BMX Track	ST
147						Council	Convert the BMX canteen to a small Amenities block to service netballers	ST
148	Amenities block			Convert existing BMX Amenities block to storage	ST			
149				Construct new car parking off Hulberts Road	ST			
Richardson Park								
150		1 AFL oval (overlaid onto 2 cricket ovals - 2 turf wickets) (1 baseball/softball net)	Australian football	Crown	Council controlled - seasonal hire	Install new floodlights (to Australian Standard 2560 Series)	MT	
151			Cricket			Install sub-surface drainage	ST	
			Baseball / Softball			No change		
152		Amenities block				Provide additional permanent storage	ST	
153						Provide shade planting / landscaping	ST	
154						Extend and seal car park	MT	
Sawtell Oval								
155		1 oval (synthetic wicket)	Cricket	Crown	Council controlled - seasonal hire	Cease use for cricket (pending the need to utilise the oval for the expansion of the Sawtell Tennis Centre)	MT	
Sawtell Tennis Courts								
156		12 tennis courts	Tennis	Crown	Council controlled - Leased to Sawtell Tennis Club	Undertake a detailed feasibility study to investigate the redevelopment of the centre into a new combined Regional tennis complex and leisure centre	ST	
157						Construct an additional minimum 8 courts and associated infrastructure (pending outcome of feasibility study)	MT	
158		Clubhouse				Upgrade or replace clubhouse (pending outcome of feasibility study)	MT	

Coffs Harbour Sports Facility Plan

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
	Bonville Planning Precinct						
No sporting facilities available, no new ones planned within the life of this Plan. To be reviewed in conjunction with Council's Growth Strategies.							

	Far North Rural Planning Precinct						
No sporting facilities available, no new ones planned within the life of this Plan. To be reviewed in conjunction with Council's Growth Strategies.							

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
North Rural Planning Precinct							
Nana Glen Sports Field							
		2 rectangular fields (synthetic wicket)	Soccer	Council	Council - seasonal hire	No change	
			Cricket			No change	
159						New Amenities block / storage building	MT
160						Install shade / shelter	ST
161					Construct car parking, paths, and landscaping	ST	
Nana Glen Tennis Courts							
162		2 tennis courts	Tennis	Council	Managed under S377 Management Committee	No change	
		Clubhouse				No change	
Nana Glen Sport, Recreation and Equestrian Centre							
		Multipurpose field (synthetic wicket)	Cricket	Council	Managed under S377 Management Committee	No change	
Lower Bucca Sportsground							
163		1 sports field (synthetic wicket)	Cricket	Crown	LPMA/ Reserve Trust	Re-establish, as required	Timing dependent upon assessment needs
		2 tennis courts	Tennis			No change to number of courts	
		Clubhouse				No change	

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing	
South Rural Planning Precinct								
Coramba Showground								
164		2 rectangular fields	Rugby League	Crown	Council controlled - Leased to Orara Valley Axemen RLC	Install sub-surface drainage into the main field	MT	
165						Upgrade floodlights on main field (to Australian Standard 2560 Series)	ST	
166						Prepare a master plan for the reserve to assess the capacity to create an additional rectangular field in the western precinct	ST	
167						Construct an additional rectangular field (pending outcome of master plan)	ST	
168						Install new floodlights on west field (to Australian Standard 2560 Series)	ST	
169						Clubhouse	Upgrade the clubhouse	MT
170						Amenities block	Expand Amenities block to provide additional change rooms and storage	ST
171						Carpark	Upgrade carpark and access road	ST
172							Upgrade fencing	ST
Upper Orara Recreation Reserve								
173		1 soccer field	Soccer	Crown	LPMA / Reserve Trust	Upgrade floodlights (to Australian Standard 2560 Series)	ST	
174		2 tennis courts	Tennis			Re-establish, as required		
175		Clubhouse				Upgrade the clubhouse	MT	
176		Amenities block				Upgrade the Amenities block	MT	

Coffs Harbour Sports Facility Plan Implementation Framework

Item No.	Planning Precinct / Facility Name	Existing Facilities	Sport	Ownership	Management	Additional / Upgraded Facilities	Proposed Timing
	Far West Hinterland Planning Precinct						
	Ulong Showground						
		Multipurpose field		Crown	Council controlled -Managed under S355 Management Committee	No change	
177		1 tennis court	Tennis			Redevelop as multipurpose court	MT
	Lowanna Community Tennis Courts						
178		1 tennis court	Tennis	Crown	LPMA / Reserve Trust	Redevelop as multipurpose court	ST

Other Projects							
	CHEC / SCU Indoor Sports Centre						
179		1 full-size court	Basketball Indoor hockey Badminton	CHEC / SCU	Private	Investigate the feasibility of a partnership arrangement with CHEC / SCU to extend the indoor sports centre by 1 court and to secure ongoing community group access	ST

List of Appendices

- 1 Summary of Reference Reports**
- 2 Audit of Existing Sporting Facilities**
- 3 Precinct Maps of Existing and Proposed Sporting Facilities**
- 4 Trends of Participation in Selected Sports**
- 5 Summary of Stakeholder Consultation undertaken during the Project**
- 6 Participants in Other Sports Consultation**
- 7 Master Plans for Selected Reserves**

Appendix 1

Summary of Reference Reports

Our Living City DA Settlement Strategy for Coffs City to 2031 (2008)

The *Our Living City (OLC) Settlement Strategy* has been prepared to guide urban development in the LGA to 2031, but specifically it:

- outlines a vision for the future, and a strategy to achieve it;
- sets out a " big picture" approach to guide Council' s land use decisions to 2031;
- provides mechanisms to ensure the growing city offers a range of quality styles of living, working and recreating;
- offers a balanced approach to land supply and demand issues; and
- provides a series of policies to tackle transport and urban growth issues.

The goal of the OLC Settlement Strategy is to foster healthy urban communities that contribute to delivering our Vision for the City É ..

Coffs Harbour É The Healthy City, the Smart City and the Cultural City for our Future

The Vision is underpinned by the following three Key Strategic Objectives:

1. The Healthy City: Environmental Sustainability.
2. The Smart City: Economic Sustainability
3. The Cultural City: Social Sustainability.

The third Strategic Objective incorporates several Strategic Actions which are relevant to and are consistent with sports facility planning and provision É .

- *Develop benchmarks and targets for recreation facility provision, and ensure that planning for new communities incorporates these targets.*
- *Continue to identify gaps in the provision of existing facilities to meet various community needs.*
- *Identify opportunities to redress the imbalance in provision at under-serviced locations.*

The Strategy envisages a population of approximately 99,000 people by 2031 requiring an additional 12,000 dwellings. Rural residential dwellings are anticipated to comprise 5.33% (i.e. 640 dwellings) of this future dwelling stock. To this end, the Strategy nominates areas to be zoned or investigated for urban and rural residential purposes.

The Department of Planning has endorsed an interim agreement to allow some areas identified in the Strategy to be considered for rezoning for urban purposes in the short term. These areas include:

- North Coffs Release Area;
- South Coffs Release Area;
- Two land parcels in Bonville;
- Two land parcels subject to zoning anomalies; and
- Three parcels of land for special investigation.

The Strategy identifies the following areas for rural residential development:

- Nana Glen;
- Coramba and Karangang;
- Corindi Beach;
- Korora, Moonee and Sapphire; and
- Bonville.

Rural Residential Strategy (2009)

The *Rural Residential Strategy* applies to the whole LGA and has a planning horizon to the year 2031. In this time period an additional population of 30,200 people and approximately 12,000 dwellings is expected. An estimated 5-10% of housing demand is expected to be for a dwelling on a rural residential allotment.

The Strategy identifies that the Coffs Harbour LGA has a well established business centres hierarchy. At the top of the hierarchy is the Coffs Harbour City Centre. Second in the hierarchy is the Park Beach business precinct which serves as a major small goods and bulky goods retail centre. Third in the hierarchy are the town centres of Toormina/Sawtell, Woolgoolga, Moonee and the Jetty Strip. These centres provide district level retail and business services and they also serve as important tourist centres for the LGA.

At the next level of the hierarchy are a number of neighbourhood centres that provide for the daily retail needs of their respective localities. At the bottom of the hierarchy are small general stores servicing essential needs within a walkable distance.

From a strategic planning perspective, rural residential development that is located as close as possible to the higher order centres will provide the greatest benefits to both the wider community and individual rural residential households.

The Strategy supports a strengthening of the settlement hierarchy by giving preference to locating housing, including rural residential housing, as close as possible to the Coffs Harbour City Centre to enable residents to benefit from access to the wide range of services and facilities that it provides. Second preference would be for locating housing close to the Town Centres (i.e. Toormina/Sawtell and Woolgoolga).

Accordingly, the areas with the best accessibility in terms of socio-economic limitations and opportunities are the areas closest to the City Centre and Town Centres. As a result, the Strategy supports the release of 242 hectares in Bonville for development.

The Strategy recommends the release of land at Bonville first because this area best satisfies the environmental and socio-economic criteria. In relation to density, a one hectare lot size is recommended to provide a semi-rural ambience, compared to smaller lot sizes which have a more suburban character. Moreover, a minimum lot size of one hectare will allow for a wide variety of environmental constraints to be managed and will be easier to implement as it maintains the status quo.

Other areas for release for future development will be considered in conjunction with a future Strategy review.

Draft Open Space Strategy (2010)

The Open Space Strategy³⁰ is the overarching document guiding the management and development of open space within Coffs Harbour City LGA. The Sports Facility Plan is a companion document to the Open Space Strategy.

The aim of the Strategy is to deliver:

- A network of accessible, high quality open space, sport and recreation facilities that are:
 - Able to meet the needs of residents and visitors.
 - Fit for purpose.
 - Economical.
 - Environmentally sustainable.
- An appropriate balance between provision and enhancement.
- Clarity and reasonable certainty for developers and landowners in relation to the requirements and expectations placed on planning authorities.

Research undertaken identified that the LGA is 1,174 km² in total area, with approximately 58,024 hectares contained within the open space network, i.e. publicly accessible or Government controlled land). A majority of the public open space within the LGA is under the care and control of the Department of Environment, Climate Change and Water (DECCW) and Forests NSW³¹, with approximately 2,469 hectares (or 4.3%) managed and controlled by the Coffs Harbour City Council. Of this, 869 hectares is managed jointly with NSW National Parks and Wildlife Service, leaving 1,600 hectares managed exclusively by Council (includes the sporting fields).

The Strategy advocates a different planning approach be considered for the provision and management open space compared to the approach taken in the 1998 Open Space Strategy. Where the 1998 Strategy was based on a standards approach, the current draft Strategy supports a benefits and value related model. The key goal of this approach is to ensure there is a diversity and equitable distribution of open space throughout the LGA. The impact on the planning and provision of active open space (sporting areas) from this new approach will be marginal.

The planning framework under the new model comprises the following assessment criteria:

- Principles (there are 10 Principles).
- Settlement type.
- Classification scheme.
- Function and purpose.
- Landscape setting.
- Size and scale of development.
- Facility provision (embellishment).
- Measures of adequacy (evaluation criteria).

³⁰ The Open Space Strategy was still being finalised during the period of the preparation of the sports Facility Plan.

³¹ Forests NSW is a public trading enterprise within NSW Department of Primary Industries.

Recreation Preference Study (2004)

The *Recreation Preference Study* was undertaken as part of the process to review and update the 1998 Open Space Strategy. The study essentially involved the distribution of a survey questionnaire to the general community (1,260) and to high school students (330) in 2002, and the analysis of the data collected.

In all, 703 questionnaires were completed and returned with a response rate of 44.2%. The key results relating to sport were:

- The top five sporting activities participated in by adults were:
 - Golf (31.7%) - also 1st ranked activity in the 1995 survey.
 - Tennis (23.7%) - also ranked 2nd in the 1995 survey.
 - Rugby league (21.0%) - also ranked 3rd in the 1995 survey.
 - Dancing (20.5%) - not ranked in 1995 survey.
 - Ten pin bowling (19.4%) - not ranked in the 1995 survey.
- For high school students, the top three activities were:
 - Soccer (66.2%) - up from 6th in the 1995 survey.
 - Ten pin bowling (59.0%) - not ranked in the 1995 survey.
 - Basketball (56.8%) - down from 1st in the 1995 survey.
 - Tennis (46.0%) - down from 2nd in the 1995 survey.
 - Athletics (45.3%) - down from 2nd in the 1995 survey.

Appendix 2

Audit of Existing Sporting Facilities

Conducted in 2009. (Includes name, location, ownership and current management arrangements, hierarchical classification, listing of user groups and preliminary issues and opportunities)

Existing Sporting Facilities

The following table audits all sporting facilities for the 12 nominated sporting activities. The facilities have been listed in order of planning precincts, and the information includes the name, location, ownership, and management for each sporting facility, the hierarchical classification (as per Section 5.2), the type of facilities available, the user groups, and any relevant comments about the facility(ies). The information has been collected from a variety of sources, including planning reports, site visits, and Council staff input.

(All facilities listed are senior-sized, unless otherwise stated)

Facility Name	Location	Ownership and Management	Facilities Available	Classification		User Group(s)	Comments
				Local	District		
Far Northern Beaches Planning Precinct							
Corindi Sportsground	Corindi	Crown LPMA / Reserve Trust	2 soccer fields (1 synthetic wicket) 1 amenities block	District		Corindi / Red Rock Soccer Club	The Corindi Sportsground is a large reserve with extensive undeveloped areas. There is an equestrian facility located at the reserve, and there is available space for expansion, if required.
Corindi Beach Community Tennis Court	Corindi Beach	Crown LPMA / Reserve Trust	1 tennis court	Local		Community court	
Red Rock Community Tennis Court	Red Rock	Crown LPMA / Reserve Trust	1 tennis court	Local		Community court	
Woolgoolga Planning Precinct							
Centennial Oval	Woolgoolga	CHCC Woolgoolga Sports Council (lease)	1 sports field (lit) (2 synthetic wickets) 1 amenities block 2 cricket practice nets 1 baseball/softball net	District		Woolgoolga Blues AFL Club Northern Beaches Junior AFL Club Woopi White Pointers Rugby Club	Woolgoolga Blues AFL is currently in recess. Sports field accommodates one senior and one junior cricket oval but only one AFL ground. Condition of surface is good but the amenities block is in poor condition. No scope for expansion. The baseball/softball net is not currently used.
Woolgoolga Sportsground	Woolgoolga	Crown CHCC (Trust Manager) Woolgoolga Sports Council (lease)	2 rugby league fields (1 lit) (1 synthetic wicket) Grass athletic track and field event facilities 2 amenities blocks	District		Woolgoolga Rugby League Club Coffs Harbour & District Cricket Association Woolgoolga Athletic Club	Athletic track is overlaid onto the two rectangular fields. West field is drained but east field is not which creates issues for the athletic track and limits the use of the east field for league. Condition of surface and facilities is good.

Coffs Harbour Sports Facility Plan

Facility Name	Location	Ownership and Management	Facilities Available	Classification		Comments
				Local District Regional Elite	User Group(s)	
High Street Sports Complex	Woolgoolga	Crown CHCC (Trust Manager) Woolgoolga Sports Council (lease)	2 soccer fields (2 lit) (1 synthetic wicket) 1 sports field (1 turf wicket) 2 amenities blocks 1 baseball/softball net 2 cricket practice nets	District	Woolgoolga United Soccer Club Coffs Harbour & District Cricket Association Bluesox Baseball Club	Condition of surface and facilities is good. The amenities blocks are good condition. Large double car park services the complex. The location of the baseball/softball net prevents a senior soccer field to be located on the western side of the lower ground.
Woolgoolga Tennis Courts	Woolgoolga	Crown CHCC (Trust Manager) Woolgoolga Tennis Club (lease)	6 synthetic grass courts (lit) 1 clubhouse	District	Woolgoolga Tennis Club	Condition of surface and clubhouse is good.
Woolgoolga Netball Courts	Woolgoolga	CHCC Woolgoolga Sports Council (lease)	4 hard courts (lit) 4 grass courts 1 clubhouse	District	Woolgoolga District Netball Association	The condition of the surface of the hard courts is poor. Condition of grass courts and clubhouse is good. Some scope for expansion.
Northern Beaches Planning Precinct						
Moonee Beach Tennis Court	Moonee Beach	Crown LPMA / Reserve Trust	1 tennis court	Local	Community court	
Coffs Harbour Urban Planning Precinct						
Korora Oval	Korora	CHCC	1 soccer field 1 amenities block	District	Northern Storm Soccer Club	Condition of surface and facilities is good. No floodlights. No scope for expansion.
York Street Oval	Coffs Harbour East	CHCC	2 soccer fields (1 lit) 4 soccer fields (junior) (6 softball fields overlaid) 1 amenities block	District	Northern Storm Soccer Club Coffs Harbour & District Softball Association	Condition of surface is good but amenities block is in poor condition. No scope for expansion.
Coffs Harbour Show ground	Coffs Harbour East	Crown LPMA / Showground Trust	1 soccer field	District	Coffs City United Football Club	The sports field is in good condition. Soccer no longer use the venue. LPMA are currently developing a Land Use Strategy and master plan for this site.

Coffs Harbour Sports Facility Plan

Facility Name	Location	Ownership and Management	Facilities Available	Classification		Comments
				Local District Regional Elite	User Group(s)	
Fitzroy Oval	Coffs Harbour East	Crown CHCC (Trust Manager)	1 sports field (1 turf wicket) 1 amenities block	District	Coffs Harbour Swans AFL Club Coffs Harbour & District Cricket Association	Condition of surface is good but amenities block is in poor condition. No scope for expansion. Lack of floodlights restricts the use of this ground to matches only.
Brelsford Park	Coffs Harbour East	CHCC	1 sports field (1 turf wicket) 1 amenities block/grandstand 9 tennis courts (7 synthetic, 2 clay) 1 clubhouse	District District	Coffs Harbour & District Cricket Association Coffs Harbour Tennis Club	Council adopted a master plan to guide the future development of Brelsford Park as the key community and cultural hub in Coffs Harbour. The Plan shows the retention of a turf cricket oval and the tennis courts, however, the number of courts is to be reduced by one.
Jetty Oval	Coffs Harbour East	Crown CHCC (Trust Manager)	1 sports field (lit) (1 synthetic wicket) 1 amenities block	District	Coffs Harbour Swans AFL Club Coffs Harbour & District Cricket Association	The oval is not large enough to support AFL matches, however, training is conducted there due to the lack of floodlights at Fitzroy Oval. The playing surface is in average condition, and the amenities block is poor.
Englands Park	Coffs Harbour East	Crown CHCC (Trust Manager)	1 sports field (1 synthetic wicket)	Local	Coffs Harbour & District Cricket Association	The oval has had low levels of usage for competition cricket in recent years. A low lying site prone to wetness/poor drainage. A cycleway installed on the NW edge of the site in 2010. Amenities block not conveniently located. Its future as a viable cricket venue is limited to juniors, however, the space is an important sporting and recreation space for Coffs Harbour High School.
Englands Park Tennis Club	Coffs Harbour East	Crown CHCC (Trust Manager) Englands Park Tennis Club (lease)	6 synthetic tennis courts (lit) 1 clubhouse	District	Englands Park Tennis Club	Condition of courts and clubhouse is good. Some scope for expansion into Englands Park, however, this would impact the future use of the oval for cricket. The Club has poor exposure and address to Mildura Street due to the public toilet block located in front of the courts and clubhouse blocking their view.

Facility Name	Location	Ownership and Management	Facilities Available	Classification		User Group(s)	Comments
				Local District	Regional Elite		
Coffs Coast Sport & Leisure Park	Boambee	CHCC	BCU International Stadium (lit) 4 sports fields (comprising 2 turf wickets, 1 synthetic wicket, 1 AFL oval, 1 baseball field, up to 6 grass hockey fields) 1 synthetic hockey field 1 warm-up field 1 informal sporting area 3 amenities blocks 4 cricket practice nets	Elite District	District (baseball) Regional (hockey)	Coffs Harbour & District Cricket Association North Coffs Kangaroos AFL Club Coffs Harbour & District Hockey Association Coffs Harbour Baseball Association (Allstars Baseball Club) (Royals Baseball Club)	The overall condition of playing fields and buildings is excellent. The main undeveloped area is the north strip of land within the western sports field precinct. The car parking and traffic circulation is less than optimal on large event days. The eastern amenities block is satisfactory but is approaching the end of its useful life. The park has a function during rain events to mitigate the impacts of flooding in the area west of the park.
Advocate Park	Boambee	CHCC Coffs Harbour Rugby League FC (lease)	1 rugby league field (lit) 1 rugby league field 1 athletic track overlaid 1 informal sporting area (touch fields) 1 amenities block 1 clubhouse	District		Coffs Harbour Rugby League Club Coffs Harbour Little Athletics Club	Condition of surface is good but has poor drainage. The amenities block is in poor condition. Coffs Harbour Little Athletics Club did not use the facility during the 2009 and 2010 summers.
Coffs Harbour Education Campus / Southern Cross University	Boambee	Southern Cross University	1 rugby league field	District		Southern Cross University Marlins Rugby Club	Field was only recently completed. Condition of surface is good.
Sportz Central	Coffs Harbour West	CHCC S377 Management Committee	3 full-size basketball courts (suitable for basketball and netball)	Regional		Coffs Harbour Basketball Association	The overall condition of the building and courts is good. For a majority of the competitions conducted on the courts, the courts are configured to create 1 full-size court and 4 non-conforming courts. The reception and admin areas have recently been extended and upgraded. The building is land-locked and any extension of the building will be a challenge, particularly to accommodate additional car parking.
Reg Ryan Oval	Coffs Harbour West	CHCC	1 sports field (1 synthetic wicket) 2 baseball / softball nets 1 amenities block 2 cricket practice nets	District		Coffs Harbour & District Cricket Association	Condition of surface is good. The amenities block is in good condition. Currently no winter use of the ground.
Polwarth Drive Sports Field	Coffs Harbour West	CHCC Coffs Coast Tigers Soccer Club (lease)	2 soccer fields (lit) 1 amenities block	District		Coffs Coast Tigers Soccer Club	Condition of surface is good. The amenities block is in good condition.

Coffs Harbour Sports Facility Plan

Facility Name	Location	Ownership and Management	Facilities Available	Classification		Comments
				Local District Regional Elite	User Group(s)	
Forsyth Park (McLean St Reserve)	Coffs Harbour West	CHCC	2 soccer fields (lit) 1 soccer field (1 synthetic wicket) 1 amenities block 2 cricket practice nets	District	Coffs City United Football Club Coffs Harbour & District Cricket Association	Condition of surface is good. The amenities block is in poor condition and the floodlights are inadequate. The park has a function during heavy rain events to mitigate the impacts of flooding in the area. The park has the in-ground pumping and drainage infrastructure for fire brigade training and events.
Vost Park Netball Complex	Coffs Harbour West	CHCC Coffs Harbour Netball Association (lease)	21 netball courts (9 asphalt-lit, 12 grass)	District	Coffs Harbour Netball Association	Condition of asphalt and grass surfaces is good. The amenities block is in good condition. Some scope for expansion.
Hillview Tennis Courts	Coffs Harbour West	CHCC	Decommissioned February 2010			
Westside Tennis Courts	Coffs Harbour West	CHCC Westside Tennis Club (lease)	8 tennis courts (2 synthetic-lit, 6 clay-lit) 1 clubhouse	District	Westside Tennis Club	Condition of courts is excellent. The clubhouse is in good condition. Some scope for expansion towards the southwest.
Korora West / Moonee West Planning Precinct						
No formal sporting facilities available						
Middle Boambee Planning Precinct						
Ayrshire Park	Boambee	CHCC S377 Management Committee	1 soccer field (lit) 2 soccer fields (junior) 1 amenities block. Temporary change room buildings.	District	Boambee Football Club	Condition of surface is good. The amenities block is in good condition, however, the temporary structures appear to have been poorly located and installed. No scope for expansion.
Sawtell / Toorina / Boambee East						
Boambee Reserve	Boambee East	Crown LPMA / Reserve Trust	2 soccer fields (lit) (junior) (1 synthetic wicket) 1 amenities block Boambee Memorial Hall	District	Boambee Football Club Coffs Harbour & District Cricket Association	Condition of surface is good. The amenities block is in good condition. Playing field is suitable for junior cricket only.

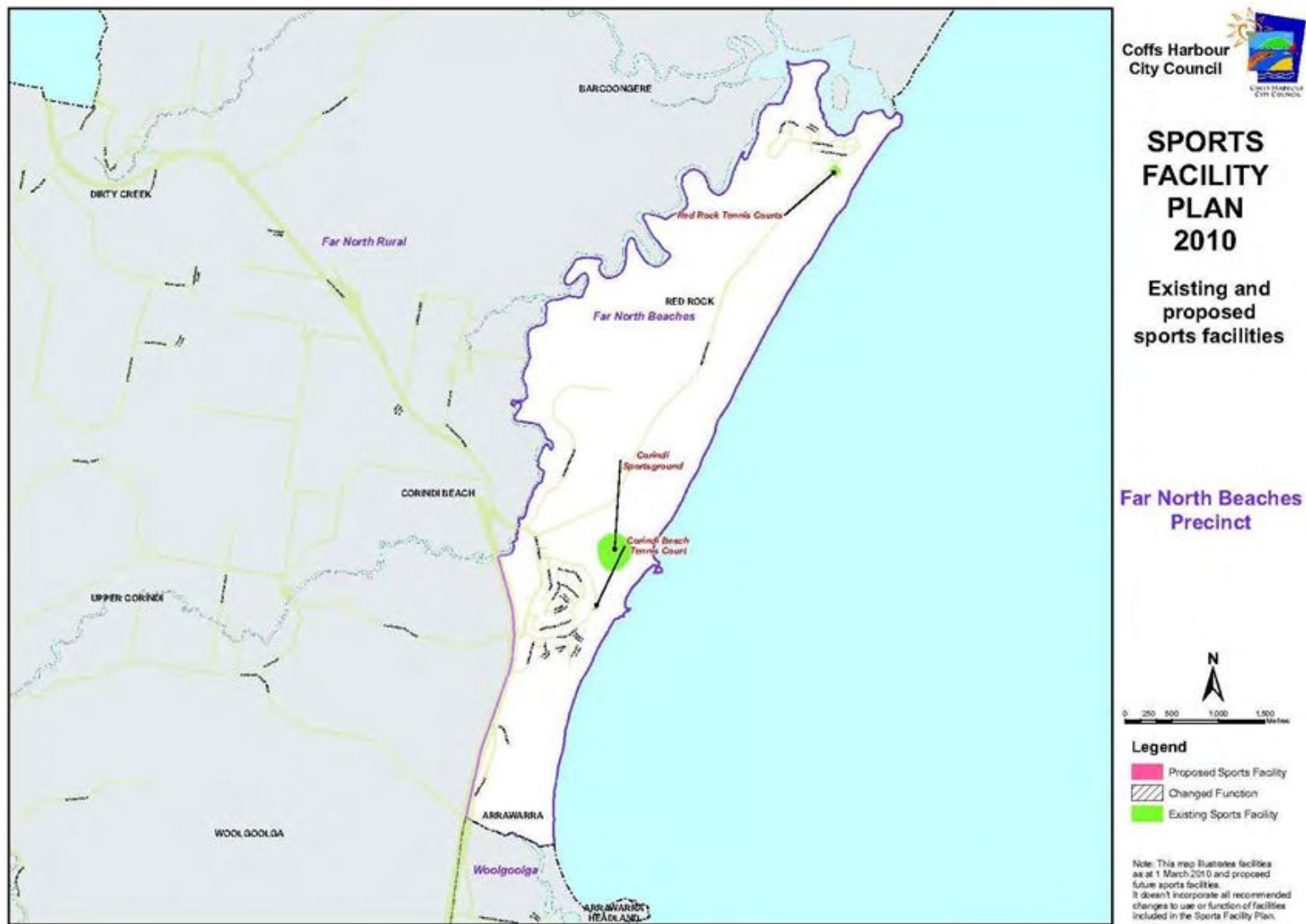
Facility Name	Location	Ownership and Management	Facilities Available	Classification		Comments
				Local District Regional Elite	User Group(s)	
Sawtell Toormina Sport & Recreation Centre	Toormina	CHCC Sawtell-Toormina Sport & Recreation Club (lease)	<u>Rugby League</u> 2 rectangular fields (lit) 1 rectangular field (junior) 1 amenities block & clubhouse	District	Sawtell Rugby League Club	Condition of league surfaces is good but has poor drainage. The amenities block is in poor condition and the clubhouse is spartan. Some scope for an additional junior/training field.
			<u>Rugby Union</u> 2 rectangular fields (lit) 1 amenities block & clubhouse	District	Coffs Rugby Crushers Coffs Rugby Breakers	Condition of union surfaces is good but has poor drainage. The eastern field is undersized for senior union (only 58m wide).
Toormina Sports Complex (including Hulberts Road Reserve & Toormina Oval)	Toormina	CHCC	2 soccer fields (1 lit) (1 athletic track overlaid) 2 soccer fields (junior) 1 sports oval (overlaid onto the two junior fields with 1 synthetic wicket) 1 amenities block 2 cricket practice nets 1 BMX Track 1 Velodrome 1 Criterion Track	District	Sawtell & District Soccer Club Sawtell Toormina Little Athletics Group Coffs Harbour & District Cricket Association Sawtell BMX Club Coffs Harbour Cycle Club	Condition of all playing fields is good. The amenities block is in poor condition and is poorly located in relation to the adjacent environmentally sensitive vegetation and in relation to on-street parking (safety issues). There is some scope to extend the reserve, pending assessment of the value of the creek corridor and associated swamp area.
	Toormina	CHCC	6 grass netball courts	District	Sawtell Toormina Netball Club	The grass courts are in good condition, however, their location behind the velodrome is secluded and lacks connection with any amenities.
Richardson Park	Sawtell	CHCC	2 cricket fields (2 turf wickets) AFL field overlaid 1 amenities block 2 cricket practice nets 1 baseball/softball net	District	Sawtell Saints AFL Club Coffs Harbour & District Cricket Association Dodgers Baseball Club	Condition of surface is good but has poor drainage. The floodlights are not positioned to achieve the optimal training conditions for AFL. Amenities block is in good condition. Car park is inadequate for use.
Sawtell Oval	Sawtell	Crown CHCC (Trust Manager)	1 sports field (junior) (1 synthetic wicket)	Local	Currently not used	
Sawtell Tennis Courts	Sawtell	Crown CHCC (Trust Manager) Sawtell Tennis Club (lease)	12 tennis courts (7 lit) (4 synthetic, 8 clay) 1 clubhouse	District	Sawtell Tennis Club	Condition of courts and clubhouse is good, although the clubhouse is ageing and is inadequate to cater for the current use. Scope for expansion into the Sawtell Oval area, however, there are some significant trees in this area. Car park is inadequate for current demand and use.

Facility Name	Location	Ownership and Management	Facilities Available	Classification		User Group(s)	Comments
				Local	District		
Bonville Planning Precinct							
No formal sporting facilities available							
Far North Rural Planning Precinct							
No formal sporting facilities available							
North Rural Planning Precinct							
Nana Glen Sports Field	Nana Glen	CHCC	2 rectangular fields (1 synthetic wicket) 1 temporary amenities block	District	Currently not used for soccer or cricket competitions	Condition of surface is good. The amenities block is temporary and is in poor condition and is inadequate for this purpose. The park lacks a formal car parking area and associated landscape treatments.	
Nana Glen Tennis Courts	Nana Glen	CHCC S377 Management Committee	2 tennis courts (clay) (1 lit) 1 amenities block	Local	Currently not used	Courts and fencing are in average to poor condition. Clubhouse is small and in average condition. No scope for expansion.	
Nana Glen Sports, Recreation & Equestrian Centre	Nana Glen	CHCC S377 Management Committee	1 sports field overlaid on equestrian space (1 synthetic wicket)	District	Currently not used for formal cricket competition	Oval is part of the equestrian centre complex, which is the primary use of the oval.	
Lower Bucca Sportsground	Bucca	Crown LPMA / Reserve Trust	1 sports field (1 synthetic wicket) 1 shelter 2 clay tennis courts (lit) 1 clubhouse	District	Lower Bucca Tennis Club	Condition of playing field and tennis courts are good. The buildings appear to be in good condition.	

Facility Name	Location	Ownership and Management	Facilities Available	Classification		User Group(s)	Comments
				Local	District		
South Rural Planning Precinct							
Coramba Show ground	Coramba	Crown CHCC (Trust Manager) Orara Valley Axemen RLC (lease)	1 rugby league field (lit) 1 rugby league field 1 amenities block & clubhouse	District		Orara Valley Axemen Rugby League Club	Condition of surface is good but has poor drainage. The amenities block appears to be in good condition, however, the clubhouse has white ant damage.
Upper Orara Recreation Reserve	Upper Orara	Crown LPMA / Reserve Trust	1 soccer field (lit) 2 clay tennis courts (lit) 1 amenities block & clubhouse 1 cricket practice net	District		Orara Valley Soccer Club	Condition of sports field surface is good but tennis surface is poor. The amenities block and clubhouse are in fair condition. No scope for expansion.
Far West Hinterland Planning Precinct							
Ulong Show ground	Ulong	Crown S377 Management Committee	1 general-purpose sports field 1 tennis court	Local		Currently not used for formal competition	
Lowanna Community Tennis Court	Lowanna	Crown LPMA / Reserve Trust	1 tennis court	Local		Community court	

Appendix 3

Precinct Maps of Existing and Proposed Sporting Facilities

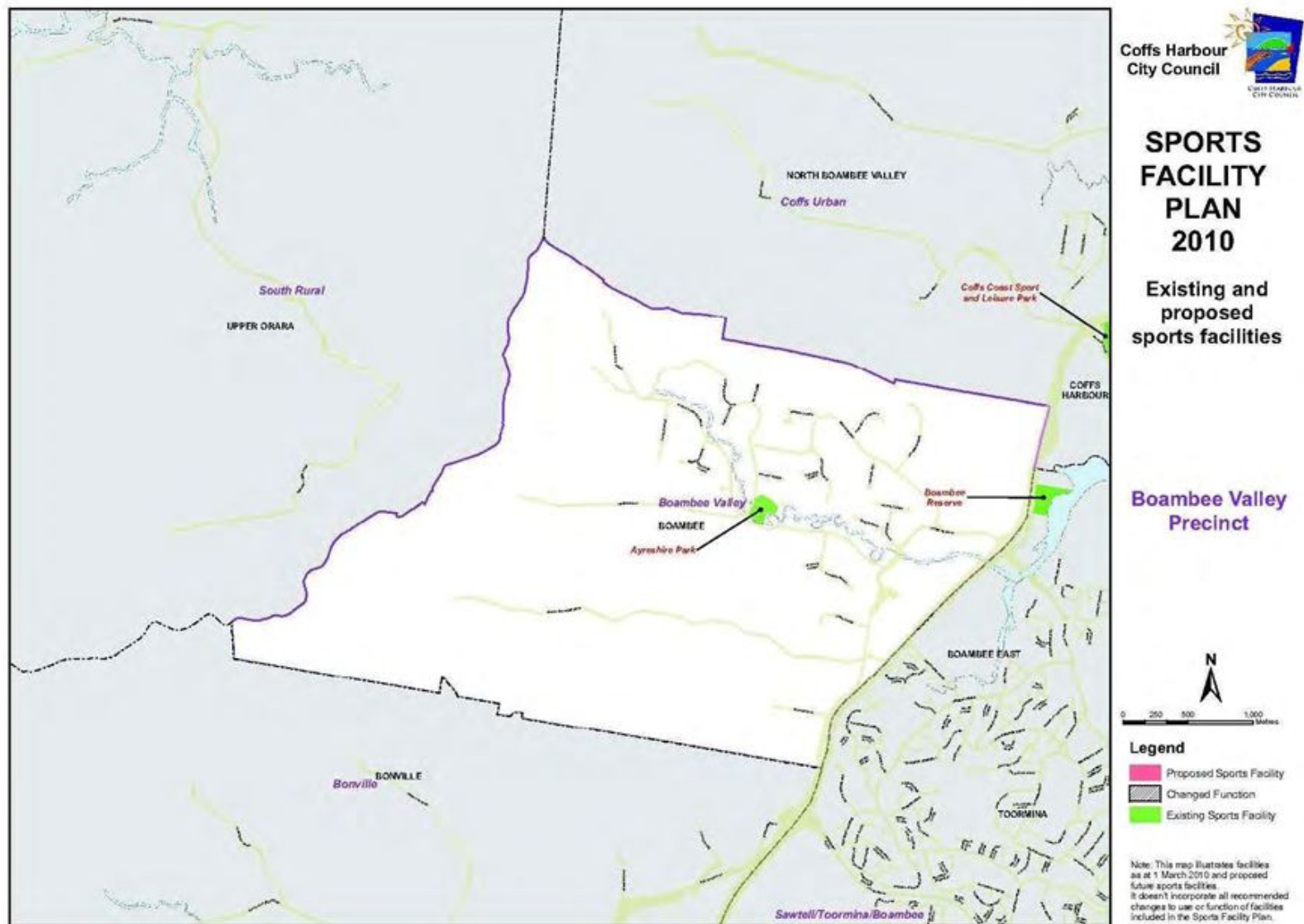


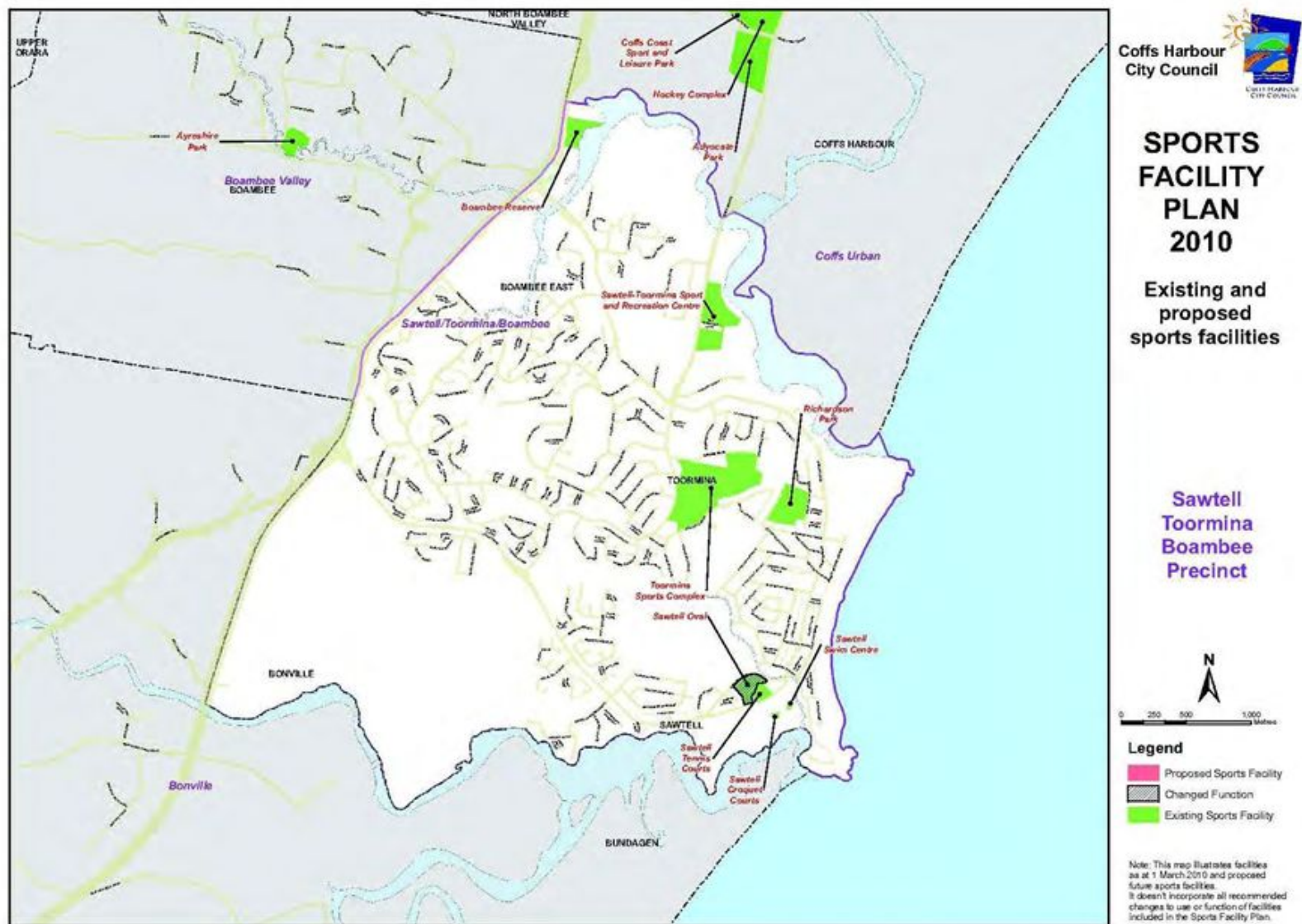


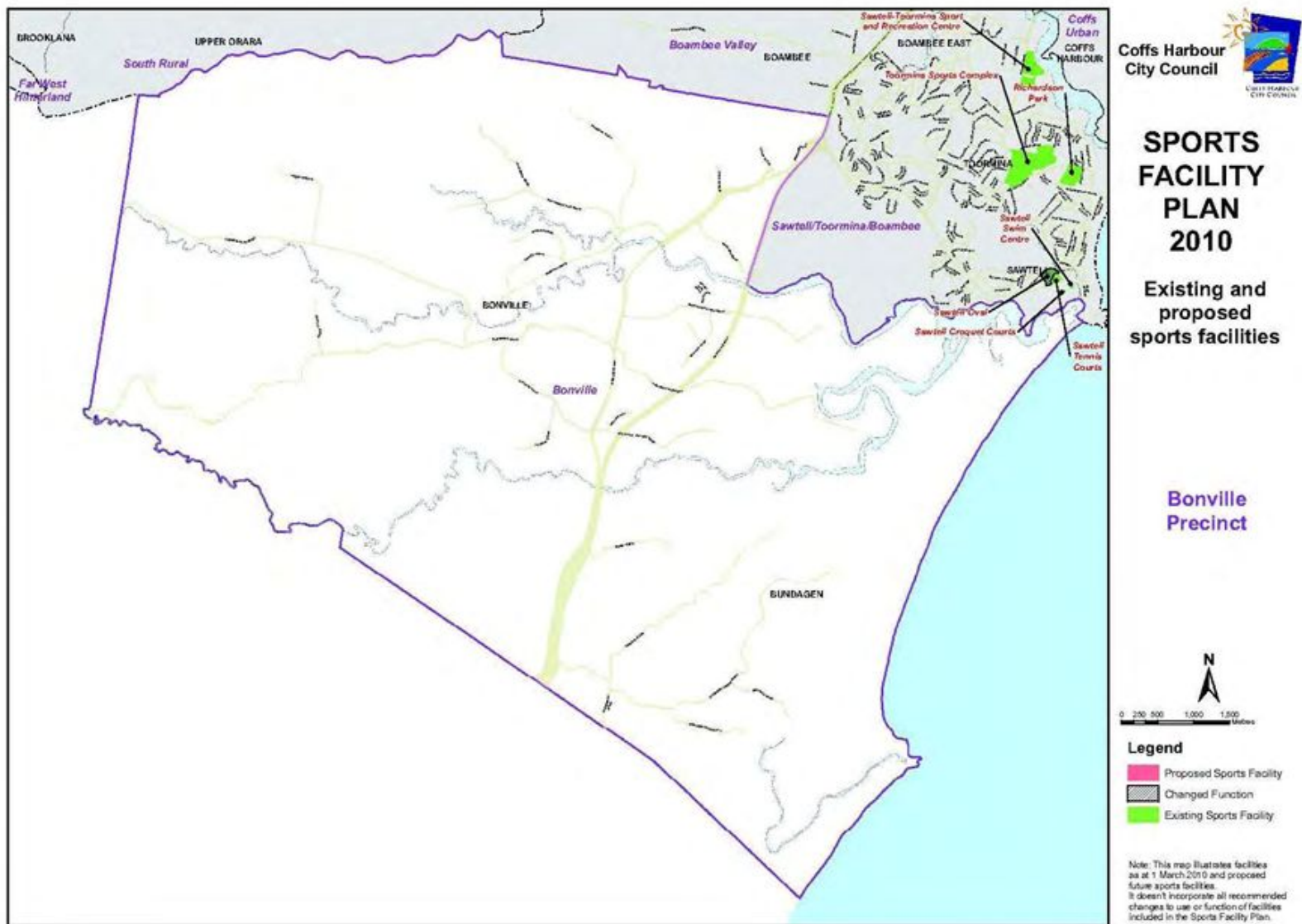




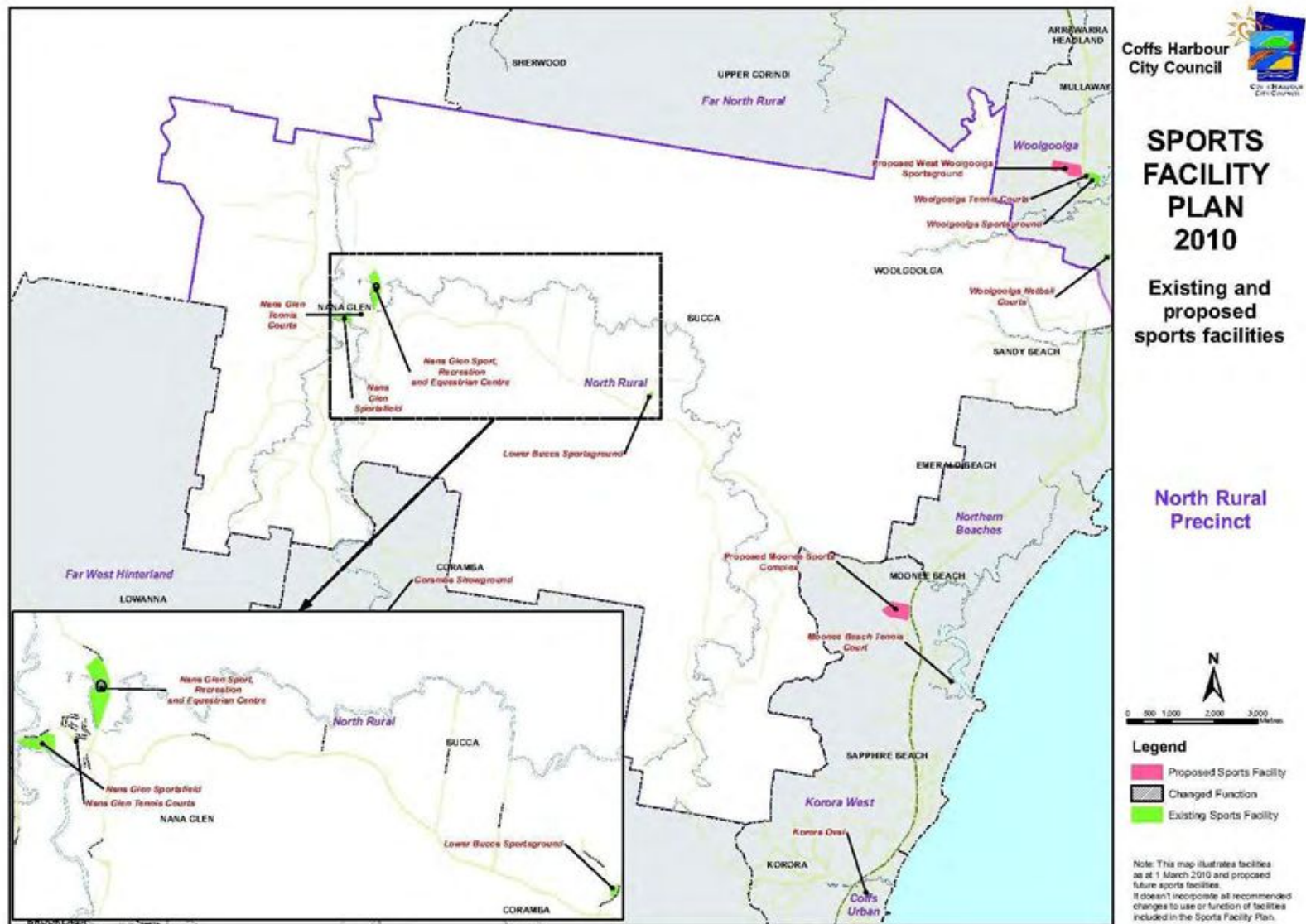


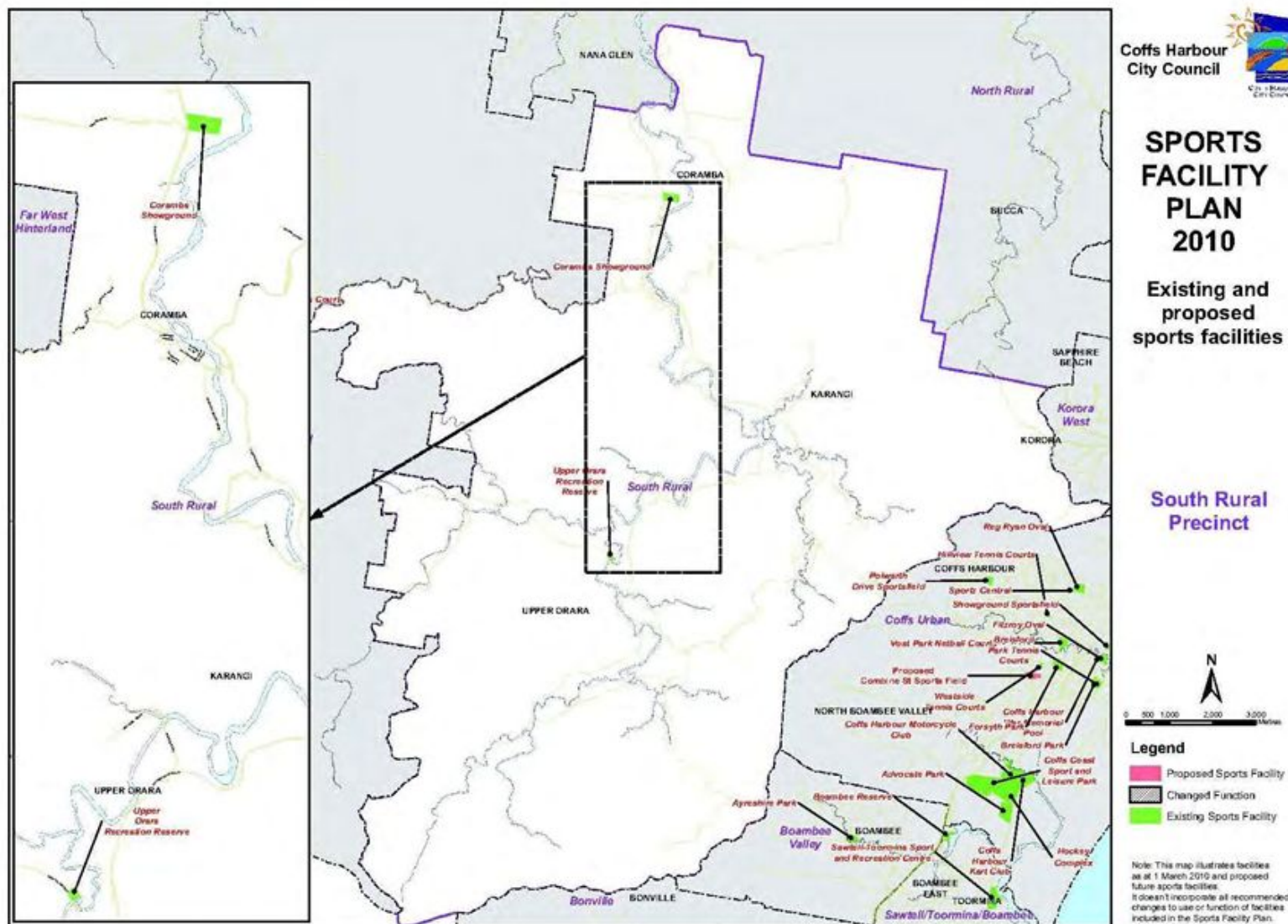


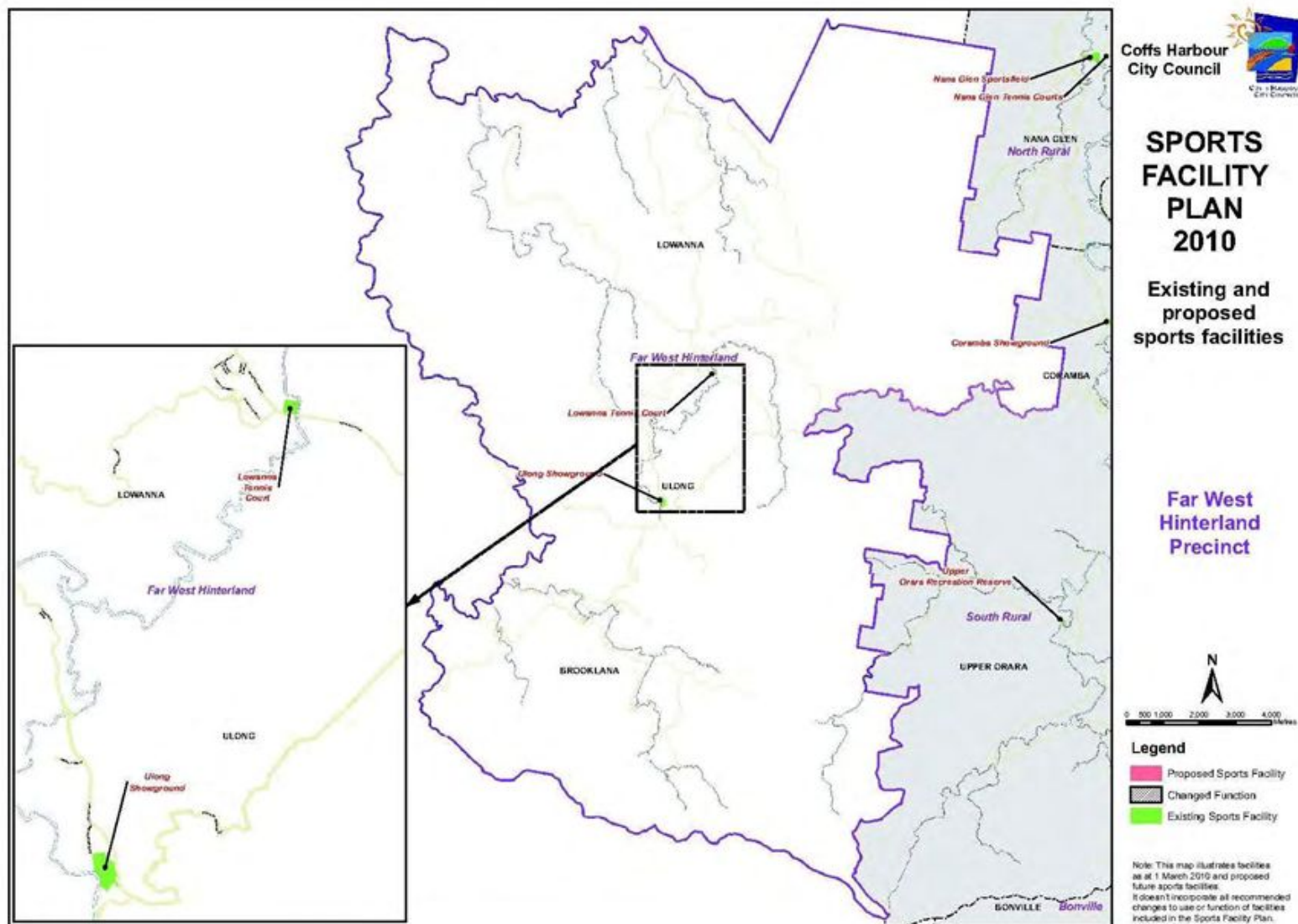












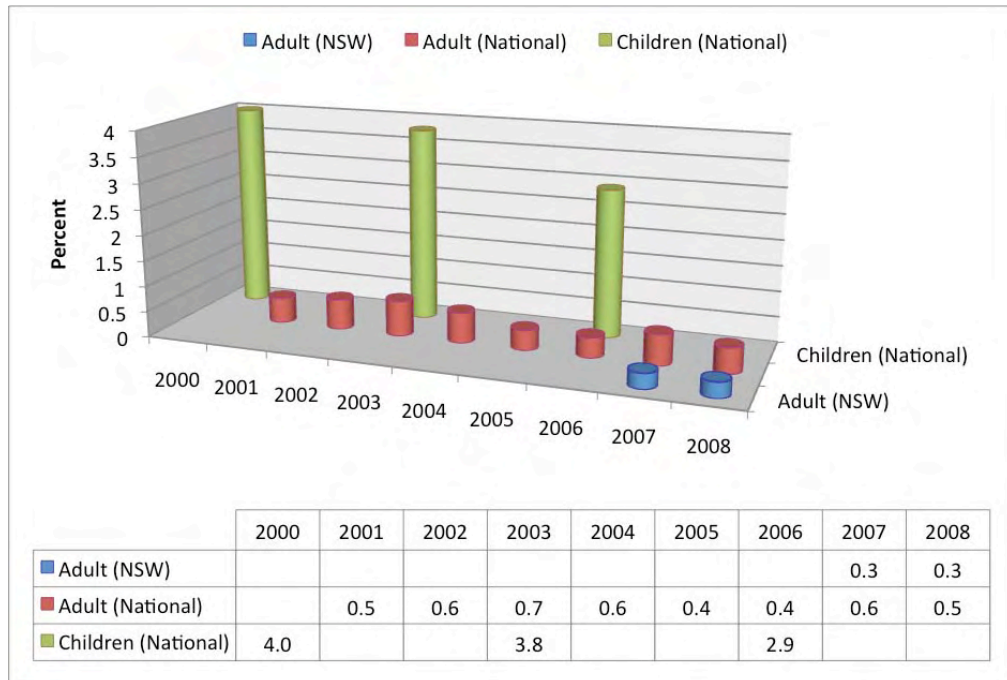
Appendix 4

Trends of Participation in Selected Sports

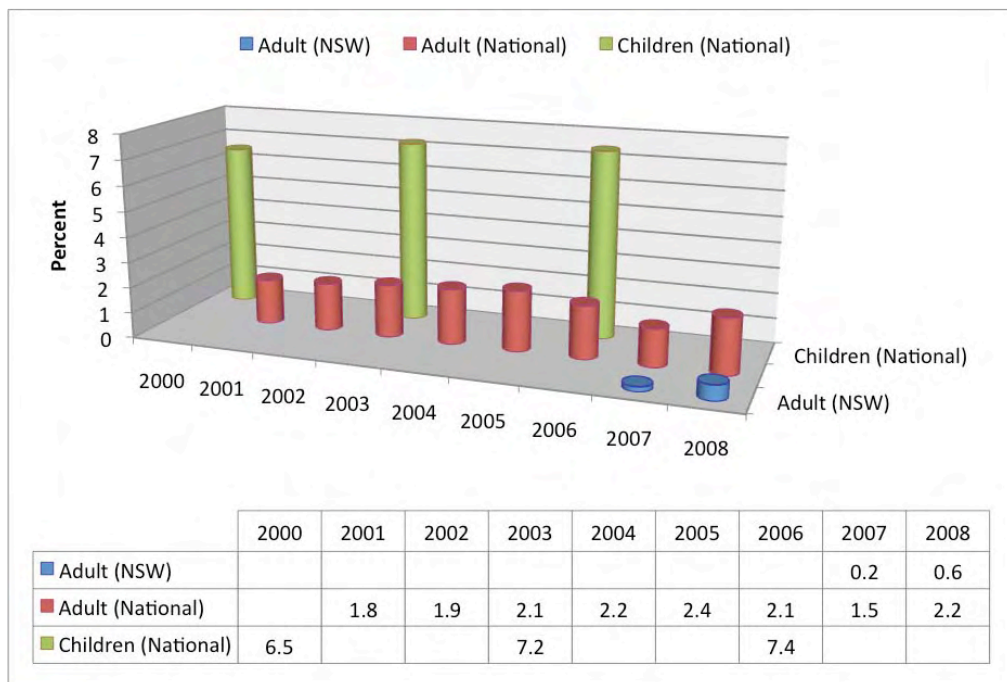
Includes National and NSW adult participation data, and National children's participation data.

(Please note that the NSW adult participation data only began being reported in 2007, and the children's participation data is available for all sports for 2000, 2003 and 2006 only.

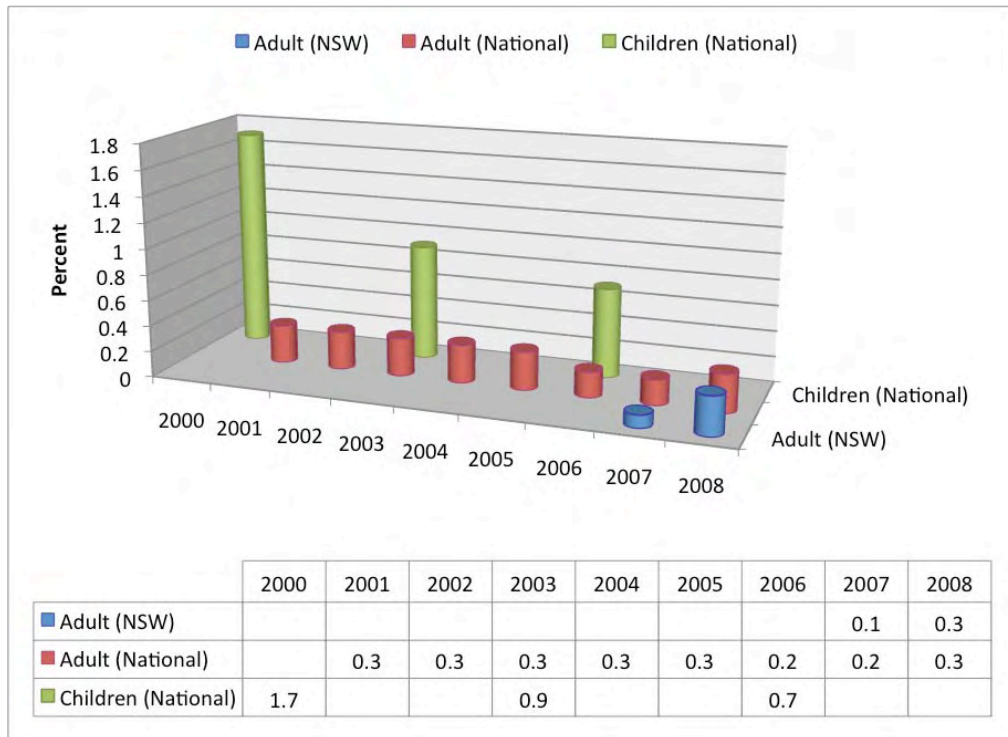
Participation Rates for Organised Athletics



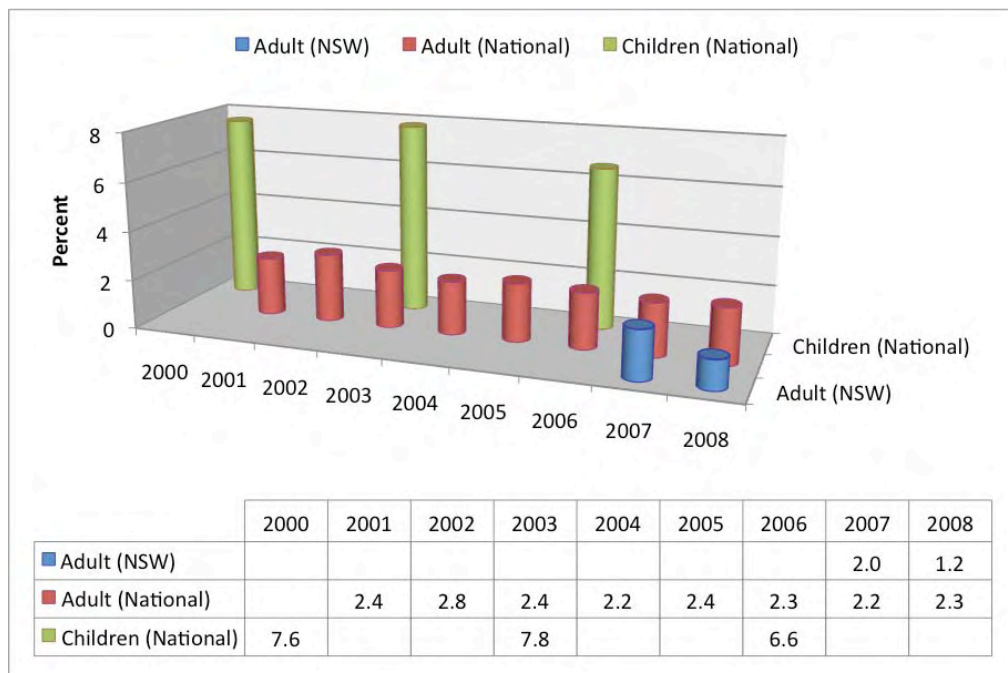
Participation Rates for Organised AFL



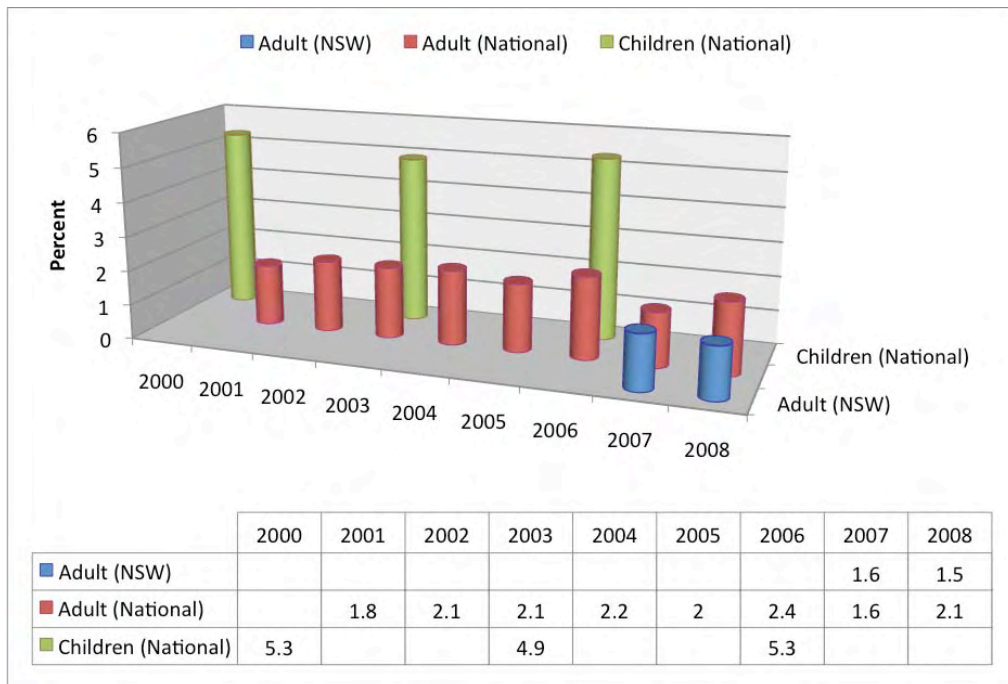
Participation Rates for Organised Baseball



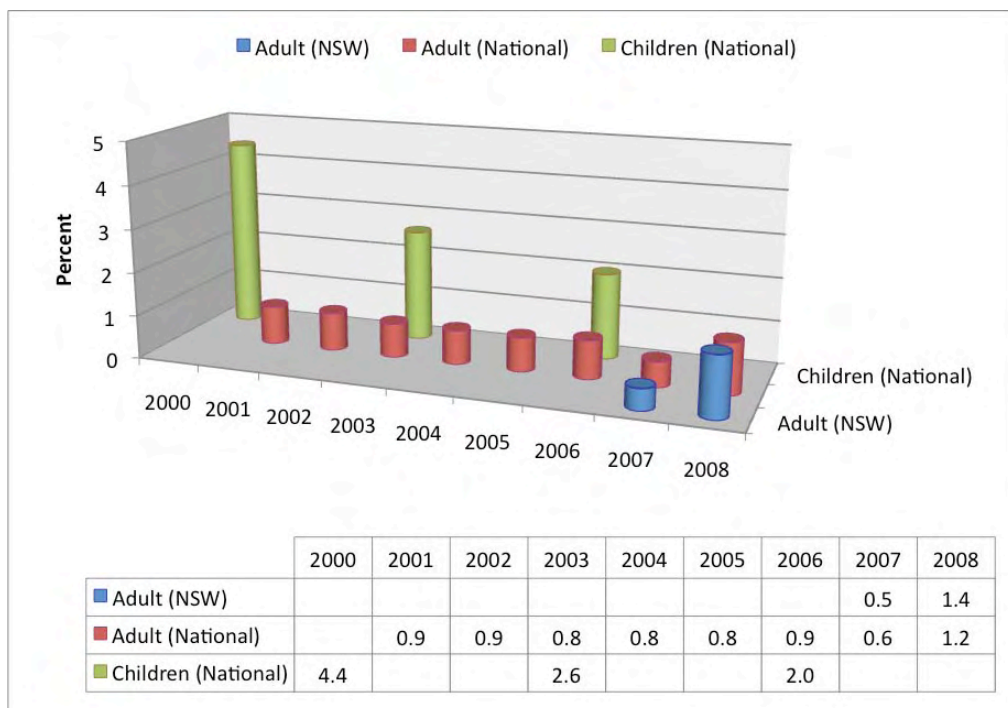
Participation Rates for Organised Basketball



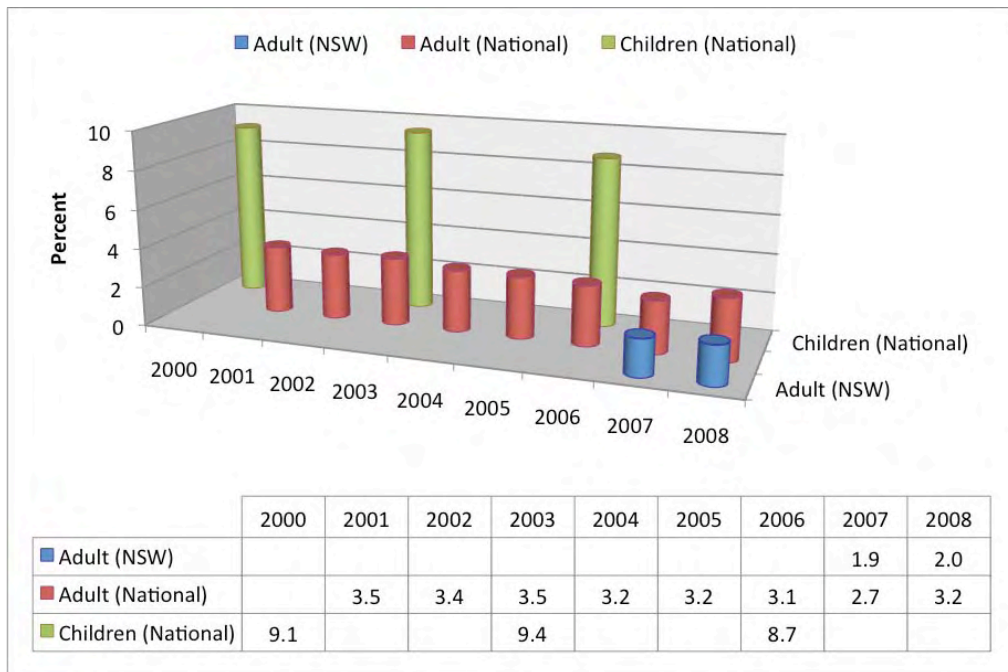
Participation Rates for Organised Cricket



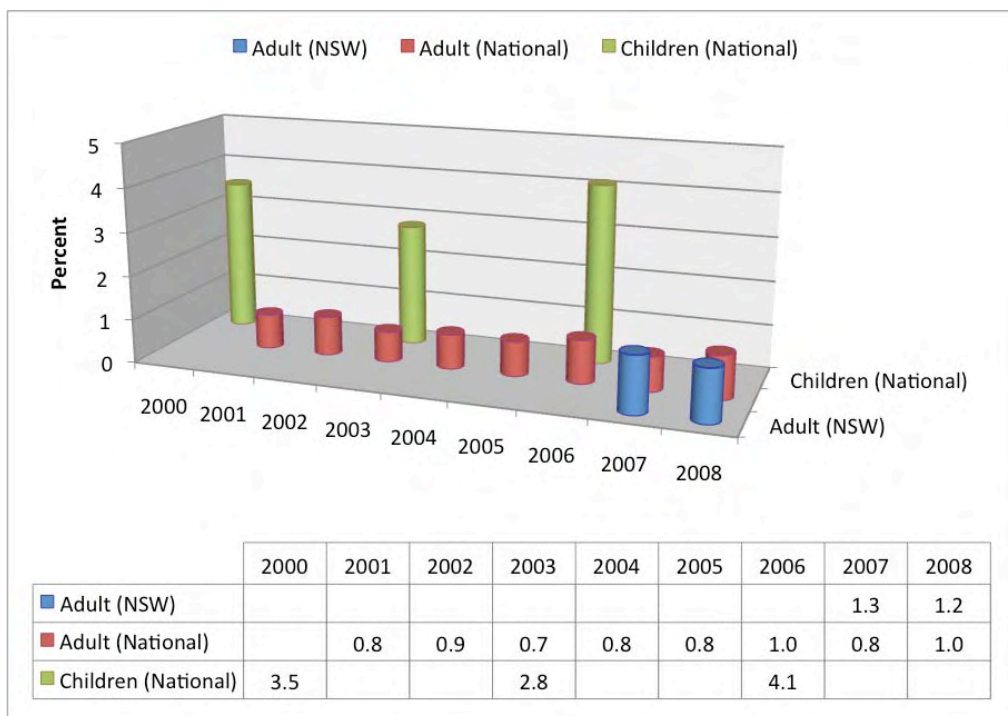
Participation Rates for Organised Hockey



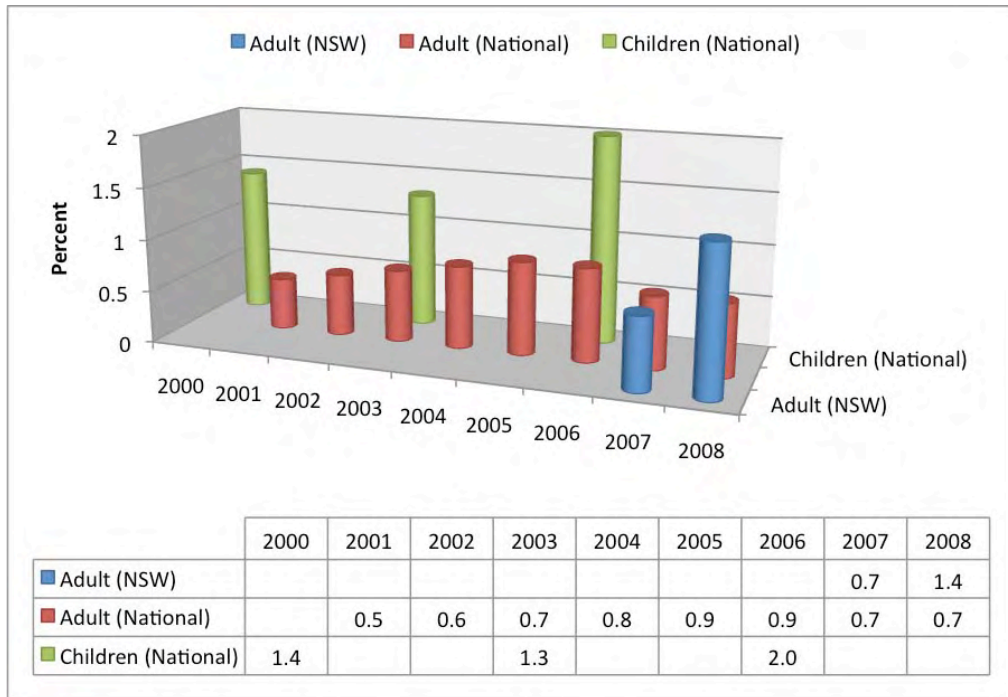
Participation Rates for Organised Netball



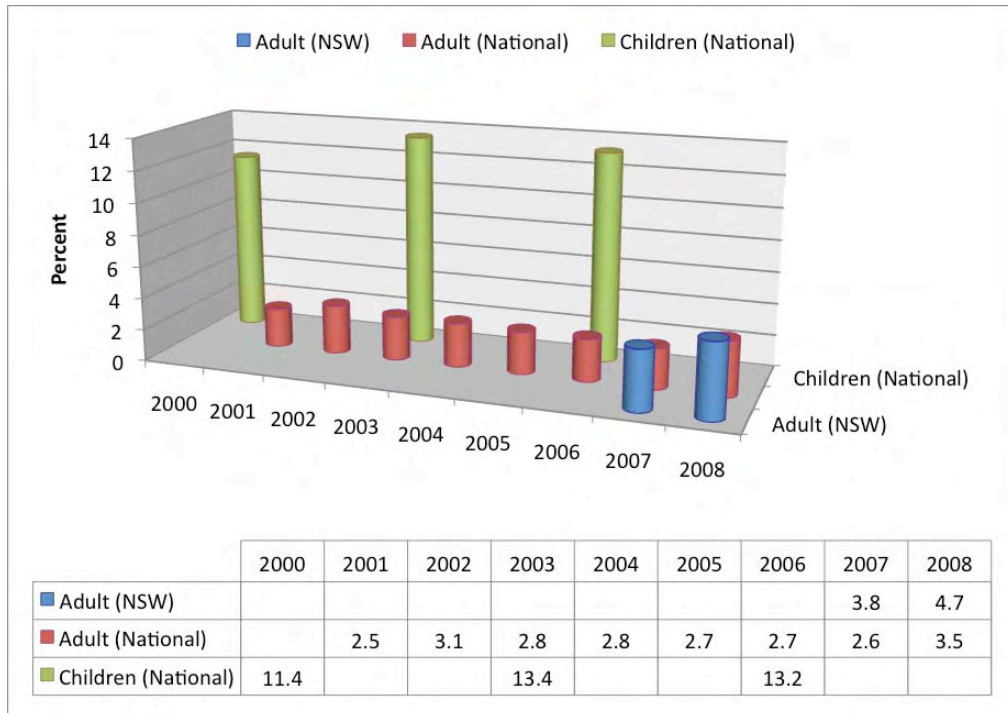
Participation Rates for Organised Rugby League



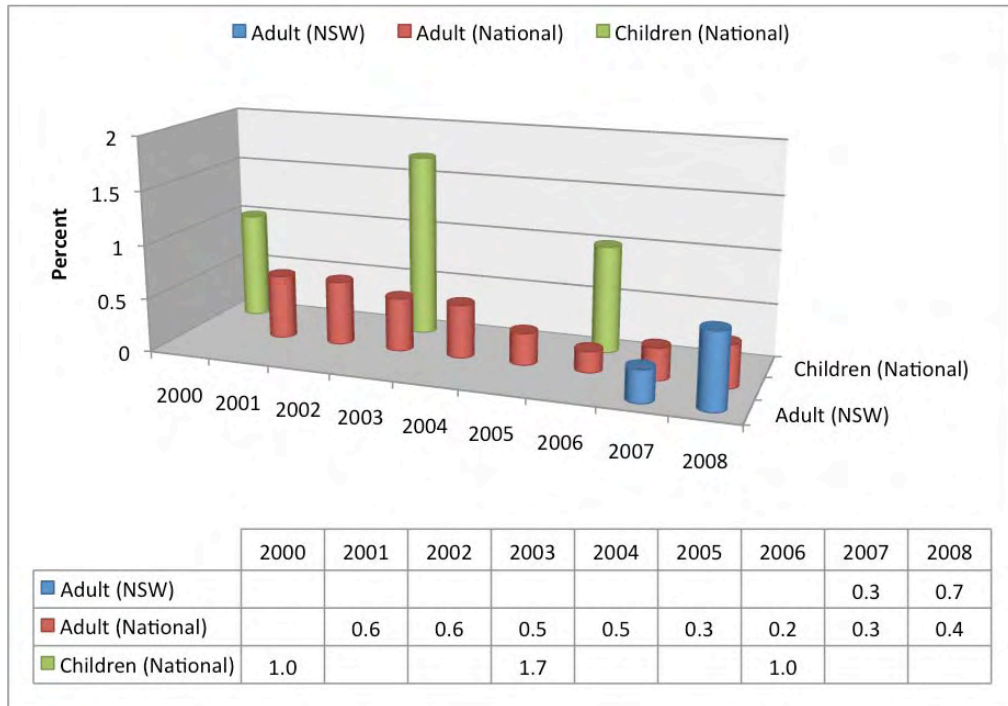
Participation Rates for Organised Rugby Union



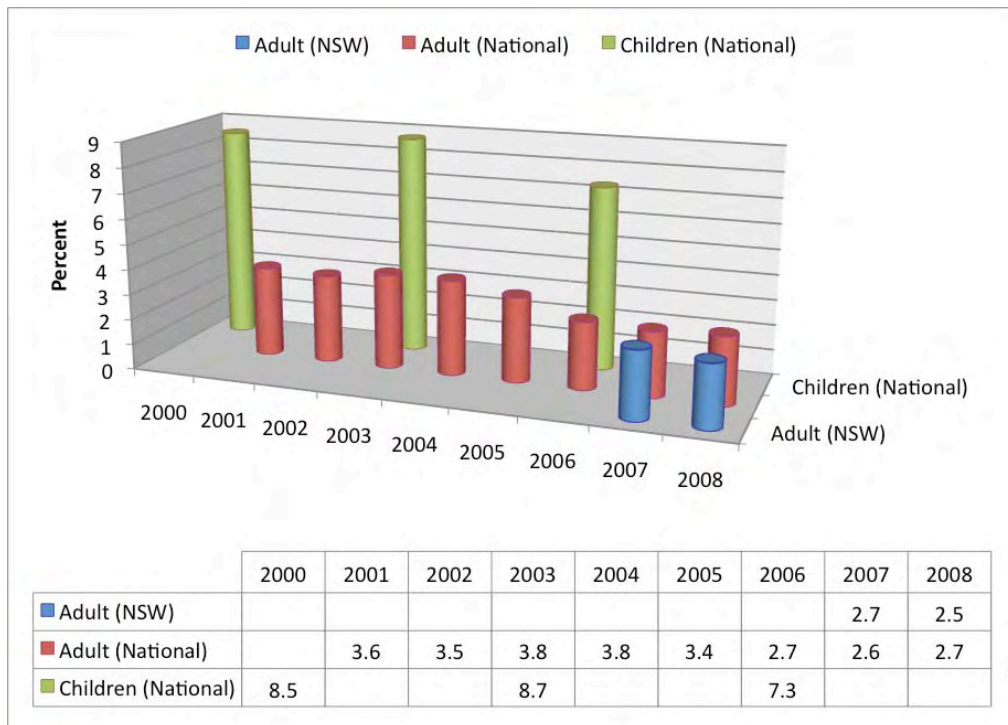
Participation Rates for Organised Soccer



Participation Rates for Organised Softball



Participation Rates for Organised Tennis



Appendix 5

Summary of Stakeholder Consultation Undertaken During the Project

Summary of Stakeholder Consultation

The schedule of consultation carried out during the study is summarised in the following table. The representatives from each of the groups who attended the initial Sports Groups Workshops (11 – 14 May 2009) are listed on the following page.

Date	Method of Consultation	Group / Stakeholder
30 Mar – 1 Apr 2009	Sports Facility Site Reviews / Discussion	Council – Sports Unit staff and Phil Crofts, President, Coffs Harbour Sports Advisory Council (COFFSAC)
11 May 2009	Sports Groups Workshops (included reps from sporting clubs, local associations and Regional/State peak groups)	Rugby League Groups Rugby Union Groups Softball Groups
	Meeting	Peter Bauman (Land & Property Management Authority)
12 May 2009	Sports Groups Workshops	Baseball Groups Hockey Groups Tennis Groups
	Meeting	Peter Wardman (Chair, BCU International Stadium Board of Management)
	Meeting	Phil Crofts (COFFSAC)
13 May 2009	Sports Groups Workshops	Athletics Groups AFL Groups Soccer Groups (Meeting # 1)
14 May 2009	Sports Groups Workshops	Basketball Groups Netball Groups Cricket Groups Soccer Groups (Meeting # 2)
	Onsite Meeting (Velodrome)	Graeme Lockett (Coffs Harbour Cycle Club)
2 July 2009	Interview	Clive Joass, President, Woolgoolga Sports Council
6 July 2009	Workshop	Toormina Oval & Hulberts Road Reserve User Groups and Stakeholders
7 July 2009	Meeting	Adrian Pickup, Manager Sportz Central
8 September 2009	Interview / Discussion	John Black, community advocate for skating
Mar 2009 – Feb 2010	Various emails and telephone discussions with relevant Council staff	
29 & 30 Mar 2010	Sports Groups Workshops	To consider draft directions

The draft *Sports Facility Plan* was placed on public exhibition from 26 March until 4 June 2010. As well as the Sports Groups Workshops noted above in March 2010, Council staff also held a range of informal and formal meetings and discussions with stakeholders during the public exhibition period.

In all, Council received a total of 133 written submissions during the exhibition period. A comprehensive summary of the feedback collected during the public exhibition period, and its analysis, was incorporated into the Council Report tabled at the Council Meeting held 14 October 2010 at which the final *Sports Facility Plan* was adopted.

Members of the Project Management Group

Name	Position / Department	Organisation
Nikki Greenwood	Sports Unit Manager	Coffs Harbour City Council
Sue Stewart (Project Manager)	Senior Technical Officer, Recreation Services Strategic	Coffs Harbour City Council
Suellen Bordignon	Sports Development Officer, Sports Unit	Coffs Harbour City Council
Terry Herbert	Coordinator Recreation Services	Coffs Harbour City Council
Phil Crofts	President,	Coffs Harbour Sports Advisory Council (COFFSAC)

Participants in the Sports Groups Work shops (11 ÷ 14 May 2009)

Rugby League

Name	Club / Group
Glen Soper	Orara Valley Rugby League
Tom Griffin	Sawtell Rugby League

Rugby Union

Name	Club / Group
Matt Quirk	Coffs Rugby Seniors
Steve Bayliss	Coffs Junior Rugby
Des Hoy	MNC Rugby Union
Bruce Frame	Australian Rugby Union

Softball

Name	Club / Group
Dave Saunders	Coffs Harbour Softball Association
Laraine Sinclair	Coffs Harbour Softball Association
Terry Hodgson	Coffs Harbour Softball Association
Raylene King	Coffs Harbour Softball Association
Sharon Vanderberg	Coffs Harbour Softball Association
Sue Winsor	Coffs Harbour Softball Association
Tanya Hodgson	Coffs Harbour Softball Association

Baseball

Name	Club / Group
Adam Tasker	Coffs Harbour Baseball Association
Melinda Dolan	Coffs Harbour Baseball Association

Coffs Harbour Sports Facility Plan

Hockey

Name	Club / Group
Debbie Baldwin	Coffs Harbour & District Hockey Association
Bruce Barnier	Coffs Harbour & District Hockey Association and Committee Member, COFFSAC

Tennis

Name	Club / Group
Allan Pade	Westside Tennis Club and Orara Valley Tennis Club
Tony Polack	Coffs Harbour District Tennis Association
Elli Baylis	Sawtell Tennis Club
Gary Gardiner	Sawtell Tennis Club
Danny Sousa	Coffs Harbour Tennis Club

Athletics

Name	Club / Group
Gordon Abbott	Woolgoolga Athletics Club
Steel Beveridge	Woolgoolga Athletics Club
Jason Smit	Sawtell Toormina Little Athletics
Greg Robson	Sawtell Toormina Little Athletics
Jill Woodlock	Committee Member, COFFSAC

AFL

Name	Club / Group
Greg Robson	North Coffs Junior AFL AFL North Coast Juniors AFL North Coast
Jaime Coad	North Coffs Senior AFL AFL North Coast
Lynette Macdonald	Northern Beaches AFL
Alistair Lane	Sawtell Senior AFL
Jason Phillips	Coffs Swans AFL
Jill Woodlock	AFL North Coast and Committee Member, COFFSAC

Soccer

Name	Club / Group
Bob Harris	North Coast Football
Paul Quinn	Sawtell & District Football Club
Gordon Barton	North Coast Football

Coffs Harbour Sports Facility Plan

Basketball

Name	Club / Group
Adrian Pickup	Sportz Central
Julie Avery	Sportz Central
Wendy Lord-Smith	Coffs Harbour City Council
Judy Smith	Coffs Harbour Basketball Association
Sandra Mottram	Coffs Harbour Basketball Association

Netball

Name	Club / Group
Maree De Satge	Coffs Harbour Netball Association
Myra Z acher	Coffs Harbour Netball Association
Vicki McDowell	Coffs Harbour Netball Association
K ylie Graham	Sawtell Toormina Netball Club
Mark Jones	Woolgoolga District Netball Association

Cricket

Name	Club / Group
K en Robinson	Coffs Harbour & District Cricket Association

Participants in the Work shop for the Toormina Sports Complex Master Plan (6 J uly 2009)

Name	Club / Group
Jenny Steel	Sawtell Toormina Netball Club
Greg Robson	Sawtell Toormina Little Athletics
John Culbertson	Sawtell Senior AFL
Paul Q uinn	Sawtell Senior AFL
K en Robinson	Coffs Harbour & District Cricket Association
Matt Bailey	Sawtell Cricket Club
Arthur Smart	Sawtell Cricket Club
Andrew Hillier	Sawtell BMX
Michael Peen	Sawtell BMX
Matt Vagg	Coffs Harbour Cycle Club

Appendix 6

Participants in Other Sports Consultation

Participants in Other Sports Consultation

Croquet

Name	Club/ Group
Tom Maginnity	Sawtell Croquet Club
Aileen K enny	Woolgoolga Croquet Club

Cycling

Name	Club/ Group
Tracee Reid	Coffs Harbour BMX Club
Matt Vagg	Coffs Harbour Cycle Club

Equestrian

Name	Club/ Group
K evin Hartley	Coffs Harbour Polocrosse Club / NGECCMC
Tony Cashel	Corindi Pony Club
Loraine White	Coffs Harbour Pony Club
Vicky Burgess	Eventing NSW
Narelle Hays	North Coast Equestrian Club

Futsal

Name	Club/ Group
Adrian Pickup	Sportz Central

Golf

Name	Club/ Group
	NSW Golf Association
	Women@ Golf NSW

Motor Sports

Name	Club/ Group
John Martin	Coffs Harbour Karting Club
Melissa Forbes	Coffs Harbour Motor Cycle Club

Radio Controlled Cars

Name	Club/ Group
Carl Perry	Coffs Harbour Radio Control Car Club

Coffs Harbour Sports Facility Plan

Table Tennis

Name	Club/ Group
Gary Fagan	Coffs Harbour Table Tennis
Fred Brady	Coffs Harbour Table Tennis
Graham Parris	Coffs Harbour Table Tennis
Dale Allen	Coffs Harbour Table Tennis

Touch / Oztag

Name	Club/ Group
Dal Phoonie	Woolgoolga Touch Association
Barry Gardiner	Coffs Harbour Touch Association
Roger Hay	Coffs Coast Touch Association
Janine K elly	OzTag Coffs Harbour

Volleyball

Name	Club/ Group
Mark Hutchison	Coffs Harbour Volleyball Association

Appendix 7

Master Plans for Selected Reserves

Coffs Coast Sports and Leisure Park

Toormina Sports Complex (incorporating Hulberts Road Reserve / Toormina Oval)

West Woolgoolga Sportsground (Proposed)

Moonee Sports Complex (Proposed)



REPORT TO ORDINARY COUNCIL MEETING

PLANNING PROPOSAL - PP_2013_COFFS_004_00 - NORTH BOAMBEE VALLEY (WEST) INVESTIGATION AREA - PROJECT UPDATE

REPORTING OFFICER:	Sustainable Planning Officer
DIRECTOR:	Director Sustainable Communities
COFFS HARBOUR 2030:	PL1: Our infrastructure and urban development is designed for sustainable living. PL2: Our public spaces are enjoyed by all our people. LE3: Our natural environment and wildlife are conserved for future generations. LE4: We reduce our impact on the environment. MA2: We have a system of well-maintained and safe roads for all users.
ATTACHMENTS:	ATT1 Summary of Submissions ATT2 CONFIDENTIAL Submissions ATT3 Extract from North Boambee Valley (West) Planning Proposal

Recommendation:

1. That Council note the submissions received during the exhibition period of Planning Proposal PP_2013_COFFS_004_00 for North Boambee Valley (West) (Attachments 1 and 2)
 2. That Council note the contents of this report and the issues arising as a result of the public exhibition process.
 3. That Council commit to forward funding the construction of a detention basin that will provide significant benefits in the mitigation of flooding impacts to development of the North Boambee Valley (West) locality and the wider downstream Boambee-Newports Creek catchment.
 4. That landowners in the North Boambee Valley (West) Investigation Area be provided with an update on the status of PP_2013_COFFS_004_00.
-

EXECUTIVE SUMMARY

This report provides Council with a progress update in relation to a Planning Proposal (PP) for the North Boambee Valley (NBV) (West) Investigation Area, and results of submissions received in relation to the public exhibition of the PP. The report discusses the issues raised by the community and Government agencies during the public exhibition period, including:

- potential impacts of a proposed quarry haul road;
- provision of a stormwater detention basin and options for funding;
- implications of predicted traffic increases; and
- a requirement by the Roads and Maritime Services (RMS) for further traffic modelling to be undertaken.



REPORT TO ORDINARY COUNCIL MEETING

The report recommends that Council note the submissions and issues raised during the exhibition period. This report also seeks a commitment from Council to forward fund the construction of a detention basin to provide for future development. This basin will provide significant mitigation of flooding in NBV (West), and will also be of considerable benefit to the wider Boambee-Newports Creek catchment downstream of NBV (West).

REPORT

Description of Item:

Planning Proposal (PP) PP_2013_COFFS_004_00 for North Boambee Valley (NBV) (West) was reported to Council on 18 December 2014, with Council resolving the following:

1. Council endorse and forward the subject Planning Proposal to NSW Planning and Environment seeking a "Gateway Determination" for the rezoning of parts of the North Boambee Valley (West) Investigation Area.
2. Subject to the "Gateway Determination" from NSW Planning and Environment, Council place the Planning Proposal on public exhibition.
3. Subject to the "Gateway Determination" from NSW Planning and Environment, Council place the Draft Coffs Harbour Development Control Plan (Component E16) North Boambee Valley (West) on public exhibition.
4. Subject to the "Gateway Determination" from NSW Planning and Environment, Council place the Draft North Boambee Valley (West) Developer Contribution Plan on public exhibition.
5. A further report be considered by Council, concerning the outcome of the public exhibition.
6. Landowners in the North Boambee Valley (West) Investigation Area be informed of Council's decision.

The PP was referred to NSW Planning and Environment (P&E) on 5 February 2015. P&E issued a Gateway Determination on 11 April 2015, permitting the public exhibition of the PP subject to conditions. Under the terms of the Gateway Determination, P&E has issued an authorisation for Council to exercise its delegation to make the subsequent amendment to Coffs Harbour Local Environmental Plan (LEP) 2013.

Figure 1 illustrates the subject site.

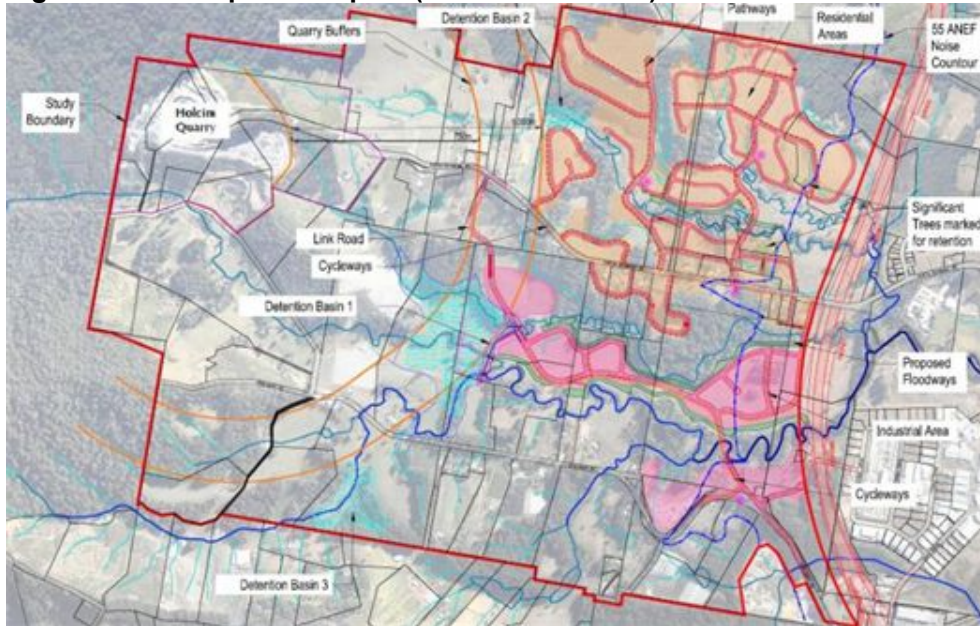
Figure 1 – The subject site



The subject land is approximately 585 hectares in area and is situated approximately four kilometres south-west of Coffs Harbour Central Business District. The eastern extent of the

land is bounded by the proposed Pacific Highway bypass. The western boundary of the land adjoins Boambee State Forest. The PP is accompanied by a Concept Masterplan, refer Figure 2.

Figure 2 – Concept Masterplan (as exhibited 2015)



The PP was placed on public exhibition for the period from 29 April 2015 to 27 May 2015. Council received a total of 12 submissions, consisting of seven from the community and five from Government agencies. Matters raised in the submissions are addressed in the “Issues” section of this report.

Issues:

A number of key issues were raised by the community and Government agencies during the public exhibition of the draft Concept Masterplan and PP. These issues are addressed in the following, along with a recommended way forward to proceed with the proposal.

• **Community Consultation**

Council has received seven submissions from the community, raising the following matters:

General Issues

1. Location of the proposed Link Road (quarry haul route)

Council has received two submissions from landowners who are affected by the current location of the proposed quarry haul route. The issues raised are:

- loss of a dwelling (311 North Boambee Road) on one of the allotments which is intercepted by the proposed haul road;
- loss of visual amenity on a prominent ridge line;
- insufficient estimated acquisition cost of the land (both submissions) considering all works required to build the road; and
- significant loss of agricultural capability of the land.

Comment:

Holcim Quarry is situated at the north-western extent of NBV (West). It gains access to the Pacific Highway via North Boambee Road under the terms of its existing development consent. While this situation is currently presenting relatively minor impacts to the existing residential area of NBV, if NBV (West) is developed there will be a significant increase in residential development on both sides of North Boambee Road. It is important that these residential areas are not impacted by an increase in quarry traffic, noise, or dust, when and if the quarry ever chooses to expand its current operations. It is necessary that a haul road is established to separate heavy traffic generated by any expanded quarry use from any proposed residential precincts. There is a considerable long term benefit to be gained while minimising potential impacts on existing properties/dwellings. Therefore it is appropriate that a new haul road location be identified elsewhere to allow the quarry to access the Pacific Highway as part of the Concept Masterplan for this development.

Council staff are currently investigating alternatives for the location of a future haul road, which utilises part of the existing road network. The advantages/benefits of an alternative route would be to ameliorate impacts of the quarry road, so as to ensure:

- there is no loss of existing dwellings;
- where possible, existing infrastructure is used to access the quarry;
- it may be possible to incorporate the alternative haul road into the design of the future detention basin (discussed elsewhere in this report).

The alternative route could be funded by the quarry if their operating consent is expanded in the future, as a condition of development consent. The proposed alternative route could have less overall impact on the locality in terms of land uses (housing, agriculture). The alternative road does not need to be included in the NBV (West) Contribution Plan as it is not required for development to proceed.

Action:

Council staff will continue to investigate the location of an alternative to the quarry haul long term road location exhibited in the Concept Masterplan, in response to impacts identified in submissions.

2. Proposed detention basins/flood mitigation

Providing infrastructure to mitigate the effects of flooding is critical to development taking place in the NBV (West) locality. The Concept Masterplan, as exhibited, shows possible options for locating detention basins. These options are:

1. one larger detention basin (Detention Basin 1 on the Concept Masterplan) which is situated to alleviate flooding events in both the residential and industrial precincts. This larger basin would offer significant overall benefits to mitigation of flooding in the wider Boambee-Newports creek catchment including the recently upgraded North Boambee Road/Pacific Highway intersection and Coffs Harbour Health Campus; or
2. two separate detention basins (Detention Basins 2 and 3 on the Concept Masterplan) which provide for the proposed residential and industrial precincts independently.

Comment:

It has been determined that construction of detention infrastructure must occur before any development of land in NBV (West) can commence. Financing of this infrastructure will require forward funding.

The total projected cost of providing the stormwater detention basins, to cater for the proposed development in NBV (West), is estimated to be \$9.4 million, which is comprised of \$5.1 million in initial borrowings with an interest component of \$4.3 million (based on 7% interest over 20 years).

These costs are able to be fully recovered from Section 94 Developer Contributions, which are levied on the proposed residential and industrial precincts. The funds are apportioned accordingly:

Residential:	\$7.0 million	(76% of total)
Industrial:	\$2.4 million	(26% of total)
Total	\$9.4 million	

The costs discussed are shown below, and are included as Attachment 3 to this report (extract from NBV (West) Planning Proposal):

Stormwater Management / Flood Mitigation Works		
Detention Basins – NBV		
Detention Basins – NBV (either Basins 2 and 3 or contribution to Basin 1) (Refer Flood Study) including Detailed Flood Planning Study and Land Acquisitions for Easements and Dam Wall	Required for any Industrial Development	3,830,000
Sub-Total		3,830,000
Survey and Design (15%)	In Parallel	574,500
Contingency (15%)	In Parallel	660,675
Sub-Total – SM Works		5,065,175
Interest (7% over 20 years)		4,359,685
Total – SM / FM Works		9,424,860

It must be noted that the additional capital cost to construct the larger detention basin for Option 1 (which will provide broader flood mitigation for the wider Boambee - Newports Creek catchment) is approximately \$900,000. This funding will need to be sought from sources other than Section 94 which may involve seeking/securing external funding through Government Infrastructure Grants or utilising Council's existing flood mitigation funding. It should be noted that Option 1 relates to the findings of the Boambee-Newports Creek Flood Risk Management Plan and is eligible for such grants. Option 2 does not allow for this funding option.

The only other alternative mechanism for development to take place, if Council does not support forward funding either option, is for individual development proponents to provide separate on-site detention basins for each specific property. This scenario is not considered to be an economically sustainable long term scenario, as each detention basin will then require its own maintenance regime which is inefficient from an asset maintenance perspective.

Action:

It is recommended that the Concept Masterplan be amended to indicate that the single large detention basin (Option 1) is the preferred means to provide flood mitigation. It is recommended that Council commits to forward fund this infrastructure.

3. Water quality issues not addressed

Concern was raised that water quality issues were not addressed by the PP, including questioning why the PP was not initially referred to the Department of Primary Industries (DPI) Water.

Comment:

DPI Water was not listed by NSW P&E in its Gateway Determination as one of the Government agencies to be consulted with. However, it is recognised that potential impacts on water quality in NBV (West) should be duly considered by the relevant Government agency, as parts of the Investigation Area are identified as being flood prone.

Action:

In response to the issues raised, the PP was referred to DPI Water after the exhibition period. Comments issued by the Office of Water are discussed in the Government agency consultation section of this report.

4. Loss of rural character

The land being proposed to be rezoned to part R2 Low Density Residential will result in a subsequent loss of existing rural character.

Comment:

It is recognised that any future development of NBV (West) will result in significant changes to the character of the locality. Regarding the potential for future growth, NBV (West) has been identified as a potential growth area by Council's OLC Settlement Strategy 2009, the Mid North Coast Regional Strategy 2009, and the NBV (West) Structure Plan 2010. Subsequently, future land zoning should reflect the aims and objectives of those strategies.

Action:

No amendment as a result of this submission. It is considered appropriate that the NBV (West) area becomes an urban area.

5. An objection to an E2 zone on a property

A submission was received objecting to the land being proposed to be rezoned to part E2 Environmental Conservation. This proposed draft zoning was also applied to the adjoining property. The current zoning of both allotments is part IN1 General Industrial and part SP2 Infrastructure (the proposed Pacific Highway bypass corridor).

Comment:

The proposed zone of part E2 is a mapping anomaly. The land is not of environmental significance, the submission is supported.

Action:

It is recommended that the existing zoning of part IN1 General Industrial and part SP2 Infrastructure be retained and the final proposed Land Zoning map be amended accordingly.

6. Cost of collector roads and neighbourhood park

This submission raised that the Draft NBV (West) Developer Contribution Plan, while showing collector roads on a map of contribution items, does not identify or cost those collector roads in a list of proposed works. It argued that in order to facilitate development for the majority of the residential precinct, at least part of the collector road should be included in that Plan.

The submission also requested that Council clarify how the costing of the neighbourhood park has been determined, and what mechanisms are available for the landowner to seek an upfront payment for the dedication of this land, rather than

waiting for development to proceed and receiving credits for developer contributions or similar.

Comment:

Council concurs with the submission regarding the status of the mapped collector roads in the draft NBV (West) Developer Contribution Plan.

Regarding acquisition of the proposed RE1 Public Recreation zoned land, the owner may submit that the Council should acquire the land by compulsory process under the hardship provisions of the *Land Acquisition (Just Terms Compensation) Act 1991*. In this event the owner is required to satisfy the Council that the hardship provisions are applicable.

Action:

It is recommended that the draft Contributions Plan be reviewed to include appropriate parts of the mapped collector roads to facilitate development for lands on the northern side of North Boambee Road.

7. Significant impacts on property

A landholder has identified their land is significantly affected by the PP and Concept Masterplan, as it includes the majority of the proposed detention basin (Option 1) and quarry haul road. The land is currently used for agricultural (livestock) purposes. The submission has requested that:

- Council consider alternative locations for the detention basin.
- Council consider alternative locations for the quarry haul road.
- Council should consider acquisition of the property in its entirety if alternatives for this infrastructure are not available due to the magnitude of impacts to the property.
- That the northernmost area of land proposed to be zoned IN1 General Industrial is more suited to residential development and should be zoned accordingly.

Comment:

It is recognised that this land is affected significantly by the PP and Concept Masterplan as exhibited, as it incorporates most of the proposed detention basin (Option 1) and part of the proposed quarry haul road. It is however, considered that this is the most suitable location for that detention basin.

While the Concept Masterplan describes an option for two separate detention basins (Detention Basins 2 and 3) to service the proposed residential and industrial precincts independently, the preferred option is for the single large basin (as described earlier in this report) to assist mitigation of flooding in the wider Boambee-Newports Creek catchment.

Amendment of the proposed industrial precinct to residential is not supported due to its relative isolation from other residential lands, potential conflict with adjoining industrial land uses, and lack of direct public road frontage.

Actions:

It is recommended that:

- the quarry haul road alternative locations be investigated as discussed elsewhere in this report;
- the approximate location of the large detention basin remain unchanged on the Concept Masterplan; and

- the draft Contributions Plan be reviewed to ensure that the estimated cost of building the detention basin includes all appropriate sundry costs.

8. Error in minimum lot size

This submission identifies land which is currently zoned R2 Low Density Residential, and is a potential development site, that has been mapped in the PP with a minimum lot size of 40 hectares. The submission argues that this minimum lot size is not appropriate for a R2 zone, and that the site currently has a minimum lot size of 400m² under Coffs Harbour LEP 2013. The submission has also requested that the draft NBV (West) Contributions Plan be amended to include the revised lot yield for this land.

Comment:

The submission is supported.

Action:

It is recommended that the existing minimum lot size of 400m² be retained, and that the draft Contributions Plan be amended accordingly.

9. The subject land is not zoned for rural residential purposes

This submission objects to the minimum lot size of 40 hectares being applied to much of the property. There is no scope for subdivision into one hectare lots for Large Lot Residential (i.e. rural residential) purposes.

Comment:

The land is not identified for future Large Lot Residential use by Council's Local Growth Management Strategy (LGMS). Part of the land is identified for rezoning to IN1 General Industrial in the draft PP. There is no minimum lot size for land zoned IN1.

Action:

In this case, no change is recommended to the minimum lot size map contained within the PP.

• Government Agency Consultation:

Council has undertaken consultation with the Government agencies listed below. In some cases, Council's proposed action in addressing the issues raised has not yet been completed. All outstanding issues will need to be resolved prior to reporting this PP to Council at a future date.

1. Roads and Maritime Services (RMS)

RMS raised concern that the traffic modeling which supported the PP indicated that the Englands Road approach to the Pacific Highway will be at full capacity after development of NBV (West). RMS considers this approach to be unsatisfactory as the likely result will place increased demand on the North Boambee Road/Pacific Highway intersection as road users are likely to avoid the Englands Road intersection. RMS has recommended that demand traffic modeling be undertaken, focusing on the Englands Road and North Boambee Road intersections to the Pacific Highway.

Comment:

In order to confidently ensure the long term economic and social sustainability of development in the NBV (West) Investigation Area, the demand traffic modeling recommended by RMS is considered necessary.

Action:

Council has engaged a consultant to undertake the demand traffic modeling. The findings of that modeling will be referred to RMS for comment. These findings, as they relate to the PP, will be presented to Council in a future report.

2. Office of Environment and Heritage (OEH)

The OEH provided the following points in its submission, which was supplied in the following subsections:

Biodiversity:

- OEH is supportive of the identification of lands of environmental significance, habitat links and riparian buffers; and the proposed rezoning of these lands to E2 Environmental Conservation.
- OEH has requested that the PP be revised to include sub-regional habitat corridors that link NBV (West) northwards to Roberts Hill Ridge and southwards to Council's Resource Recovery Facility.
- Inclusion of vegetation management provisions to be included in the Development Control Plan (DCP) for NBV (West), also koala protection measures in future subdivisions.

Comment:

In light of Council's resolution of the draft Landscape Corridors considered at its meeting of 28 May 2015, it is not appropriate to apply an Environmental Conservation zoning to sub-regional corridors. However, the E2 zoning of specific land which has environmental significance is supported. The requirements of Vegetation Management Plans are described in current Council policy and is supported, being Component E1.5 of Coffs Harbour DCP 2015.

Acid Sulfate Soils (ASS):

OEH has requested that Council undertake detailed ASS testing along below-ground infrastructure service routes and incorporate the findings into a detailed ASS management plan.

Comment:

This action is more appropriate at the subdivision Development Application (DA) stage. The PP has addressed the requirements of S.117 Ministerial Direction 4.1 (Acid Sulfate Soils). Potential ASS must also be addressed by DAs for subdivision which must demonstrate how ASS are managed.

Coasts, Floodplains and Estuaries:

- OEH has requested that Council undertake an assessment for climate change sensitivity.
- The PP should identify appropriate types of stormwater treatment for future development.
- OEH requested that Council consider the longer term post-development impacts on the Boambee-Newports Creek catchment.

Comment:

Stormwater treatment procedures and standards are addressed by Component C1.9 of Coffs Harbour DCP 2015. A Flood Risk Management Plan (FRMP) for the Boambee-Newports Creek catchment has accounted for the cumulative impacts of the potential development of NBV (West), and justifies the proposed rezoning. Preparation of the FRMP also considered any potential impact of climate change.

Aboriginal Cultural Heritage:

- OEH requested that the existing Cultural Heritage Assessment Report should be revised to incorporate more detailed physical and cultural descriptions of any Aboriginal objects and places. OEH also requested consultation with Aboriginal people concerning the significance of any identified cultural heritage values. OEH also recommended that areas of high Aboriginal cultural heritage value be zoned E2 Environmental Conservation.

Comment:

The Archaeology component of the PP states:

'Consultation with the Office of Environment and Heritage was undertaken to discuss the project generally and specifically the requirements of community consultation within the context of the Departmental 'Due Diligence' guidelines. It was determined that consultation with the Aboriginal community via Coffs Harbour Local Aboriginal Land Council was not strictly required on the basis the assessment process was being undertaken in the context of a strategic planning document (Department of Environment, Climate Change and Water 2010:3). Previous studies had also completed community consultation and no places of cultural significance had been identified.'

Consultation with Coffs Harbour Local Aboriginal Land Council (CHLALC) was initiated via phone and email prior to the field survey. The CEO of CHLALC had indicated that they had an interest in participating in the project, however an Aboriginal sites officer could not be arranged for the field survey. Follow up consultation via phone and email could not identify an agreeable methodology/process for community or Aboriginal site officer engagement.'

Under the terms of the Gateway Determination, Council referred the PP to the Coffs Harbour and District Local Aboriginal Land Council requesting comment in regard to Aboriginal cultural heritage. No response has been received; however the PP has been re-referred to the LALC in light of the OEH submission. Any Local Aboriginal Land Council response will be provided by Council to the OEH for resolution of any Aboriginal cultural heritage issues.

Other Heritage:

- OEH has requested that Council investigate the heritage value of remnants of a former tramway cutting in the Englands Road area.

Comment:

While it is recognised that there are several instances of remnant tramway cuttings in the Local Government Area (LGA) due to Coffs Harbour's former prominence in the timber industry, in this case the tramway cutting has been largely obscured by vegetation regrowth or supplanted by agricultural activities.

Action:

Council will continue to consult with the OEH in relation to resolving all of the issues described above.

3. NSW Rural Fire Service (RFS)

The NSW RFS advised of no objection to the PP. However, the RFS has requested compliance with the specifications and requirements of *Planning for Bush Fire Protection 2006* for any future DAs for subdivision, including:

- all residential lands fronting mapped Bush Fire Prone Lands shall have a perimeter road;
- all industrial subdivision lands shall comply with the aims and objectives of *Planning for Bush Fire Protection 2006*; and
- lands identified for conservation purposes and proposed to be enhanced or rehabilitated shall be re-assessed for qualification as bush fire prone lands.

Comments:

- Perimeter roads are shown in the proposed residential and industrial precincts in the Concept Masterplan. It is agreed that perimeter roads are a functional and efficient method of establishing Asset Protection Zones for bush fire protection.
- Compliance with *Planning for Bush Fire Protection 2006* in relation to industrial subdivisions will be addressed at the DA stage.
- Council has reviewed its Bush Fire Prone Lands (BFPL) map LGA-wide. This revision is based on the Fine-Scale Vegetation Map for the Coffs Harbour LGA 2012 as adopted by Council. Council adopted the revised BFPL map on 13 August 2015 and has forwarded the review to the Commissioner of the NSW RFS for certification. The BFPL map will be officially implemented following certification by the Commissioner. DA referrals to the RFS will then be assessed using that mapping which is an accurate and reliable representation of bush fire prone land.

Action:

No change to the PP is expected to be required in relation to bush fire risk following consultation with the NSW RFS. Future DAs are subject to compliance with *Planning for Bush Fire Protection 2006*.

4. NSW Department of Primary Industries (DPI)

NSW DPI has recommended that consideration be given to potential land use conflict between the proposed land uses and existing agricultural industry. It is suggested that an assessment of land use conflict risk where the existing and proposed uses meet be undertaken, using guidelines in the *North Coast Living and Working in Rural Areas* handbook.

Comment:

Component C1.5 of Coffs Harbour DCP 2015 contains provisions which relate to assessing potential land use conflict. The DCP provides for the establishment of appropriate buffers between potentially conflicting land uses.

Action:

It is considered that the PP and the current provisions of Coffs Harbour DCP 2015 address the issues raised by NSW DPI.

5. Department of Primary Industries (DPI) Water

DPI Water is generally supportive of the PP. The following points were raised by their submission:

Proposed Minimum Lot Size:

If there are areas that have been identified for subdivision which cannot be serviced by town water, the minimum lot size should be carefully considered to minimise pressure on existing water resources and other users including the environment.

Comment:

There is no land identified in the proposed residential and industrial areas which is not proposed to be serviced by town water.

Proliferation of Basic Landholder Rights (BLRs):

DPI Water has concerns about the proliferation of Basic Landholder Rights (BLR) for access to water. Landholders located over an aquifer or with river or lake frontage can access water for domestic purposes or to water stock without the requirement to obtain a water access licence under the *Water Management Act 2000*.

Where riparian frontage continues to be subdivided, creating new basic rights for water extraction, there is the potential to impact significantly and inequitably on existing water users, including the environment.

They recommended a clause is included in the DCP 2015 draft Component E16 NBV (West) to prevent the proliferation of BLRs along the frontage of waterways and over any vulnerable aquifers.

Comment:

All proposed residential and industrial precincts are to be serviced by reticulated town water. Creation of additional water extraction rights in new subdivisions is not supported by Council's current planning controls.

Groundwater:

The documents outline the land can be serviced with sewer infrastructure which is DPI Water's preferred option. DPI Water has concerns regarding the potential for groundwater impacts if onsite sewerage disposal systems are used. DPI Water also states that if there are any groundwater bores located on land to be subdivided Council will need to consider the future management of those bores, including possible decommissioning or maintaining the bore on one lot in the future subdivision.

Comment:

Coffs Harbour DCP 2015 contains provisions which restrict the creation of water extraction rights. It is also intended that all proposed residential and industrial precincts are to be serviced by reticulated sewerage systems.

The management of any existing bores will be addressed at DA stage.

Riparian Land:

DPI Water supports the zoning of watercourses and riparian buffers to E2 Environmental Conservation. They have recommended that Council refer to their document *Guidelines for Controlled Activities*, which outlines appropriate buffer zones based on stream order.

Comment:

Noted.

Harvestable Right Dams:

DPI Water has discussed possible impacts on existing dams. These dams may be classed as Harvestable Right Dams, which gives the landholder the right to capture and use 10% of the average runoff from their property. The Maximum Harvestable Right Dam Capacity (MHRDC) is determined by the area of the property (in hectares) and a site-specific run-off factor. Storages capturing up to the harvestable right capacity are not required to be licenced but any capacity of the total of all storages/dams on the property greater than the MHRDC may require a licence.

Farm dams of larger capacity built before 1999, when the harvestable right was introduced, do not require a licence provided they are only used for stock and domestic purposes. However, if the purpose of the dam changes, the dam would require licencing.

Comment:

Council's current development controls contain provisions which address the 10% Harvestable Right Farm Dams Policy and licensing requirements. These issues will be addressed at the DA stage.

Action:

It is considered that the PP and the current provisions of Council's DCP 2015 address the issues discussed by DPI Water.

Options:

Council has several options available relating to this PP. They are as follows:

1. Continue the PP to resolve outstanding issues as discussed in this report and commit to forward funding the detention basin that will provide significant downstream flood mitigation benefits, at a cost of \$9.4 million.
2. Continue the PP to resolve outstanding issues as discussed in this report, and commit to forward funding the two smaller detention basins at a cost of \$9.43m including interest on borrowings. This is also discussed in the Risk Analysis section of this report.
3. Resolve not to continue with the PP at this point in time.

Option 1 is considered to be the most appropriate course of action, as this will provide for the development of NBV (West) consistent with Council's LGMS and will provide downstream flood proofing. Option 2 will not provide the downstream flood mitigation benefits offered by Option 1. Option 3 carries a risk of increased infrastructure costs in the future, is not consistent with Council's adopted LGMS, and compromises Council's overall planning strategy for NBV.

Sustainability Assessment:

Proposed amendments to Council's planning policies must address environmental, social, civic leadership and economic sustainability criteria.

- **Environment**

Environmental sustainability issues are addressed by the NBV (West) PP include:

- Flora and Fauna Assessment;

- Acid Sulfate Soils Analysis;
- Geotechnical Assessment;
- Bushfire Hazard Management Report;
- Flood Prone Land Assessment;
- Visual and Acoustic Analysis;
- Contaminated Land Assessment; and
- Archaeology (Indigenous and Post-settlement).

- **Social**

Social sustainability issues are addressed by the NBV (West) Planning Studies and include:

- provision of water and sewer services;
- visual and acoustic analysis;
- provision of public open space;
- opportunities for employment; and
- new residential areas being located in close proximity to existing centres and services.

- **Civic Leadership**

Civic leadership is demonstrated in this report by the PP addressing the following themes and objectives of Coffs Harbour 2030 Community Strategic Plan:

- ***Places for Living***
 - Our infrastructure and urban development is designed for sustainable living.
 - Our public spaces are enjoyed by all our people.
- ***Looking After Our Environment***
 - Our natural environment and wildlife are conserved for future generations.
 - We reduce our impact on the environment.
- ***Moving Around***
 - We have a system of well-maintained and safe roads for all users.

- **Economic**

Broader Economic Implications

Any development generated by this PP and subsequent LEP Amendment will require significant provision of new infrastructure in NBV (West), which will be partially funded by Developer Contributions in the residential and industrial precincts.

A decision to forward fund the provision of the proposed large detention basin (Option 1) is a significant investment in infrastructure. However, it is anticipated that all costs will be recovered through developer contributions over time, and Council may be in a position to apply for grant funding to assist with its construction.

Delivery Program/Operational Plan Implications

This PP is included in Council's 2015/16 Operational Plan. There will be no immediate impact on the 2015/16 Operational Plan if the PP is continued. Infrastructure works (i.e. for the proposed detention basin) will require forward funding from Council for any

development to commence in the residential and industrial precincts. Therefore this funding is a consideration for Council's future Delivery Program/Operational Plan.

Risk Analysis:

NBV (West) is a key precinct in the context of Council's LGMS. As discussed above, for development to commence in a timely manner, forward funding will be required for major infrastructure, being the construction of a detention basin (Option 1, discussed earlier in this report).

The draft NBV (West) Developer Contributions Plan (as exhibited) estimated this cost to be approximately \$9.4 million, which does include interest on borrowings. This estimate does not include costs for acquiring allotments in their entirety.

Stormwater management issues must be addressed in order to:

- provide a flood-free environment for the proposed development precincts; and
- enhance flooding protection for developed areas downstream (i.e. Pacific Highway, Isles Industrial Estate and the Health Campus).

The construction of the detention basin is required before development can take place. Financing this infrastructure will require forward funding from Council, with monies to be recovered through Section 94 contributions, and possibly securing future Government grants.

No detailed design is yet completed for the detention basin. If Council commits to its forward funding, detailed designs and quantity surveyor estimates will be provided to Council for endorsement in a future report prior to seeking loan funds.

Should Council borrow funds for infrastructure, the borrowings will include a component for interest. Borrowing to facilitate the provision of infrastructure is considered to be a high risk as the timing for income streams from developer contributions to meet loan repayments is uncertain. The draft NBV (West) Developer Contributions Plan has indicated an amount of \$4.36m interest (at 7% rate over 20 years). The actual cost will be dependent on prevalent economic conditions.

Other Infrastructure requirements are funded through the draft NBV (West) Developer Contributions Plan.

Consultation:

The Gateway Determination issued by P&E stipulated that the PP be exhibited for a minimum of 28 days. P&E determined that consultation with the following Government agencies was required:

- Roads and Maritime Services (RMS);
- NSW Office of Environment and Heritage (OEH);
- NSW Rural Fire Service (RFS);
- NSW Department of Primary Industries (DPI); and
- Coffs Harbour and District Local Aboriginal Lands Council (LALC).

The PP was also referred to DPI Water, although this referral was not formally required by the Gateway Determination.

Council received a total of 12 submissions to the PP. The submissions consisted of:

- Government agencies (five); and
- Community (seven).

A summary of submissions is provided in Attachment 1, and the submissions are included in full in this report (Attachment 2 Confidential).

A full copy of the submissions are a confidential attachment to this report (Attachment 2). They are a confidential attachment as they contain personal and private information that is not appropriate to be fully disclosed under the Privacy and Personal Information Protection Act.

Related Policy, Precedents and / or Statutory Requirements:

The following policies and statutory instruments are relevant to this report, and have been addressed by the PP:

- Coffs Harbour LEP 2013;
- Coffs Harbour DCP 2015;
- Our Living City Settlement Strategy 2009;
- North Boambee Valley (West) Structure Plan 2010;
- Coffs Harbour Industrial Lands Strategy (2009);
- Planning for Bush Fire Protection 2006;
- Mid North Coast Regional Strategy and Growth Area Maps;
- Environmental Planning and Assessment Act 1979 and Regulations;
- Coffs Harbour 2030 Plan;
- Land Use Conflict in Rural Areas;
- Coffs Harbour City Koala Plan of Management; and
- Section 117 Ministerial Directions.

Statutory Requirements:

The Planning Studies and the PP have been prepared in accordance with the EP&A Act 1979 and Regulations 2000.

Implementation Date / Priority:

The timeframe to complete a PP is established in the Gateway Determination from P&E, which states:

The amending LEP is to be finalised within twelve months of the week following the date of the Gateway Determination. Thus the LEP is to be completed by 11 April 2016.

As explained elsewhere in this report, there are issues which are still being resolved between Council, Government agencies, and members of the community who made submissions to the PP. Council staff will seek an extension of this timeframe to allow for resolution of outstanding issues.

Conclusion:

This report provides Council with a list of submissions received during the exhibition period for PP_2013_Coffs_004_00 for NBV (West) and a progress update regarding outstanding issues which are still being resolved.

The PP provides for new residential and industrial precincts in NBV (West), consistent with the objectives of Council's LGMS.

This report also seeks a commitment from Council to forward fund the construction of a detention basin that will provide significant flood mitigation benefits to both the NBV (West) locality as well as downstream.

No.	Issues Raised	Comments / Recommendations
1.	<ul style="list-style-type: none"> Submission that the proposed quarry haul route directly impacts on an existing residence. Requested that Council consider alternatives routes for this proposed road. The submission also requested that in the event of an alternative route not being available, the proposed land acquisition cost account for all costs associated with the construction of the proposed haul road. 	<ul style="list-style-type: none"> The Holcim quarry utilises North Boambee Road under the terms of its existing development consent. Potential residential development on both sides of North Boambee Road means that these residential areas should not be adversely impacted by any increase in quarry traffic. It is appropriate that a haul road be included in the NBV (West) Masterplan. <p>Recommendation/Action: Council is investigating alternatives for the location of a quarry haul road to minimise impacts on existing properties and visual amenity, while providing a practical long term solution for access to major transport networks by the quarry. Land acquisition costs are determined by the location of the proposed road.</p>
2.	<ul style="list-style-type: none"> The submission expressed support for the vision statement. Overall objectives and intended out comes for the PP. The following concerns were raised: <ul style="list-style-type: none"> Minimum Lot Size in the R2 zone: 400m² not supported, considered to be inconsistent with recommendations of the visual assessment. Requested amendment to 800m². All proposed flood mitigation works (i.e. detention basins) should not encroach into proposed E2 Environmental Conservation lands. No strategy for Water Quality in the Planning Studies. Requested that a strategy should be in place, or the PP at least be referred to the NSW Office of Water. Request no direct access from North Boambee Road Timing/mechanism to build the proposed quarry haul road DCP planning controls are lacking detail. 	<ul style="list-style-type: none"> It is agreed that potential impacts on water quality should be duly considered by Council and the relevant government agency. The Minimum Lot Size for the proposed R2 zone is subject to review, however a minimum lot size of 800m² is generally considered to be comparatively large for greenfield (new) urban release areas. The location and configuration of any proposed detention basin is being reviewed. <p>Recommendation/Action: The PP has been referred to the NSW Office of Water (see below). The proposed traffic network, including issues involving the quarry haul road, are currently being reviewed.</p>
3.	<ul style="list-style-type: none"> Submission of objection that the proposed rezoning of the part of this land from RU2 Rural Landscape to R2 Residential Low Density will result in a loss of the rural character of the land. 	<ul style="list-style-type: none"> It is recognised that this PP will result in significant change to the NBV (West) locality. NBV (West) has been identified as a potential growth area by State and Council Growth Strategies. Subsequently, future land zonings, where supported by appropriate environmental assessments, reflect the aims and objectives of those strategies. <p>Recommendation/Action: The proposed zoning of this land be retained.</p>
4.	<ul style="list-style-type: none"> This land is significantly affected by this PP. It includes the majority of the indicated large detention basin, and the proposed quarry haul road. The land is currently used for agricultural (livestock) purposes. The submission has requested that: 	<ul style="list-style-type: none"> The potential for significant impact on this land is recognised. However it is considered that this is the most suitable (approximate) location for a large detention basin. While the PP describes an option for two separate detention basins to service the proposed residential and industrial precincts independently, the preferred option is to utilise a

No.	Issues Raised	Comments / Recommendations
	<ul style="list-style-type: none"> - Council consider alternative locations for the detention basin; - Council consider alternative location of the quarry haul road; - Council consider acquisition of the property in its entirety if alternatives are not available; and - The northernmost area of land proposed to be zoned IN1 General Industrial is more suited to residential development and should be zoned accordingly. 	<p>single large detention basin to assist with mitigation of flooding in the wider Boambee – Newports Creek Catchment. The proposed industrial land mentioned in the submission is being reviewed.</p> <p>Recommendation/Action: The approximate location of the large detention basin should remain unchanged on the NBV (West) Concept masterplan; the Draft Land Zoning map be reviewed in the context of the proposed industrial land mentioned in the submission; and the Draft Contributions Plan be reviewed to ensure the inclusion of all appropriate costs of constructing the detention basin.</p>
5.	<ul style="list-style-type: none"> • This submission raised that the draft NBV (West) Contribution Plan, while showing collector roads on a map of contribution items, does not identify or cost these collector roads in a list of proposed works. In order to facilitate development for the majority of the residential precinct, at least part of the collector road should be included in that list of proposed works. The submission also requested that Council clarify how the costing of the proposed neighbourhood park has been determined, and what mechanisms are available regarding upfront payment for the dedication of this land rather than waiting for development of the land to proceed. 	<ul style="list-style-type: none"> • The issue regarding the status of the proposed collector road in the Contribution Plan is currently being investigated. <p>Recommendation/Action: The Draft Contributions Plan be reviewed to include appropriate parts of the mapped collector roads to facilitate development for lands on the northern side of North Boambee Road.</p>
6.	<ul style="list-style-type: none"> • The land is currently zoned R2 Low Density Residential. While this zone has been retained in this Planning Proposal, the Minimum Lot Size Map indicates a minimum Lot size of 40 hectares. The submission requests that the land retain its current MLS of 400m², also that the potential lot yield stated in the Draft Contributions Plan be revised to reflect this revision. 	<ul style="list-style-type: none"> • This allotment is part of Stage 1 of North Boambee Valley, much of which has been developed. The allotment has been severed by the Pacific Highway Bypass Route. It is considered that the current Minimum Lot Size standard of 400m² be retained to reflect the allotment’s zoning of Low Density Residential. <p>Recommendation/Action: The submission is supported. It is recommended that the Minimum Lot Size map be amended to retain its original standard of 400m².</p>
7.	<ul style="list-style-type: none"> • Request that the land be given the ability to be subdivide into 1 hectare lots (Large Lot Residential subdivision). 	<ul style="list-style-type: none"> • The land is not identified by the Rural (ie Large Lot) Residential Component of Council’s Local Growth Management Strategy. Part of the land has been identified for Industrial land, for which lot sizes are merit-based. <p>Recommendation/Action: No change is recommended to the proposed zoning or minimum lot size with respect to this issue.</p>
8.	<ul style="list-style-type: none"> • A submission objecting to the Draft Land Zoning map showing part of the land parcel being identified as E2 Environmental Conservation. The current zoning for the affected land is IN1 	<ul style="list-style-type: none"> • The proposed zone of part E2 is a mapping anomaly. The land is not of environmental significance, the objection is supported. <p>Recommendation/Action: It is recommended that the existing zoning of the land, being</p>

No.	Issues Raised	Comments / Recommendations
	General Industrial.	part IN1 General Industrial and part SP2 Infrastructure, be retained and the proposed Land Zoning map amended accordingly.
9.	<ul style="list-style-type: none"> • The OEH provided the following points in its submission: <p>Biodiversity</p> <ul style="list-style-type: none"> – Supportive of the identification of lands of environmental significance – Request that the PP be revised to rezone sub-regional habitat corridors that link NBV (West) to Roberts Hill Ridge and south to Council’s Resource Recovery facility. – Inclusion of vegetation management provisions to be included in the Draft Development Control Plan <p>Acid Sulfate Soils</p> <ul style="list-style-type: none"> – Request that Council undertake detailed ASS testing along below-ground Infrastructure routes and incorporate into a detailed ASS management Plan. <p>Coasts, Floodplains and Estuaries</p> <ul style="list-style-type: none"> – Request that Council undertake an assessment for climate change sensitivity – The PP should identify appropriate types of storm water treatment. – Council should consider the long term post-development impacts on the Boambee-Newports Creek Catchment. <p>Aboriginal and other Heritage</p> <ul style="list-style-type: none"> – OEH recommended that the PP be referred to Coffs Harbour & District Local Aboriginal Land Council for consultation, also that Council investigate the heritage value of a former tramway cutting in the Englands Road area. 	<ul style="list-style-type: none"> • Council will continue to consult with the OEH in relation to resolving all of the issues raised in their submission. <p>The PP has been referred to the Coffs Harbour & District LALC, Council is awaiting a response.</p> <p>Recommendation/Action: The outcome of this ongoing consultation with the OEH and Coffs Harbour LALC will be presented to Council in a future report.</p>
10.	<ul style="list-style-type: none"> • NSW Water are generally supportive of the PP. <p>The following points were raised in their submission:</p> <ul style="list-style-type: none"> - Minimum Lot Size should be carefully considered if areas proposed for future subdivision are not serviced by town water. 	<ul style="list-style-type: none"> • Coffs Harbour Development Control Plan 2015 contains provisions which relate to the issues raised by NSW Water. <p>Recommendation/Action: It is considered that the PP and the current provisions of Coffs Harbour DCP 2015 address the issues raised by NSW Water, to be considered and duly</p>

No.	Issues Raised	Comments / Recommendations
	<ul style="list-style-type: none"> - NSW Water are not supportive of any potential to create any Basic Landholder Rights for access to water, management of groundwater bores, Harvestable Right Dams and any potential impacts that this may have on groundwater. 	<p>assessed at the Development Application Stage.</p>
11.	<ul style="list-style-type: none"> • NSW DPI recommended that consideration be given to potential land use conflict between the proposed uses and the existing agricultural industry. NSW DPI suggested that Council undertake a Land Use Conflict Risk Assessment (LUCRA) using NSW DPI guidelines 	<ul style="list-style-type: none"> • Coffs Harbour Development Control Plan 2015 contains provisions which relate to addressing potential land use conflict. The DCP provides for the establishment of appropriate buffers in areas of potential land use conflict. <p>Recommendation/Action: It is considered that the PP and the current provisions of Coffs Harbour DCP 2015 address potential land use conflict.</p>
12.	<ul style="list-style-type: none"> • The RFS advised of no objection to the Planning Proposal. 	<ul style="list-style-type: none"> • The submission has been noted for action at the Development Application Stage. <p>Recommendation/Action: As requested by the RFS, future Development Applications for subdivision which require compliance with <i>Planning for Bush Fire Protection 2006</i> will be referred to the RFS.</p>
13.	<ul style="list-style-type: none"> • RMS raised concern that the Englands Road/Pacific Highway will be at full capacity after the development of NBV (West). RMS considers this scenario to be unsatisfactory and has requested further assessment (i.e. demand traffic modelling) to be undertaken, focussing on the North Boambee Road and Englands Road intersections with the Pacific Highway. 	<ul style="list-style-type: none"> • The demand traffic modelling recommended by RMS is considered necessary, for Council to confidently ensure the long term economic and social sustainability of Development in NBV (West). <p>Recommendation/Action: Council has engaged a consultant to undertake the demand traffic modelling. The findings of that modelling will be referred to RMS. These findings will be presented to Council in a future Council Report.</p>



4.16. Infrastructure Costs and Staging

Infrastructure Costing

Figure 16– Section 94 Contributions – Designated Works shows the main infrastructure to be included in the draft NBVw Release Area Developer Contributions Plan. The costing of these items is included in Table 9.1 of the Engineering Issues Report in **Appendix B**. The general classifications of costings (analysed in **Appendix B**) are:

1. Flood Mitigation Works
2. Traffic Management
3. Open Space and Recreation
4. Urban Planning

In summary, the costs are:

Table 4.16.1 - Schedule of Works, Commencement, Staging and Expenditures

Future Works	Commencement /Staging	Capital Cost\$
Open Space & Recreation (OS&R)		
Neighbourhood Park	As demand dictates	600,000
Survey & Design (15%)	Upfront	90,000
Contingency (15%)	In Parallel	103,500
Total OS & R		793,500
Transport and Traffic Management		
Link Road 1	As demand dictates	1,168,690
Cycleways	Conjunctional	700,000
Bus Shelters	Conjunctional	100,000
Nth Boambee Rd Upgrade	As demand dictates	3,058,000
Englands Road Upgrade	Industrial Start	960,000
Link Road 2	Industrial Start	1,712,550
Link Road 3	Industrial Start	601,600
Survey & Design (15%)	Upfront	1,245,126
Contingency (15%)	In Parallel	1,431,895
Total - T&TM Works		10,977,861
Stormwater Management / Flood Mitigation Works		
Detention Basins - NBV		
Detention Basins - NBV (Either Basins 2 and 3 or contribution to Basin 1 - Refer Flood Study) including Detailed Flood Planning Study and Land Acquisitions for Easements and Dam Wall	Required for any Industrial Development	3,830,000
Survey & Design (15%)	In Parallel	574,500
Contingency (15%)	In Parallel	660,675
Sub-Total – SM Works		5,065,175
Interest (7% over 20 years)		4,359,685
Total – SM / FM Works		9,424,860
Urban Planning		
Planning Proposal Costs & CHCC internal costs	Upfront	250,000
TOTAL – ALL WORKS		\$21,446,221



Table 4.16.2 – Contribution Rates

Service / Facility	Net Cost to be Levied	Per Person	Per Small Dwelling 1.9 per/lot	Per Large Dwelling / lot 2.7 per/lot	Per SEPP Seniors Living Dwelling (self-care) 1.5 per/lot	Per 1,000 m ² of Industrial Lot area
	\$	\$	\$	\$	\$	\$
Open Space	793,500	330.63	628.20	892.70	332.13	-
Transport and Traffic Management	6,267,948	2611.65	4962.135	7051.455	2613.15	-
	4,709,912	-	-	-	-	16241.08
	10,977,861					
Stormwater Management (See Note 6)	6,974,396	2906.00	5521.4	7846.2	2907.5	-
	2,450,463	-	-	-	-	8449.87
	9,424,859					
Urban Planning	188,559	78.57	149.283	212.139	80.07	-
	61,441	-	-	-	-	211.86
	250,000					
Total	21,446,220	5,926.85	11,261.02	16,002.50	5,932.85	24,902.82

Staging

To enable orderly development of the Study Area, development needs to be staged. The Study Area is divided into three main planning areas enabling logical staging of the development areas. Those areas are shown in **Illustration 7.1** as:

- AREA A Residential
- AREA B Industrial
- AREA C Remains as presently zoned for rural and environmental protection purposes. (Potential future Rural Residential Investigation Area)
- AREA D Quarry Buffer – to remain as presently zoned

In determining suggested staging, consideration needs to be given to the provision of infrastructure. To this end, one of the main determinants of this are the upgrading requirements of North Boambee Road or Englands Road, and the construction of the main transfer sewerage pumping stations PS1 and PS3 and the provision of water reticulation mains. In addition, staging of the industrial areas depends on the completion of the Detention Basins

We would envisage the following likely development staging:

Area A Residential development off North Boambee Road Stage

- The construction of sewerage pumping station PS1 and associated rising main as a minimum
- The construction of water supply works along North Boambee Road to bring reticulated water to the Study Area.



- Following the provision of this infrastructure, it is possible to proceed with the staged construction of the residential areas. These areas are typically developed in stages of about 20 to 50 lots at a time.
- The required upgrading works in North Boambee Road could be deferred till the completion of several of these smaller residential stages.

Area B Industrial development off Englands Road Stage

- The construction of sewerage pumping station PS1 and PS3 and their and its associated rising main as a minimum
- The construction of water supply works along North Boambee Road to bring reticulated water to the Study Area.
- The construction of Detention Basins. This will allow the filling of the flood plain to be undertaken.
- The upgrading of Englands Road.
- Following the provision of this infrastructure, it is possible to proceed with the staged construction of the industrial areas. These areas are typically developed in stages of 10 to 15 lots at a time.

Area C (Potential) Rural Residential Investigation Area off Englands Road Stage

- No works costed.

Area D Quarry Buffer

- No works costed.



4.17. Economic Impact – Affordability and Staging

The proposed flood mitigation works for NBVw are a key component for future development within the proposed industrial areas. Therefore the following staging feasibility has been prepared to clarify the logical progressing of major works in the study area. To achieve the industrial area the following infrastructure is required:-

1. Completion of a detailed flood study of optimising the size of the detention basin plus determining staging options.
2. Provision of the detention basins as determined by the flood study.
3. Provision of new haul road for vehicles from Holcim Quarry at the western end of the study area. This work is dependent on the progression of the State Significant Development Application No. SSD-5037 to expand the quarry operations.
4. Filling of land to the 1 in 100 year flood event and provision of compensatory perimeter floodways.
5. Upgrading of Englands Road in the south east section of the study area.
6. Provision of one bridge crossing to Newports Creek.
7. Construction of link road to the north to North Boambee Road.
8. Construction of sewerage pumping station PS1 on North Boambee Road and associated rising main.

The entire proposed industrial area comprises some 10 separate properties including the land required for the detention basins and will create some 37 ha of land suitable for industrial development. The detention pond and the majority of the industrial land is contained within four land titles.

The initial step to achieve industrial development is the construction of the detention basin. The land required for the basin wall and surrounds must be purchased and easements created over the likely extra flooded area and the detention basin constructed to the size necessary for the entire industrial area. It may be possible to reduce the size of the detention basin to only accommodate each landowner as they proceed with development (This would be determined by Step 1 above). This process would involve the gradual expansion of the detention basin as each landowner proposes development with the cost borne by that landowner. However, this process is both expensive and inefficient. The preferred approach is for Council to forward fund the construction and/or obtain Government subsidy for flood relief works via State flood mitigation funding. It is noted that the proposed residential area will also contribute to the construction of the basin, providing a source of partial funding.

Additionally, the flood study has highlighted benefits of the proposed detention basin for the Pacific Highway bypass and as such, there may be a nexus for partial funding for the basin from the RMS.

Each landowner will be required to fill their land, construct compensatory perimeter floodways and provide roads and services for the industrial lots to be created. The haul route from the Holcim Quarry will be constructed at the landowners cost as the collector road component through each land holding. Additionally, as discussed in **Section 4.8**, Holcim Quarry has made a State Significant Development application with the Minister to expand the existing quarry. At this stage, Holcim have not progressed this application beyond seeking Director General's Requirements for the preparation of the EIS. It may be feasible for Holcim to enter into a Voluntary Planning Agreement with Council to construct the western-most portion of the haul road, including the intersection with North



Boambee Valley as off-site works in lieu of road upgrading to North Boambee Road that may be required as part of the proposed quarry expansion.

The bridge construction over Newports Creek and its tributary and the upgrading of Englands Road in the south east together with the link to North Boambee Road to the north will be funded from S94 contributions. On this basis, the industrial area will be created as a logical progression from the east to the west and respond to market demand. The first tributary crossing is contained within a larger property holding with extensive industrial area available (Property 1 – **Illustration 4.17.1**). It is anticipated that in the development of this parcel it will be economically feasible to fund the tributary crossing and upgrading of Englands Road with funds being offset and recouped from future S94 contributions.

The next logical progression is the large land holding to the west (Property 2 – **Illustration 4.17.1**) that also benefits from significant industrial potential. Development of this property would incur contributions to the S94 levees for the creek crossing, Englands Road upgrading and link road to the north.

The next property to the west (Property 3 – **Illustration 4.17.1**) contains the third largest holding of industrial land in the study area. Development of this property would include the construction of the Newports Creek crossing, however, it is anticipated that, by this stage, S94 contributions will have been collected from the development of properties to the east.

The other remaining properties containing some industrial land are all small holdings that can be developed in their own time once roads are provided to their property boundaries.

In summary, the industrial area will develop from east to west over three main land holdings. It is anticipated that the detention basin will be forward funded, however, provided the land area is purchased, it is possible to construct the basin incrementally as demand dictates. A plan showing the anticipated progressive development is shown below.



Appendix A – Section 94 Costing Considerations

Construction Cost Estimates

The construction costs of the basin was estimated based on key quantities. Rates for which were disseminated from the tendered rates for the recently constructed Bennett’s Road Basin, as shown on the Table A-2 – Construction Rates. The estimated construction cost for the recommended large detention basin (Basin 1B) is \$4.75 million. This excludes land acquisition costs and design fees and contingencies.

It is noted that the impacts of the basin options may require additional filling in the floodplain. These costs are also noted in the Estimates.

Section 94 Costing Implications

Building the large detention basin is a significant capital cost funding project. As noted in Section 7, only 22% of this cost is applicable to the North Boambee West Study area. As such, before this basin can be constructed, funding from sources other than section 96 would need to be confirmed.

The following process is envisaged:

1. A detailed flood study is undertaken to optimise the design.
2. At the same time detailed negotiations are entered into with the NSW Government for possible flood mitigation funding and the RMS for funding for the possible storage offsets for the Pacific Highway Bypass.
3. Scenario 1: If agreement can be reached between all parties and funding secured, then Basin 1B would be proceeded with.
4. Scenario 2: If agreement is not reached then smaller more efficient basin(s) sized just to compensate for the development within the Study area would be optimised. Some preliminary examination of possible options has been undertaken, with two sites identified, Basin 2 and basin 3 as shown on Figure A-1.

It is noted that the detention basin(s) are required early in the development of the valley, particularly for the proposed Industrial Area. As such the basin(s) would need to be forward funded by Council with the cost recouped through section 96 contributions.

Costing for Scenario 1:

Based on the costing in Table A-2, the proportion of costs of the Detention basin to the three beneficiaries is:

Table A-1 – Scenario 1 – Cost Apportionment

Beneficial Area	Percentage of Total Storage attributable to beneficial area	Cost Apportionment \$
Proposed NBVw development	22%	\$1,045,000
Offsetting Pacific Highway Upgrade Embankment	15%	\$715,000
Downstream Flood Mitigation Benefits	63%	\$2,990,000
TOTAL	100%	\$4,750,000

de Groot & Benson Pty Ltd



Costing for Scenario 2:

Three possible basin options sized to solely compensate for the proposed development within the North Boambee West Study Area were identified. Their construction only costs were estimated at:

- A single basin at site 2 \$1.2 million
- A single basin at site 3 \$1.1 million
- Smaller basins at both sites 2 & 3 \$2.0 million

Section 94 Cost Allowance

As can be seen the construction cost applicable to the North Boambee West Study Area under the two scenarios is between \$1.05 and \$2.0 million.

For the purpose of Section 94 calculations, these costs excludes land purchases, design, survey, project management and contingencies. As the work will need to be forward funded, principal and interest components should also be allowed for in the Section 94 calculations.

de Groot & Benson Pty Ltd



Table A-2 - Construction Rates

North Boambee Valley - Detention Basin Costing

Construction Rates

Construction rates are based on those tendered by Peter Ryan Earthmoving for the construction of the Bennet's Road detention basin. The schedule was reduced and totalled as follows:

Reduction of Bennet Road basin costs

Items	Description	Amount	Assumed proportional to	Unit	Quantity	Rate
1 to 3	Preliminaries, enviros	\$103,000	Fixed	Item	1	\$103,000
4	Foundations	\$441,000	Wall length	lm	230	\$1,917.39
5.1		\$2,000			Not relevant	
5.1.1 to 5.1.9	RCBC culvert inc headwalls	\$334,000	Culvert length	lm	53	\$6,302
5.2 to 5.3.6	Culvert head and tail works	\$141,000	Culvert	Each	1	\$141,000
6 to 6.2.6	Embankment	\$1,362,000	Wall volume	cu.m	32805	\$41.52
6.3 to 6.6.2	Spillway, approx 55 cumecs & 8m wall height.	\$327,000	Flow, wall height and topography	Item	1	\$327,000
7	Misc inc demolition, service relocation and road building.	\$106,000			Not relevant	
		TOTAL				\$2,816,000

From this reduction the following rates were established.

Item	Description	Unit	Rate
1	Prelims	Item	\$100,000
2	Foundations	lm	\$1,900
3	Culverts - RCBC		
		3.3 x 1.2m	\$6,300
		3.6 x 2.4m	\$8,500
		1.8 x 1.5m	\$4,000
		2.1 x 1.8m	\$4,500
4	Culvert head and tail works	each	\$100,000
5	Embankment	cu.m	\$41.50
6	Spillway	Item	

By judgement. Somewhat proportional to width but not height.

By judgement, based on peak 1% flow and wall height.

de Groot & Benson Pty Ltd



Table A-3 - Estimated Basin Construction Costs

Estimated Basin Construction Costs

Basin 1B

Large detention basin as recommended in the final flood study located upstream of the proposed industrial area.
Storage volume of 340,000 cu.m.

Item	Description	Quantity	Unit	Rate	Amount
1	Prelims	1	Item	\$100,000	\$100,000
2	Foundations	390	lm	\$1,900	\$741,000
3	Culverts - 3 by 3.6 x 2.4m RCBC	100	lm	\$8,500	\$850,000
4	Culvert head and tail works	3	each	\$100,000	\$300,000
5	Embankment	52000	cu.m	\$41.50	\$2,158,000
6	Spillway, 120 cumecs & 7m high	1	Item	\$600,000	\$600,000
					\$4,749,000

Basin 1A

As per basin 1B, but sized only to compensate for the proposed valley development.
Storage volume of approx 80,000 cu.m.

Item	Description	Quantity	Unit	Rate	Amount
1	Prelims	1	Item	\$100,000	\$100,000
2	Foundations	325	lm	\$1,900	\$617,500
3	Culverts 5 by 3.6 x 2.4m RCBC	112	lm	\$8,500	\$952,000
4	Culvert head and tail works	3	each	\$100,000	\$300,000
5	Embankment	19000	cu.m	\$41.50	\$788,500
6	Spillway, 120 cumecs & 5m high.	1	Item	\$430,000	\$430,000
					\$3,188,000
7	Additional filling through industrial area	33150	cu.m	\$20	\$663,000
					\$3,851,000

Basin 2

Located on Trib C upstream of the proposed residential area.
Storage volume of approx 75,000 cu.m.

Item	Description	Quantity	Unit	Rate	Amount
1	Prelims	1	Item	\$100,000	\$100,000
2	Foundations	100	lm	\$1,900	\$190,000
3	Culverts 1 by 1.8 x 1.5m RCBC	40	lm	\$4,000	\$160,000
4	Culvert head and tail works	1	each	\$100,000	\$100,000
5	Embankment	9400	cu.m	\$41.50	\$390,100
6	Spillway, 31 cumecs & 7.5m high.	1	Item	\$250,000	\$250,000
					\$1,190,100
7	Additional filling through industrial area	38500	cu.m	\$20	\$770,000
8	Reduced filling through residential (150m)	-25050	cu.m	\$20	-\$501,000
					\$1,459,100

Basin 3

Located on Trib N upstream of the Englands Rd.
Storage volume of approx 75,000 cu.m.

Item	Description	Quantity	Unit	Rate	Amount
1	Prelims	1	Item	\$100,000	\$100,000
2	Foundations	104	lm	\$1,900	\$197,600
3	Culverts 1 by 2.1 x 1.8m RCBC	34	lm	\$4,500	\$153,000
4	Culvert head and tail works	1	each	\$100,000	\$100,000
5	Embankment	6800	cu.m	\$41.50	\$282,200
6	Spillway, 40 cumecs & 6.5m high.	1	Item	\$280,000	\$280,000
					\$1,112,800
7	Additional filling through industrial area	33150	cu.m	\$20	\$663,000
8	Reduced filling through residential (Nil)	0	cu.m	\$20	\$0
					\$1,775,800



REPORT TO ORDINARY COUNCIL MEETING

DRAFT COASTAL HAZARD PLANNING CONTROLS - POLICY FRAMEWORK AND PLANNING PROPOSAL - RESULTS OF PUBLIC EXHIBITION - GOVERNMENT COASTAL MANAGEMENT REFORMS

REPORTING OFFICER:	Sustainable Planning Officer
DIRECTOR:	Director Sustainable Communities
COFFS HARBOUR 2030:	LC1.2 Develop community resilience, disaster preparedness and response mechanisms. LC1.3 Promote a safe community. LE3.2 Enhance protection of our catchments, waterways and marine areas. PL 1.2 Provide infrastructure that supports sustainable living and is resilient to climatic events PL 1.5 Encourage innovative developments that embrace our climate and local environment
ATTACHMENTS:	ATT1 Public Consultation Report ATT2 CONFIDENTIAL Submissions ATT2A CONFIDENTIAL Submissions ATT3 Consultation Strategy for all Coastal Management Documents

Recommendation:

- 1. That Council acknowledges the Coastal Management Reforms announced by the Minister for Planning on 13 November 2015 and that a further report be provided to Council in February 2016 that addresses the following:**
 - 1.1 outlines the details of the Coastal Management Reforms that are currently on exhibition until 29 February 2016; and**
 - 1.2 includes a submission on the Coastal Management Reforms.**
 - 2. That Council defer the progression of the Planning Proposal – PP_2014_Coffs_03, Planning Policy and amendments to Coffs Harbour Development Control Plan 2015 pending the outcome of the abovementioned report.**
 - 3. That Council acknowledges the submissions received on the draft planning controls to date and that the landowners and where relevant, their consultant/s be informed of Council's decision.**
 - 4. That Council write to the Minister for Planning requesting that certification of the Coastal Zone Management Plan under Section 55G of the Coastal Protection Act be held in abeyance until further notice.**
-

EXECUTIVE SUMMARY

The objective of this report is to provide Council with an overview of the submissions lodged during the public exhibition period of the suite of draft coastal hazard planning documents (Planning Policy, Planning Proposal – PP_2014_Coffs_03 and amendments to Coffs Harbour Development Control Plan 2015).



REPORT TO ORDINARY COUNCIL MEETING

The suite of draft documents publicly exhibited consisted of:

1. Coastal Hazard Planning Policy.
2. Planning Proposal – PP_2014_Coffs_03.
3. Amendments to Chapter E2 - Coastal Hazards, of the Coffs Harbour Development Control Plan 2015.

The suite of draft documents was publicly exhibited over a nine week period. In total, 111 written submissions were received from the public with a variety of issues raised. Individual and public meetings were attended, Councillor briefings were held and numerous telephone enquiries and emails were received and responded to. The issues raised during the exhibition period are summarised in Attachment 1 to this report, as well as in the issues section of this report. Attachment 2 (Confidential) contains a copy of all submissions received.

Council has previously developed a number of studies, including a Coastal Zone Management Plan which provides a basis for the prediction of impacts from coastal hazards, and a range of proactive management strategies. Attachment 3 contains a copy of the consultation strategy prepared for the overall body of work (all four stages). The Coastal Zone Management Plan is currently awaiting certification by the Minister for Planning (who currently has the portfolio for coastal management).

Coastal Management Reforms for NSW have recently been announced by the NSW Government, which include a proposed new framework for coastal management. This framework is currently on display for public consultation until 29 February 2016. While the new framework will eventually require Council to adhere to a new process for addressing coastal management, the current Coastal Zone Management Plan and the draft planning controls that are the subject of this report remain relevant. This report recommends that a further report be provided to Council in February 2016 explaining the reforms.

This report recommends that Council defer the progression of the suite of draft coastal hazard planning documents pending the outcome of the February report to Council. It further recommends that Council write to the Minister for Planning requesting that the certification of the Coastal Zone Management Plan be held in abeyance until further notice.

REPORT

Description of Item:

The Coffs Harbour Local Government Area (LGA) has 79 kilometres of coastline stretching from Pebbly Beach and Red Rock in the north to Bundagen in the south. Coastal hazards, such as coastal erosion, are managed by Council and the State Government under an established framework including the *NSW Coastal Policy 1997*, the *Coastal Protection Act 1979*, and the *Coastal Protection Regulation 2011*.

This framework involves local councils (with financial and technical support from the State Government) undertaking coastal hazard studies and developing coastal zone management plans which then inform land-use planning, development controls and other coastal activities.

Council has previously developed and adopted a *Coffs Harbour Coastal Processes and Hazards Definition Study 2011* (Definition Study), a *Coffs Harbour Coastal Zone Management Study 2012* (CZMS) and a *Coffs Harbour Coastal Zone Management Plan 2013* (CZMP). The preparation of these studies and plans provides Council with an opportunity to consolidate all coastal hazard related work and avoid liability under Section 733(2) of the Local Government Act 1993.

An extensive community and stakeholder consultation process was undertaken throughout the preparation of these documents. An outline of the consultation process undertaken in all stages of the overall coastal management body of work referred to in Figure 1 below is included as Attachment 2 to this report.

The steps undertaken in completing these documents are outlined in the flow chart at Figure 1 below.



Figure 1: Coastal Hazard Planning Process Overview Flow Chart

These documents provide a basis for the prediction of impacts from coastal hazards, and a range of management strategies to inform the community about how coastal erosion will be dealt with in their locality. The Stage 1-3 documents have been adopted by Council and recommend the preparation of suitable land-use planning and development controls which are the subject of the current project (Stage 4).

Planning decisions are currently guided by section 79c of the *Environmental Planning and Assessment Act (EP&A) 1979*, and a general *Coastal Hazard Zone Policy* of Council which was most recently endorsed in August 2013. These documents provide a basis for the consideration of coastal hazards during the development assessment process. Council also has a short component of the current DCP dealing with coastal hazards, which in turn identifies consideration of the Definition Study. There is, however, no detailed and

comprehensive guide to how these matters should be considered in a land-use planning context.

The draft coastal hazard planning control documents referenced in this report were initially reported to Council on the 27 November 2014. At this meeting, it was resolved:

- 1. That in accordance with Section 160 (2) of the Local Government Act 1993, Council gives public notice of its intention to adopt the Coastal Hazard Planning Policy as shown in Attachment 1, placing it on public exhibition for a period of 42 days (six weeks).*
- 2. That Council endorse and forward the subject Planning Proposal as shown in Attachment 2 of this report to NSW Planning and Environment seeking a "Gateway Determination", and to place the Planning Proposal on public exhibition for a period of 42 days (six weeks) consistent with the Gateway Determination.*
- 3. That Council endorse the amendments to Chapter E2 – Coastal Hazards, being an amended chapter of Coffs Harbour Development Control Plan 2013 as shown in Attachment 3.*
- 4. That Council exhibit the amendments to DCP Chapter E2 – Coastal Hazards for a period of 42 days (six weeks) in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000.*
- 5. That a further report be considered by Council following the outcome of the public exhibition of the Coastal Hazard Planning Policy, Planning Proposal and the amended DCP.*
- 6. That Council endorse the amendments to Council's Section 149(2) and Section 149(5) certificate template as shown in Attachment 4, and that Council include hazard notations for coastal hazard risk, as detailed in the endorsed amendments to Section 149(2) and Section 149(5) certificates once the LEP amendment has been adopted.*
- 7. That Council write to affected landowners informing them of the process and inviting them to attend community based consultation events during the public exhibition.*

In accordance with Council's resolution at that meeting, the suite of draft documents were placed on public exhibition for a period of 42 days (six weeks) between 3 March 2015 and 15 April 2015. The public exhibition period was then extended by a further three weeks to Wednesday, 6 May 2015 to ensure that residents were fully aware of the controls; had the opportunity to clarify what the controls meant for their property; and then had time to make a written submission if desired.

Directly affected landowners were written to, media releases were prepared and the project documents were exhibited on Council's website and at four static displays at Council facilities (Coffs Harbour Administration Centre and three libraries) during the exhibition period from Wednesday, 4 March 2015 to Wednesday, 6 May 2015.

In total, 111 written submissions were received from the public during the exhibition period, noting several identical submissions were received twice and have only been counted once. Seven submissions were also forwarded by Andrew Fraser MP who made representations on behalf of (seven) landowners. These were all identical to those received by Council direct from the landowner.

Issues:

• **Issues raised in submissions**

A number of issues were raised in community submissions. The key themes and a summary of the issues raised under each are provided in Attachment 1, and include:

- sea level rise assumptions being too onerous;
- veracity of the hazard lines from the modelling previously undertaken;
- out-dated policy basis of the modelling work previously undertaken;
- loss of land value and increasing cost of insurance;
- loss of development potential and restrictions to development on some land;
- need to consider protection options not just retreat from the coast;
- concern about placing coastal hazard information on Section 149 certificates;
- issues associated with the exhibition process including that some landowners did not get the exhibition notification letter from Council (issued on 23 February 2015);
- difficulty in understanding the planning controls;
- concern that the planning controls will impose genuine hardship on coastal landowners;
- how strata titled lots are affected;
- alternative risk lines that Council could apply;
- the need for a public hearing;
- alternative LEP clauses that could be used;
- Woolgoolga Surf Club;
- capacity building in the Coffs Harbour community;
- support for planning controls in coastal hazard areas;
- need for additional Council resources to deal with coastal issues; and
- site specific comments about Arrawarra Headland, Arrawarra Beach, Woolgoolga, Campbells Beach, Sawtell, Emerald and Sandy Beach and Sapphire Beachfront Estate.

A submission was received from the Office of Environment and Heritage (OEH) expressing support for the LEP and DCP controls as exhibited and suggesting that they be reviewed in ten years' time or earlier if predictions of sea level rise change. The Rural Fire Service also lodged a submission stating that they have no concerns or issues in relation to bushfire issues.

• **Existing matters for consideration of development**

It must be noted that, notwithstanding the coastal hazard planning controls proposed during this stage of the project, there are a number of existing matters that must be taken into consideration when assessing development in the coastal zone. These include:

- **Clause 5.5 of Coffs Harbour LEP 2013** (Development within the coastal zone) – under the Standard Instrument LEP, this was a compulsory LEP clause for any Council with land in the coastal zone.
- **Clause 7.7 of Coffs Harbour LEP 2013** (Limited development on foreshore area) – currently only applicable to the two locations with mapped “foreshore building lines” at Park Beach and Sapphire Beach.
- **Section 79C** of the Environmental Planning and Assessment (EP&A) Act, where the relevant parts are:
 - the provisions of any environmental planning instrument (SEPP No. 71 – Coastal Protection);

- a draft LEP (draft LEP Clause 7.17 as proposed in the draft planning controls) – but only if the draft LEP is imminent and certain;
- any CZMP (Coffs Harbour CZMP as adopted by Council on 14 February 2013 is a relevant matter for consideration although it is uncertified by the Minister);
- the likely impacts of that development, including environmental impacts, on both the natural and built environments, and social and economic impacts in the locality;
- the suitability of the site for the development; and
- the public interest.

• **Other Council's approaches**

Of the 30 coastal Councils spread across the NSW coastline, nine have a current coastal risk / hazard LEP clause in force that is similar to Coffs Harbour City Council's proposed clause; four (including Coffs Harbour) are currently preparing or considering adopting such clause; 13 have specific coastal hazard related provisions within their DCPs, with five councils considering DCP controls; and 17 have also adopted sea level rise figures. For comparison, Table 1 below shows this information across all 30 coastal councils.

Coastal Council	SLR adopted level In metres	LEP Clause?	DCP Provisions?	CZMP ?
Tweed	0.4 (2050) / 0.9 (2100)	Yes	Yes – Sec B25 - DCP 2008	
Byron	0.4 (2050) / 0.9 (2100)	No	Yes – Ch E1 & E5 - DCP 2014	No**
Ballina	0.4 (2050) / 0.9 (2100)	No	Yes – Ch 2 / Sec 3.12 - DCP 2012	
Richmond Valley		No	No	
Clarence Valley	0.4 (2050) / 0.9 (2100)	Yes	Yes – Part N Wooli Village - DCP 2011	
Coffs Harbour	0.4 (2050) / 0.9 (2100)	No*	No*	Yes
Bellingen	No Policy on SLR however used 0.4 (2050) / 0.9 (2100) for Coastal Hazard Study	No	No	
Nambucca	0.4 (2050) / 0.9 (2100)	No	Yes – Part K - DCP 2010	
Kempsey	0.4 (2050) / 0.9 (2100)	No	No*	
Port Macquarie	0.4 (2050) / 0.9 (2100)	Yes	No* – guidelines used	Yes
Hastings				
Greater Taree	0.26m (2050) / 0.98m (2100)	No	Yes – Ch D1 – DCP 2010	
Great Lakes	0.4 (2050) / 0.9 (2100)	Yes	Yes – Ch 4.3 – DCP 2014	
Port Stephens		No	No	
Maitland		No	No	
Newcastle	No Policy	No	No	
Lake Macquarie	0.4 (2050) / 0.9 (2100)	Yes	Yes - Part 12.13 – DCP 2014	
Gosford	0.2 (2050) / 0.74 (2100)	No*	Yes – Ch 6.2 – DCP 2013	No**
Pittwater	0.4 (2050) / 0.9 (2100)	Yes	Yes – Pittwater 21 DCP (refers to policy)	
Warringah		Yes	Yes – Ch E9 – DCP 2011	Yes
Manly		No	No	
Woollahra		No	No	
Waverley		No	Yes – Ch B4 – DCP 2012	
Randwick		No*	No*	No**
Sutherland		No	No	
Wollongong	0.4 (2050) / 0.9 (2100)	No	No	No **
Shellharbour		No	No	No**
Kiama		No	No	

Coastal Council	SLR adopted level In metres	LEP Clause?	DCP Provisions?	CZMP ?
Shoalhaven	0.1 (2030) / 0.23 (2050) / 0.36 (2100)	Yes	Yes – Ch G6 – DCP 2014	Yes
Eurobodalla	0.23 (2050), 0.72 (2100)	No*	No* - interim coastal hazard adaptation code applies	No**
Bega Valley		Yes	Yes	No**

* LEP clause / DCP provisions currently being prepared / considered

** Hazards Definition Study / CZMS / CZMP currently being developed

Blank spaces indicate no available information

• NSW Coastal Management Reforms

On 13 November 2015, the NSW Government continued its coastal management reforms by releasing a new draft framework for coastal management for public consultation. The public consultation period runs until 29 February 2016 and Council has an opportunity to make a submission on the proposed framework.

The overall draft framework up for comment includes:

– **A draft bill for a new Coastal Management Act**

The proposed draft Bill creates new statutory objectives for coastal management which aim to recognise natural coastal processes and the locally and regionally dynamic character of the coast, and promote land use planning decisions that accommodate them.

– **Coastal Management Programs (CMPs)**

CMPs will set the long term strategy for the management of land in the coastal zone, and will over time replace CZMPs. Councils have until 2021 to transition to the Coastal Management Program. Savings and transitional provisions within the proposed draft bill for a new Coastal Management Act mean that Council's CZMP remains relevant until it is eventually superseded by a Coastal Management Program.

– **Coastal Management Manual**

The proposed Coastal Management Manual will provide a framework to guide the preparation of Coastal Management Programs.

– **Coastal Management State Environmental Planning Policy (SEPP)**

The proposed Coastal Management SEPP will be the primary environmental planning instrument setting the land use planning framework. It will repeal SEPP 14 (Coastal Wetlands), SEPP 26 (Littoral Rainforests) and SEPP 71 (Coastal Protection) by incorporating relevant provisions from those SEPPs into one consolidated SEPP document.

– **New definition of the Coastal Zone**

The reforms move away from managing the coast as a single homogenous zone. Instead, dividing the coastal zone into four coastal management areas, those being:

- the coastal wetlands and littoral rainforests area;
- the coastal vulnerability area;
- the coastal environment area; and

- the coastal use area.

– **New independent Coastal Council**

The new Coastal Council proposed by the latest reforms will provide advice to the Minister on coastal planning matters and have the ability to conduct performance audits on coastal council's CMPs where necessary.

The stage two coastal reforms acknowledge that a disconnect exists between current coastal hazard management processes and the Integrated Planning and Reporting (IP&R) process. According to the NSW Government, the reforms will attempt to rectify this issue by placing a strong emphasis on implementation by requiring coastal management programs to be given effect within the local government IP&R framework. As mentioned above, this will include performance auditing powers by the new Coastal Councils to ensure that programs are appropriately implemented.

• **Status of Coffs Harbour CZMP**

The Coffs Harbour CZMP was adopted by Council on 14 February 2013 with Council also resolving to refer the CZMP to the Minister for Environment (now the Minister for Planning) for certification under Section 55G of the Coastal Protection Act. The CZMP is yet to be certified by the Minister. The NSW OEHL has also recently required a number of small amendments to the CZMP prior to consideration by the Minister. This work is currently being undertaken by Council.

With the stage two reforms now progressing as announced on Friday, 13 November 2015, the Minister has commenced certification of plans that accord with the current guidelines. With this in mind, it is anticipated that Coffs Harbour's CZMP will eventually be certified.

Notwithstanding the above, it is recommended that Council request that the Minister hold in abeyance Coffs Harbour's CZMP. The purpose for seeking this deferral is to allow Council the opportunity to consider its policy position having regard to the new coastal management reforms.

Options:

1. Provide a report to Council in February 2016 outlining details of the Coastal Management Reforms (and including a submission to the Reforms); defer the progression of the Planning Policy, Planning Proposal – PP_2014_Coffs_03 and DCP amendments pending the outcome of that report; and write to the Minister requesting that certification of the CZMP be held in abeyance until further notice.
2. Proceed with the Planning Policy, Planning Proposal – PP_2014_Coffs_03 and DCP amendments incorporating feedback from the public consultation process and progress the Planning Proposal to the Department of Planning and Environment (P&E). P&E have indicated that they will ensure that the CZMP has been certified by the Minister and any changes made to the plan are taken into account in the final amendment to the LEP. These changes would be made by the DP&E and therefore Council would have no control over the finality of the PP.

It should also be noted that potential changes to the DCP controls would remain with Council, however they are dependent on, and influenced by, the LEP clause and maps.

3. Not proceed with the planning controls and halt the project.

If in this situation, Council's intention was to disregard all coastal hazard related controls in the assessment of development, this would effectively mean that Council would also need to revoke the CZMP. This course of action would have flow on effects to other actions contained in the CZMP i.e. beach stabilisation / nourishment, grant funding from OEH Coastal Management Program.

It is recommended that Council pursue option 1 as outlined above.

It should also be noted that Clause 5.5 and 7.7 of Coffs Harbour LEP 2013 and Section 79c of the EP&A Act, as outlined earlier in this report, would still apply in the meantime to the assessment of development applications.

Sustainability Assessment:

- **Environment**

The coastal management planning controls in the draft documents as exhibited aimed to introduce provisions that require assessment of coastal hazard and coastal processes and the management of development that is currently already permitted under Coffs Harbour LEP 2013.

- **Social**

The coastal management planning controls in the draft documents as exhibited result from recommendations of the adopted CZMP. The CZMP was publicly exhibited and a series of community consultation events were held to inform the community of the work that had been undertaken.

- **Civic Leadership**

The draft coastal management planning controls as exhibited are generally consistent with the following relevant objectives:

- LC1.2 Develop community resilience, disaster preparedness and response mechanisms.
- LC1.3 Promote a safe community.
- LE3.2 Enhance protection of our catchments, waterways and marine areas.
- PL 1.2 Provide infrastructure that supports sustainable living and is resilient to climatic events
- PL 1.5 Encourage innovative developments that embrace our climate and local environment

- **Economic**

Broader Economic Implications

The coastal management planning controls in the draft documents as exhibited aimed to, where a development is proposed in a coastal hazard area, require an increased level of information with the application to address coastal hazard considerations. This would result in increased cost to proponents.

Delivery Program/Operational Plan Implications

This project was jointly funded by Council (\$37,000) and the NSW OEH (\$10,000). Council also provided in-kind support through the use of Council meeting rooms, venue hire, computers and printers etc., as well as the presence of Council staff at meetings and for general assistance.

Risk Analysis:

The prescribed framework for assessing and evaluating coastal hazards and their associated risk previously set out by the NSW Government, was determined giving consideration to both 'likelihood' and 'consequence' of occurrence. It is therefore important that land use planning controls be implemented that reflect the level of risk various properties are currently subject to.

The suite of adopted and draft coastal hazard planning documents provides objectives and controls that aim to ensure Council will evaluate coastal risks and hazards in areas known to be affected. Applying a risk based approach, Council would then be able to use planning documents to properly assess development in coastal hazard areas and avoid inappropriate intensification of land use in coastal hazard areas.

Further, Council also has a legitimate need to protect itself from future liability should appropriate steps not be taken to address the known hazard risk.

Section 733(2) of the Local Government Act 1993 is relevant where:

"A council does not incur any liability in respect of:

- (a) any advice furnished in good faith by the council relating to the likelihood of any land in the coastal zone being affected by a coastline hazard (as described in a manual referred to in subsection (5) (b)) or the nature or extent of any such hazard, or*
- (b) anything done or omitted to be done in good faith by the council in so far as it relates to the likelihood of land being so affected."*

These significant issues of coastal risk will need to be further explored in the proposed report to Council in February 2016.

Consultation:

Council undertook a comprehensive exhibition process seeking to ensure that those affected by the proposed planning control documents had the opportunity to clarify what the documents meant and to make a submission and comment on their finalisation. The documents were exhibited on Council's website and hard copies provided at Council's Administration Centre, as well as at the Coffs Harbour, Woolgoolga and Toormina libraries. Public advertisements were issued in accordance with statutory requirements.

Directly affected land owners were also sent information (by letter) and invited to attend any of the three drop-in information sessions relating to the project. A fourth drop-in session was advertised and held for the general public.

The public exhibition period was originally to be held between Wednesday 4 March 2015 and Wednesday 15 April 2015, and was ultimately extended for a further three weeks to 6 May 2015 to enable additional time for submissions to be made.

Drop-in information sessions were held as follows:

- 9 March – Woolgoolga Community Centre
- 10 March - Coffs Harbour City Council Chambers
- 11 March - Sawtell Surf Life Saving Club
- 12 March – Cavanbah Centre, Coffs Harbour

Details of outcomes of the drop-in sessions and exhibition submissions are outlined in the public consultation report contained in Attachment 1. Attachment 2 contains copies of all submissions received (confidential).

In addition to the above consultation sessions which were attended by the consultants, an additional meeting with concerned landowners was held at Arrawarra Headland on the 5 May 2015 which was attended by Council staff as well as the Mayor and some Councillors. Other meetings and discussions have also been held with Council staff and Councillors throughout the exhibition period. Submissions handed to staff at the Arrawarra Headland meeting have been counted as submissions to the public exhibition.

A Councillor briefing was also held on Tuesday 22 September 2015 which involved a discussion of the major issues raised during the public consultation process. A further Councillor briefing was held on Tuesday 17 November 2015 where the discussion centered around the approaches taken by other Councils, the recently announced coastal reforms and options for the progression of the project.

The consultation strategy undertaken in all stages of the overall coastal management body of work (referred to in Figure 1 earlier in this report) is included as Attachment 3 to this report.

Related Policy, Precedents and / or Statutory Requirements:

The draft planning controls and documents developed to date have been prepared in accordance with the following legislation:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- The Department of Planning Standard Instrument (LEPs) Orders (gazetted March 2006, amended September 2006 and July 2008);
- Relevant State Environmental Planning Policies;
- Coastal Protection Act 1979;
- Coastal Protection Regulations 2011;
- Relevant Section 117 Directions;
- NSW Government Coastal Policy and related documents; and
- Mid North Coast Regional Strategy.

The draft documents prepared to date are also consistent with the following:

- The Coffs Harbour 2030 Plan;
- Council's Climate Change Policy (2013); and
- Planning Practice Notes and Guidelines issued by the DP&E.

Implementation Date / Priority:

The timeframe for a Planning Proposal is outlined in the Gateway Determination from P&E; i.e. *'the timeframe for completing the LEP is to be twelve months from the week following the date of the Gateway Determination'*. Thus according to the Gateway Determination, the LEP is to be completed by 24 December 2015. As this timeframe is not likely to be met, Council staff have written to the P&E requesting an extension to the Gateway Determination.

The Gateway Determination included the following statement:

"I (the General Manager of the Department's Northern Region Planning Services) have considered the nature of Council's planning proposal and have decided not to issue an authorisation for Council to exercise delegation to make this plan. This decision has been made to ensure that the Coastal Zone Management Plan has been certified by the Minister for the Environment and any changes made to the plan are taken into account in the final amendment to the local environmental plan."

This effectively means that the Planning Proposal (LEP amendment) will not be made (finalised/gazetted) until the CZMP has been signed by the Minister and any relevant changes are incorporated into the PP.

As outlined in this report, it is recommended that Council defer the progression of the entire suite of draft planning control documents until Council has had the opportunity to consider its policy position having regard to the new coastal management reforms.

Conclusion:

This report has provided Council with:

- a review of the submissions received during the public exhibition period of the suite of coastal hazard planning documents; and
- options to progress the project.

It is recommended that Council acknowledge the Coastal Management Reforms; receive a further report outlining the reforms in February 2016; and defer the suite of planning documents pending the outcome of that report. It is also recommended that Council write to the Minister requesting that certification of the CZMP be held in abeyance until further notice.

Coffs Harbour City Council Coastal Management Planning Documents



Consultation Report

prepared for **Coffs Harbour City Council**

by MikeSvikisPlanning

in association with

Locale Consulting

July 2015



Attachment 1

MikeSvikisPlanning ABN: 84 638 645 183
 3 Gibingbell Close Ocean Shores 2483
 Mob: 0447 805 871
 Ph: (02) 6680 1003
 E: mikesvikisplanning@bigpond.com

Locale Consulting Pty Ltd ABN: 73 140 973 735
 South Coast Office: Shoalhaven
 North Coast Office: Woolgoolga
 Postal: PO Box 53, Woolgoolga NSW 2456
 t: 0419 700 401 e: info@localeconsulting.com.au w: localeconsulting.com.au

Document Control

Job Number: 2014/170
 Job Name: Coastal Management Planning Documents
 Client: Coffs Harbour City Council
 Job Contact: Marten Bouma
 Document Name: Consultation Report

Version	Date	Author	Reviewed/Approved
0	28.05.2015	Steve Thompson (Locale Consulting) Mike Svikis (MikeSvikisPlanning)	Mike Svikis
1	6.07.2015	Steve Thompson (Locale Consulting) Mike Svikis (MikeSvikisPlanning)	Mike Svikis

Disclaimer:

Whilst care and diligence has been exercised in the preparation of this report, MikeSvikisPlanning and Locale Consulting Pty Ltd does not warrant the accuracy of the information contained within and accepts no liability for any loss or damage that may be suffered as a result of reliance on this information, whether or not there has been any error, omission or negligence on the part of MikeSvikisPlanning or Locale Consulting Pty Ltd, their employees or sub-contractors.

Contents

1.	Introduction	1
1.1	Report Overview	1
1.2	Project Overview	1
1.3	Project Consultation Activities	2
2.	Consultation Drop-in Sessions	4
2.1	Drop-in Session 1: Woolgoolga	4
2.2	Drop-in Session 2: Coffs Harbour	4
2.3	Drop-in Session 3: Sawtell	5
2.4	Drop-in Session 4: Coffs Harbour	5
3.	Exhibition Submissions	7
3.1	Exhibition Summary	7
4.	Recommendations	21

1. Introduction

1.1 Report Overview

This Consultation Report provides an outline of the public consultation activities undertaken as part of the broader Coastal Management Planning Project. MikeSvikisPlanning and Locale Consulting (**the Consultants**) have been engaged by Coffs Harbour City Council (**Council**) to formulate planning controls and updated policy for coastal hazards. This *Consultation Report (the Report)* is designed to provide an overview of the consultation activities undertaken, summarise the issues raised during public and invited consultation events, summarise the submissions received and to identify recommendations for any subsequent changes to the advertised documents.

The report is divided into the following sections:

- *Section 1: Introduction* provides background information relating to the project and purpose of the report;
- *Section 2: Consultation drop-in sessions* outlines the series of drop-in sessions that were undertaken during the consultation period, including a summary of the comments received at those meetings;
- *Section 3: Exhibition submissions* provides a review of the formal written submission received in respect of the project; and
- *Section 4: Recommendations* outlines the proposed changes that are an outcome from the consultation and exhibition processes.

1.2 Project Overview

1.2.1 Project Context

The Coffs Harbour Local Government area has 79 kilometres of coastline stretching from Pebbly Beach and Red Rock in the north to Bundagen in the south. Coastal hazards, such as coastal erosion, are managed by Council and the State Government under an established framework including the NSW Coastal Policy (1997), the *Coastal Protection Act 1979*, and the *Coastal Protection Regulation 2011*.

This framework involves local councils (with financial and technical support from the State Government) undertaking coastal hazard studies and developing coastal zone management plans which then inform land-use planning, development controls and other coastal activities.

Council has previously developed and adopted a *Coffs Harbour Coastal Processes and Hazards Definition Study (2011)* (Definition Study), a *Coffs Harbour Coastal Zone Management Study (2012)* (CZMS) and a *Coffs Harbour Coastal Zone Management Plan (2013)* (CZMP) – these steps are outlined in the flow chart at Figure 1.



Figure 1: Coastal Hazard Planning Process Overview Flow Chart

1.2.2 Need for Project

The previous studies and plans outlined in the Project Context provide a basis for the prediction of impacts from coastal hazards, and a range of management strategies to inform the community about how coastal erosion will be dealt with in their locality. These previous studies and plans have been adopted by Council and recommend the preparation of suitable land-use planning and development controls which are the subject of the current project.

Planning decisions are currently guided by a general *Coastal Hazard Zone Policy* of Council which was most recently endorsed in August 2013. The policy provides a basis for the consideration of coastal hazards during the development assessment process. Council also has a short component of the current DCP dealing with coastal hazards, which in turn identifies consideration of the Definition Study. There is however no detailed and comprehensive guide to how these matters should be considered in a land-use planning context, and no requirement under the LEP for their consideration.

1.2.3 Project Scope

Council engaged the consultants to assist in formulating a suite of planning controls and to provide an updated Council policy for coastal hazards. Key documents to be delivered as part of the project include:

- Updated Coastal Hazard Planning Policy;
- New Local Environmental Plan (LEP) Amendment/Clause and associated Planning Proposal specifically related to coastal hazards;
- Updated Development Control Plan (DCP) for coastal hazards; and
- Updated Section 149 Planning Certificate notations.

These documents were formerly approved by Council in draft form for exhibition purposes in December 2014.

1.3 Project Consultation Activities

Council undertook a comprehensive exhibition process seeking to ensure that those affected by the proposed planning documents had the opportunity to clarify what they mean and the opportunity

Attachment 1

to make a submission and comment on their finalisation. The documents were exhibited on Council's website and hard copies provided at Council's Administration Centre, as well as at the Coffs Harbour, Woolgoolga and Toormina libraries. Public advertisements were issued in accordance with statutory requirements.

Directly affected land owners were also sent information (by letter) and invited to attend any of the three drop-in sessions relating to the project. A fourth drop-in session was advertised and held for the general public.

The public exhibition period was originally to be held between Wednesday 4 March 2015 and Wednesday 15 April 2015, and was ultimately extended for a further three weeks to 6 May 2015 to enable additional time for submissions to be made.

Drop-in sessions were held as follows:

Dates: 9, 10, 11 and 12 March 2015

Time: 4pm to 7pm.

Place: 9 March – Woolgoolga Community Centre

10 March - Coffs Harbour City Council Chambers

11 March - Sawtell Surf Life Saving Club

12 March – Cavanbah Centre, Coffs Harbour

Details of outcomes of the drop-in sessions and exhibition submissions are outlined in the following sections.

In addition to the above consultation sessions which were attended by the consultants, an additional meeting with concerned landowners was held at Arrawarra Headland on the 5 May 2015 which was attended by Council staff as well as the Mayor and some Councillors. Other meetings and discussion have also been held with Council staff and Councillors throughout the exhibition period. As the consultants were not involved in these discussions, they have not been recorded in this report. Submissions handed to staff at the Arrawarra Headland meeting have been counted as submissions to the public exhibition.

2. Consultation Drop-in Sessions

As outlined in the previous section, a total of four project drop-in sessions were conducted between 9 and 12 March 2015. The sessions included fixed information boards and four information “stations” where face to face discussions could be held between Council staff or the Consultants and members of the public. This involved laptop computers where the documents and mapping could be brought up and discussed in detail. A summary of these sessions are provided below.

2.1 Drop-in Session 1: Woolgoolga

The first drop-in session was held in the northern part of the local government area (LGA) (Woolgoolga) and was by invitation only for those directly impacted by the proposed planning documents – that is land-owners within the identified hazard zones. Details of the sessions are as follows:

Location: Woolgoolga Community Centre, 8 Boundary Street Woolgoolga

Date: Monday, 9 March 2015

Time: 4 - 7 pm

Attendees: 22

Summary of key issues raised:

- Concern regarding land value and redevelopment potential particularly where property is set amongst a series of existing dwellings;
- Potential for bedrock to be present in the Arrawarra area which has not been identified by Council;
- Misunderstanding that the rules would mean that existing dwellings may need to be removed (that is that the controls would be applied retrospectively);
- Generally don't support the sea level rise assumptions;
- Query about impact on Council rates if land values fall; and
- Don't agree that the special protection area at Arrawarra Caravan Park is warranted due to the poor quality of the existing rock wall.

2.2 Drop-in Session 2: Coffs Harbour

The second drop-in session was held in the central part of the LGA (Coffs Harbour) and was by invitation only for those directly impacted by the proposed planning documents – that is land-owners within the identified hazard zones. Details of the sessions are as follows:

Location: Coffs Harbour City Council Chambers, Cnr Coffs & Castle Streets Coffs Harbour.

Date: Tuesday, 10 March 2015

Time: 4 - 7 pm

Attendees: 5

Attachment 1

Summary of key issues raised:

- Discussion of the options for protection around the Campbells Beach area, with several community title multi-unit developments being impacted and potential to share costs associated with protection;
- Land owners being identified as “impacted” because of property being within a community title scheme, but actually outside of the hazard zones;
- Query about redevelopment of an affected strata property; and
- Clarification of coastal hazard lines and how the coastal DCP relates to each hazard zone.

2.3 Drop-in Session 3: Sawtell

The third drop-in session was held in the southern part of the LGA (Sawtell) and was by invitation only for those directly impacted by the proposed planning documents – that is land-owners within the identified hazard zones. Details of the sessions are as follows:

Location: Sawtell Surf Life Saving Club, Fourth Ave, Sawtell

Date: Wednesday, 11 March 2015

Time: 4 - 7 pm

Attendees: 8

Summary of key issues raised:

- Clarification of the meaning of hatched “special” areas and why these are present;
- Concern raised about the potential for protection works to be undertaken in a piece-meal fashion and how Council will assist to co-ordinate this;
- Query about the possibility of the North Coast Rail Line being protected and thereby offering protection to other property to its west;
- What advice/conditions will be given to landowners at North Sapphire on vacant sites; and
- Discussion on how coastal processes affect Sandy Beach and how the draft Coastal Hazards DCP affects development opportunities.

2.4 Drop-in Session 4: Coffs Harbour

The fourth sessions was publicly advertised for anyone interested in discussing the project and its potential implications. Both those directly impacted by the project and those outside the area of its application attended. Details of the sessions are as follows:

Location: Cavanbah Centre, 191B Harbour Drive, Coffs Harbour

Date: Thursday, 12 March 2015

Time: 4 - 7 pm

Attendees: 7

Summary of key issues raised:

- Inquiry into how the controls will impact on proposed coastal sub-divisions in locations such as Emerald Beach where lots are proposed within the hazard zones;
- General discussion with residents on the meaning and impact of the proposed controls and how they relate to the previous coastal planning work undertaken by Council;

Attachment 1

- Clarification of the meaning of hatched “special” areas and why these are present; and
- Inquiry into coastal hazards and Arrawarra Beach.

3. Exhibition Submissions

As mentioned in the introductory section, the formal consultation process involves two parts – drop-in consultation sessions discussed in Section 2, and the on-going public exhibition process conducted by Council. A summary of the written submissions received as part of the exhibition process are provided herein.

3.1 Exhibition Summary

The project documents were exhibited on Council's website and at four static displays at Council facilities (Coffs Harbour Administration Centre and three libraries) during the exhibition period from Wednesday 4 March 2015 to Wednesday 15 April 2015. This exhibition period was extended to Wednesday 6 May 2015 following requests from the public that further time was needed.

In total 111 written submissions were received from the public during the exhibition period. Seven submissions were forwarded by Andrew Fraser M.P. who made representations on behalf of those landowners. Issues raised by the overall responses have been grouped into the following broad themes:

- Sea level rise assumptions being too onerous;
- Veracity of the hazard lines from the modelling previously undertaken;
- Outdated policy basis of the modelling work previously undertaken;
- Loss of land value and increasing cost of insurance;
- Loss of development potential and restrictions to development on some land;
- Need to consider protection options not just retreat from the coast;
- Concern about placing coastal hazard information on S.149 certificates;
- Issues associated with the exhibition process including that some landowners did not get the exhibition notification letter from Council (issued on 23 February 2015);
- Difficulty in understanding the planning controls;
- Concern that the planning controls will impose genuine hardship on coastal landowners;
- How Strata lots are affected;
- Alternative risk lines that Council could apply;
- The need for a public hearing;
- Alternative LEP clauses that could be used;
- Woolgoolga Surf Club;
- Capacity building in the Coffs Harbour community;
- Support for planning controls in coastal hazard areas;
- Need for additional Council resources to deal with coastal issues; and
- Site specific comments about Arrawarra Headland, Arrawarra Beach, Woolgoolga, Campbells Beach, Sawtell, Emerald and Sandy Beach and Sapphire Beachfront Estate.

These themes and a summary of the issues raised under each are provided in Table 1. The table also contains a cross reference to the relevant recommendation in Section 4, which identify proposed changes to the exhibited documents and other issues for Council's consideration.

A Submission was also received from the Office of Environment and Heritage who express support for the LEP and DCP controls as exhibited and suggest that they be reviewed in ten years' time or

Attachment 1

earlier if predictions of sea level rise change. The Rural Fire Service has also lodged a submission stating that they have no concerns or issues in relation to bushfire.

1 **Table 1: Summary of Written Submissions Themes and Consultant Response**

Theme	Response	Recommendation #
1. Sea level rise assumptions	<p><i>Most of the submissions that objected to the draft DCP indicated that the sea level rise (SLR) assumptions of 40 cm by 2050 and 91 cm by 2100 were excessive. Some submissions suggested Council not adopt any SLR at all. Some suggested it adopt a lesser SLR. Some suggested that other NSW Councils had used a lesser SLR and Coffs Harbour should follow that path.</i></p> <p>In October 2009, the NSW Government released a SLR policy statement which sets the levels to be used in coastal hazard studies. These benchmarks are for a SLR of 0.4 metres (40cm) by the year 2050 and 0.9 metres (90cm) by the year 2100 above the mean average sea level recorded in 1990. These are the levels used in one of the scenarios of the Coffs Harbour Coastal Processes and Hazard Definition Study (referred to as the “unlikely” hazard zone – see further details under Theme 2) that have translated into the coastal hazard zones in the draft DCP. Other scenarios included higher SLR (140cm by 2100) and no SLR. The Coffs Harbour Coastal Processes and Hazard Definition Study was adopted by Council in 2011. The Coastal Zone Management Study was adopted in 2012. The Coastal Zone Management Plan was adopted in 2013.</p> <p>In September 2013 Council also adopted a policy on climate change that included the following:</p> <p><i>“That the adopted sea level rise benchmark for the Coffs Harbour local government area is a 91cm increase by 2100 (above 1990 mean sea levels)”.</i></p> <p>The development of the coastal hazard planning controls has been based on Council adopted policy and previously adopted studies, meaning that the selection of hazard lines correlated to the current adopted policies of Council, being SLR of 0.4m by 2050 and 0.9m by 2100. It is not appropriate for the consultants to review the SLR assumptions without regard to those studies that have been undertaken and adopted by Council over the last five years.</p> <p>OEH has also acknowledged that CHCC has operated within the NSW Guidelines for Preparing Coastal Zone Management Plans and the Coastal Protection Act 1979 in the preparation of its CZMP and the Planning Proposal. The CZMP contains a range of high priority actions which reflect the coastal hazards and risks for different planning horizons and sea level rise scenarios as defined in its Coastal Processes and Hazards Definition Study.</p>	1
2. Veracity of	<i>Most of the submissions that objected to the draft DCP questioned whether the lines used by Council in the draft DCP were</i>	1

Theme	Response	Recommendation #
-------	----------	------------------

DCP hazard lines

accurate. Alternative lines were generally not suggested. Some suggested that Council revisit the study on which the lines were based.

There are three lines adjacent to the coastline on each DCP map. They are the Immediate Hazard line, the 2050 Hazard line and the 2100 Hazard line. The basis of these lines is outlined below.

The definition and mapping of coastal hazards in the Coffs Harbour Coastal Processes and Hazard Definition Study adopts a ‘probability of occurrence’ or ‘likelihood’ of hazard extent. Following the Australian Standard for Risk Management (AS/NZS ISO 31000:2009), the likelihood scale of ‘almost certain’, ‘likely’, ‘possible’, ‘unlikely’ and ‘rare’ was adopted (although only ‘almost certain’, ‘unlikely’ and ‘rare’ have been mapped). Risk assessment is the prescribed framework for assessing and evaluating coastal hazards and their associated risk by the NSW Government (DECCW, 2009) whereby risks are determined giving consideration to both ‘likelihood’ and ‘consequence’ of occurrence.

In the course of the preparation of the coastal hazard planning controls it was considered that there was the potential for this particular terminology to be misunderstood. In order to lessen the likelihood of such a misunderstanding it was decided to refer to these categories within the DCP amendments in the following manner:

Coastal hazard zone category in the Coffs Harbour Coastal Processes and Hazard Definition Study:	Terminology used in the draft DCP:
- Immediate (Unlikely line)	- Immediate Hazard Line
- 2050 (Unlikely line)	- 2050 Hazard Line
- 2100 (Unlikely line)	- 2100 Hazard Line

As noted under comments of Theme 1, the ‘unlikely’ lines align with Council’s adopted SLR levels and therefore the “unlikely” set of lines were used following consultation with Council staff and OEH. The Coastal Zone Management Plan also included an Implementation Action Plan which specifically identifies a series of recommendations for planning and development controls including the preparation of a development control plan (DCP) and other policies to guide decision making for functions of Council that sit outside the development application process. The preparation of a DCP that uses the “unlikely” Immediate, 2050 and 2100 Hazard lines as a basis for planning controls is therefore considered to be a logical response to the work that Council has completed over the last five years.

Attachment 1

Theme	Response	Recommendation #
3. Outdated policy basis for modelling	<p><i>Most of the submissions that objected to the draft DCP questioned why Council had used or referred to the 2009 NSW Sea Level Rise Policy Statement when the current State government no longer supports it.</i></p> <p>On 8 September 2012 the NSW Government announced significant changes to the way the NSW coast will be managed. The intention of these changes is to reduce red tape around landowners placing temporary coastal protection works and to no longer recommend state-wide sea level rise planning benchmarks. It also stated that it will support local councils in adopting sea level rise projections relevant to their local area. The State government does not indicate that a reduced sea level rise planning benchmark has to be adopted, only that it will be a Council decision based on its own advice.</p> <p>The Coffs Harbour Coastal Processes and Hazard Definition Study, and Coastal Zone Management Study were completed and adopted prior to the 8 September 2012 announcement. The Coastal Zone Management Plan was completed and adopted in 2013. The NSW State Government does not indicate that Councils cannot continue to use the previously recommended benchmarks or coastal studies and plans based on those benchmarks. Council was aware that the state wide sea level rise planning benchmarks had been withdrawn when it adopted a “sea level rise benchmark for the Coffs Harbour local government area is a 91cm increase by 2100 (above 1990 mean sea levels)” in September 2013.</p> <p>In undertaking the preparation of the coastal hazard planning controls Council worked closely with officers from the NSW Office of Environment and Heritage (OEH). They did not state that the work done prior to that time by Council was out of date or need to be revised. In its submission to the draft coastal hazard planning controls OEH has stated that it supports and endorses both the DCP and LEP amendments. It also suggests that they be reviewed every ten years (or earlier where evidence justifies the review being brought forward) to revisit the sea level rise predictions. The use of hazard lines that include SLR as adopted by Council is therefore seen as an appropriate response in the circumstances.</p>	1
4. Loss of land value from the DCP changes	<p><i>Most of the submissions that objected to the draft DCP indicated that it would reduce the value of their property and that this was not fair or reasonable. No evidence is provided in the submissions to support this position. Some submissions argue that compensation will be payable from Council to landowners.</i></p> <p>Any change in planning instruments such as LEP’s or DCP’s can have an impact on property values. Council has a duty of care to adopt planning instruments that reflect the best available information that Council has. It does not preclude them being amended in the future if new credible information arises. In amending its planning instruments it is not proper for Council to consider the potential for increased or reduced property values on individual properties. Alteration of planning controls to reflect the potential for a hazard to affect land is a Council responsibility and is not normally the basis for a claim for</p>	1

Theme	Response	Recommendation #
	<p>compensation.</p> <p>Council has a duty of care to notify property owners (or future property owners) of a risk or hazard it is aware of with a notation on Section 149 certificates. Legal advice sought by Council staff in the preparation of the documents supports this position. The State Government has also issued policy advice on Section 149 certificates and this is discussed below.</p>	
<p>5. Increasing insurance costs</p>	<p><i>Most of the submissions that objected to the draft DCP indicated that it would increase the insurance costs for their property and that this was not fair or reasonable. No evidence is provided in the submissions to support this position.</i></p> <p>In providing a submission to the NSW Department of Planning's draft circular to provide Councils with guidance on section 149 planning certificate notations relating to coastal hazards NRMA Insurance Australia advised on this issue as follows:</p> <p>"Insurance and Coastal Hazards</p> <p><i>Damage that is covered by home building and contents insurance that is related to extreme weather events include:</i></p> <ul style="list-style-type: none"> o <i>Storm - covers violent wind, cyclone and tornado, thunderstorm, hail, rain or snow and the sudden excessive run-off of water as a direct result of a storm in your local area;</i> o <i>Flood - the covering of normally dry land by water that has escaped or been released from the normal confines of any lake, or any river, creek or other natural watercourse, whether or not altered or modified; or any reservoir, canal, or dam;</i> o <i>Lightning;</i> o <i>Bush/ grass fire; and</i> o <i>Storm surge (cover is offered by some but not all insurers).</i> <p><i>Losses from sea level rise and coastal erosion are not covered by insurance in any country. Sea level rise is not a weather event like a storm or a flood. It is a gradual, background process that will occur over a long period of time, with change only becoming obvious over several decades. It is a certainty rather than a probability.</i></p> <p><i>At NRMA Insurance, we use household or address level pricing for extreme weather events like flood and bushfire. This means that insurance premiums reflect our understanding of the individual risk of a property. When pricing for flood we consider the impact of all potential flood events that could affect a property including, where that information is available, the rarest and most extreme flood events – that is we price up to the probable maximum flood (PMF), not just up to 1 in 100</i></p>	<p>1</p>

Attachment 1

Theme	Response	Recommendation #
	<p><i>year events.”</i></p> <p>The major global reinsurance company (Swiss Re) advises on its web site that it will insure randomly occurring events not gradual shifts such as sea level rise.</p> <p>On the basis that property is highly unlikely to be covered for the types of events subject to the proposed planning controls, it is not clear that insurance premiums will change as a consequence of the project. Council also has a legitimate need to protect itself from future liability should appropriate steps not be taken to address the known hazard risk.</p>	
<p>6. Loss of development potential / restrictions on development</p>	<p><i>Some of the submissions that objected to the draft DCP don't support any restrictions on the development potential of land affected by the draft DCP or LEP.</i></p> <p>The draft LEP does not alter the zone of any land or the land uses that can be undertaken within that zone. The draft DCP cannot override the provisions of Council's LEP. The DCP is a document that Council uses to guide its decision making when considering development applications. The DCP does state that Council will not support new permanent buildings or structures in the Immediate Impact zone and this has generated a lot of concern from affected landowners. The Immediate Impact zone is indicated in the Coffs Harbour Coastal Processes and Hazard Definition Study as being within a zone of "maximum beach erosion" based on 3-5 decades of monitoring of Coffs Harbour and NSW beaches. Without protection these areas are projected to be impacted by the equivalent to a 1 in 100 year event. If Council permits significant new development on land that is known to be affected by the most severe level of erosion hazard then it will need to consider the liability that comes with such approvals. If a landowner does not want to undertake new development then these provisions will have no effect (the controls are <u>not</u> retrospective).</p> <p>If a landowner wants to put forward a protection option that they consider will address the coastal hazard without unreasonable effects on neighbouring land or the environment then Council will be able to consider such a proposal on its merits under the controls as drafted. An application in these areas will need to be supported by a Coastal Risk Management Report prepared by a suitably qualified person.</p>	1
<p>7. Protection options rather than retreat</p>	<p><i>Some of the submissions that objected to the draft DCP objected to the fact that Council appears to favour the "planned retreat" approach over the "plan to protect" approach.</i></p> <p>The Coastal Zone Management Plan recommends a wide range of actions for all of the beaches and coastline of Coffs Harbour LGA. It does not favour retreat over protect in all cases. For example it recommends Council investigate options to</p>	1

Attachment 1

Theme	Response	Recommendation #
	<p>manage the existing recession hazard which may include a seawall protection or planned retreat for Campbells Beach, Korora Beach, part of Park Beach and from the North Wall of the Harbour to the Coffs Creek entrance. Some of these investigations have already commenced. It also recommends sand nourishment (a form of protection) through beach scraping at Emerald Beach, Sandy Beach, Woolgoolga Beach and Arrawarra Beach. It also recommends investigation of dredging sand to protect Park Beach, Emerald Beach, Sandy Beach, Woolgoolga Beach and Arrawarra Beach.</p> <p>However, until such time as Council has investigated protection measures (which are often very expensive to fund and maintain and time consuming to build or implement) it is important that land use planning controls be implemented that reflect the level of risk various properties are currently subject to. In lieu of established protection works, planned retreat has been the generally accepted position for many councils over many years.</p> <p>DCP planning controls that address the risk of coastal hazards are also a recommendation of the Coastal Zone Management Plan and have the highest priority ranking.</p>	
<p>8. S.149 information is not supported</p>	<p><i>Some of the submissions that objected to the draft DCP do not want anything being mentioned on S149 planning certificates about coastal hazards.</i></p> <p>The NSW Government requires that all properties within identified coastal hazard areas are subject to a Section 149 Planning notification, under clauses 7 and 7a of Schedule 4 of the Environmental Planning and Assessment, Regulations, 2000. When land is bought or sold, the Conveyancing Act 1919 requires a Section 149 planning certificate to be attached to the contract of sale. Section 149 Planning Certificates, also known as zoning certificates, are legal documents issued by Council under the provisions of the Act. They contain information about how a property may be used and restrictions on development that may apply. Such information includes, but is not limited to, the zoning of land, permissible and prohibited land uses, details of exempt and complying development and controls for development or hazards, such as coastal erosion, flooding or bush fire. Council already issues information on Section 149 certificates for all properties within the coastal zone. It currently states:</p> <p><i>Coastal Hazards Definition Study:</i></p> <p><i>Council has undertaken an assessment of coastal hazards along the coastline in the Coffs Harbour Local Government Area. The Coffs Harbour Coastal Processes and Hazard Definition Study 2010 has been produced and the land referred to in this certificate is included in that study. The study includes a prediction of future hazards based upon the historical rate of coastal recession (erosion) and the</i></p>	<p>1</p>

Theme	Response	Recommendation #
	<p><i>impacts of climate change and sea level rise, taking into account the NSW sea level rise planning benchmarks. Those benchmarks specify an increase above 1990 mean sea level of 40cm by 2050 and 90cm by 2100.</i></p> <p><i>Council is currently undertaking a Coastal Zone Management Study and Plan which will provide more detailed information about the properties at risk from coastal hazards and will revise existing development controls relating to coastal hazards.</i></p>	
	<p>The draft recommended revised wording for the Section 149 Planning notification. Should the LEP and DCP be adopted, the proposed wording would be:</p>	
	<p>Section 149(2) Notations</p>	
	<p>Land identified within the Immediate Hazard Zone:</p> <p><i>This land has been identified in Coffs Harbour LEP 2013 as being within a coastal risk area pursuant to clause 7.17. This land has been identified in Coffs Harbour Development Control Plan 2013 as having a current exposure to coastal hazards. See Council for more information.</i></p>	
	<p>Land identified in future hazard zone (2050 or 2100 Hazard Zone)</p> <p><i>This land has been identified in Coffs Harbour LEP 2013 as being within a coastal risk area pursuant to clause 7.17. This land has been identified in Coffs Harbour Development Control Plan 2013 as having a projected future exposure to coastal hazards. See Council for more information.</i></p>	
	<p>Section 149(5) Notations</p>	
	<p>Land identified within all hazard zones are to contain the following broad information:</p> <p><i>This land is identified within Council's Coastal Risk Area Planning Policy, and has been identified as being in a Coastal Hazard Zone under the:</i></p> <ul style="list-style-type: none"> • <i>Coffs Harbour Coastal Processes and Hazards Definition Study (2011);</i> • <i>Coffs Harbour Coastal Zone Management Study (2012); and</i> • <i>Coffs Harbour Coastal Zone Management Plan (2013).</i> 	
	<p><i>As a result of these studies, Council has prepared development controls in relation to coastal hazards that form part of the</i></p>	

Attachment 1

Theme	Response	Recommendation #
	<p><i>Coffs Harbour Development Control Plan 2013. Development of the lot may be restricted depending on the risk of impact from coastal hazards and the type of development being proposed.</i></p> <p><i>The above studies predict the risk of immediate and future coastal hazards based on the historical rate of coastal recession (erosion) and the predicted impacts of climate change and sea level rise, taking into account sea level rise planning benchmarks as previously adopted by Council. Those benchmarks specify an increase above 1990 mean sea level of 40cm by 2050 and 90cm by 2100.</i></p> <p><i>Council has adopted a Coastal Zone Management Study and Plan which provide more detailed information about the properties at risk from coastal hazards and the proposed management measures that are proposed by Council. These measures are area specific and impacts may vary between areas. It is strongly recommended that you review these documents and be aware of the potential for impact from coastal hazards.</i></p> <p>It is not considered to be appropriate for Council to fail to inform prospective purchasers of a property (if they request a Section 149 Planning certificate) of any hazard risk that might restrict the development of the subject land that has been identified by Council in an adopted policy.</p>	
<p>9. Difficult to understand the controls in the DCP</p>	<p><i>Some submissions suggested that the DCP is confusing and difficult to understand.</i></p> <p>DCP's are often technical documents that are written to be interpreted by professionals such as town planners and lawyers in the context of prospective development or a change of land use. This is why Council produces supporting information such as fact sheets that are written in a way that is easier to understand. Council wrote to all landowners affected by the proposed planning controls and invited them to attend a series of "open house" events to meet with professional staff and ask questions about their own property or the planning controls generally. Those unable to attend were provided contact details for Council staff that they could telephone to discuss any concerns that they had.</p>	1
<p>10. Did not receive notification letter / inadequate community consultation</p>	<p><i>Some submissions indicated that they did not receive the initial letter of 23 February 2015 from Council notifying them of the public exhibition and community events on 9, 10, 11 and 12 March.</i></p> <p>Council sent letters to more than 1000 affected landowners on 23 February 2015. Only a small number have indicated they did not get this letter. The public exhibition commenced on Wednesday 4 March 2015 and was scheduled to close on Wednesday 15 April 2015. A further letter was sent on 23 March 2015 indicating the public exhibition would be extended until 6 May 2015. The exhibition period was extended to ensure all interested persons had an opportunity to make a submission. Advertisements were placed in local papers and information was made available at Council inspection points</p>	1

Attachment 1

Theme	Response	Recommendation #
11. Hardship imposed on coastal landowners	<p>and on Council’s web site. Council held four drop-in sessions at Woolgoolga, Sawtell and Coffs Harbour in March 2015 to enable the community and landowners to meet with professional staff and ask questions about their own property or the planning controls generally.</p> <p>The Environmental Planning and Assessment Act, 1979 does not require Council to write to landowners to advise of planning control changes and it does not have to hold meeting to inform and discuss the controls with the public. In a technical sense, Council has gone beyond its legal obligations in this respect. Although it is unfortunate that a small number of landowners have indicated that they did not receive the first letter, there is no legal obligation for this to occur and providing a second letter and extending the exhibition period is considered to be a reasonable response by Council in the circumstances.</p> <p><i>Some submissions indicated that the suite of planning controls will impose “extreme hardship” on coastal landowners. No evidence is provided in the submissions to support this position.</i></p> <p>The reference to “extreme hardship” appears to be a reference to perceived reductions in land values that will result from the planning controls and reductions in the opportunity for increased value by additional development in some areas affected by the planning controls.</p> <p>In considering the impact of coastal hazard planning controls on landowners it is relevant to look at LGA’s that have done this before. In Byron Shire a coastal hazards DCP has been in place since 1988. Despite this, property values of dwellings in the immediate impact zone have risen up to four fold between 1988 and 2010 with evidence that some doubled in value between 2003 and 2009. The dwellings’ most at risk of coastal hazards in Byron Shire are still some of the highest value residential properties in the Shire. Property in the coastal hazard zone (despite its potential hazard) will probably always be in high demand because this location has unique characteristics (e.g. ocean views, short walk to beach, cool coastal breezes) and a high current utility value. The cycle of rise and fall in property prices, interest rates and investor confidence are all factors that influence the value of coastal property.</p> <p>If a claim for loss of value can be verified then it would have to be clear that it was caused by the coastal hazard planning controls and not the coastal hazard itself. Council’s risk based draft planning controls reflect the existence of coastal hazards, but they did not cause the hazard to occur.</p> <p>It seems unlikely that the loss of value that relates to “yet to be used” development rights could result in extreme hardship. It is also considered to be unlikely that “extreme hardship” will be caused by the coastal hazard planning controls being considered by Council.</p>	1

Attachment 1

Theme	Response	Recommendation #
12. Site specific comments about Arrawarra	<p><i>Some of the submissions that objected to the draft DCP were from residents of Arrawarra Headland (First and Second Avenue in particular). The comments made include: the headland where the houses are is hard rock and won't erode like a beach; the headland is too elevated to be inundated by storm surge; there is no history of erosion in this locality.</i></p> <p>Arrawarra Headland Beach has an active erosion escarpment. The exposed escarpment shows a combination of "soft rock" and sand. It is a relatively flat beach that does not have a succession of fore dunes and hind dunes as would a beach that was accreting. On this basis the beach is considered to be in an erosion phase.</p> <p>The Coastal Zone Management Plan recommended that Council undertake geotechnical assessment at 12 locations with Arrawarra being a top priority. Council has recently sought funding to commence that work. If it can be established that there is a form of bedrock that underlays the residential development then Council may choose to revisit the DCP controls that apply to this area, potentially modifying it to a 'special area' designation or to modify the modelled impact lines. In the interim it is appropriate that it remain in a hazard category that reflects the best available information. It is noted that this approach would apply to any area of the coast line where robust additional information has been made available.</p>	1
13. Site specific commence about Woolgoolga	<p><i>Some of the submissions that objected to the draft DCP were from residents of Woolgoolga (Hofmeier Close and Carrington Street in particular). The comments made include:</i></p> <ol style="list-style-type: none"> <i>1. 1 and 1A Carrington Street are on a rocky headland and are not even partly in an Immediate Impact zone as shown on the DCP map</i> <i>2. Hofmeier Close is located behind a surf club that was built more than 65 years ago. If the club is still there then Hofmeier Close is not in an immediate impact zone</i> <i>3. Flooding of the low lying areas of Woolgoolga will be a bigger problem than coastal erosion if the SLR predictions are true.</i> <p>As with other areas of the LGA, further additional detailed studies and works may result in the identification of information that changes to modelled impact lines. If it can be established that there is a form of bedrock that underlays residential development at Carrington Street or Hofmeier Close then Council can revisit the DCP controls that apply to this area, potentially modifying it to a 'special area' designation or to remove the modelled impact lines. In the interim it is appropriate that it remain in a hazard category that reflects the best available information. It is noted that this approach would apply to any area of the coast line where robust additional information has been made available.</p>	1

Attachment 1

Theme	Response	Recommendation #
	<p>Modelling of the beach erosion at Woolgoolga indicates that a severe erosion event would impact on the existing surf club and other areas. Whilst the surf club has been at the site for an extended period, this does not preclude the beach from being impacted in the future. A consistent approach to the application of the coastal hazard lines from the Hazard Definitions Study has been used and until robust information that changes the assumptions used as part of that study becomes available, a consistent approach to its application remains the recommended methodology.</p> <p>Council is aware that predicted SLR will have impacts for flooding and storm inundation beyond the immediate coastal hazard area. Areas subject to coastal inundation (including Woolgoolga) were mapped in the Coffs Harbour Coastal Processes and Hazards Definition Study (2011). This is an issue that Council is investigating separately across the LGA, but with full knowledge of the implications of a changing coastline. It is understood that these impacts are to be addressed by Council through progressive updates to flood studies and to be accommodated under the Flood chapter of the DCP. Most coastal Councils are dealing with the same threats and with limited funding available, this becomes an issues of priority, but it is not appropriate to say that coastal hazards should be put to one side in favour of investigation of flooding and storm inundation.</p>	
14. Site specific commence about Sapphire, Sandy Beach and Emerald Beach	<p><i>Some of the submissions that objected to the draft DCP were from residents of Sapphire. The comments made include:</i></p> <ol style="list-style-type: none"> 1. <i>Properties at Sapphire Crescent (Sapphire) are well elevated (13m AHD) but the eastern edges are shown as being in the 2100 coastal hazard zone. This serves no purpose other than to annoy residents and raise insurance premiums.</i> 2. <i>The modelled erosion lines at Emerald Beach extends west about 200 metres along Fiddaman Road. This appears to be exaggerated and highly unlikely.</i> 3. <i>The modelled erosion at Sandy Beach extends west more than 200 metres including parts of Blue Gum Avenue. This appears to be exaggerated and highly unlikely.</i> 4. <i>Flooding from stormwater is a bigger issue at Sandy Beach than coastal erosion.</i> 5. <i>Campbells Beach has been an erosion issue since 1998 and Council is still only talking about it.</i> <p>In some cases (such as Emerald Beach, Sandy Beach and Sapphire) the coastal hazard modelling has shown the coastline moving relatively long distances inland. These lines were produced by a reputable consultancy and have been accepted by OEH and Council as being a reasonable representation of the long term impacts of coastal erosion in these localities. They are based on sea level rise assumptions of 40 cm by 2050 and 90 cm by 2100. They were publicly exhibited and adopted by Council through a series of steps culminating with a Coastal Zone Management Plan in 2013, and are still considered to be a reasonable basis for a suite of planning controls that will assist Council to deal with coastal hazards over the long term.</p>	1

Attachment 1

Theme	Response	Recommendation #
	<p>If Council no longer has confidence in the lines it could review its Coastal Hazard Definition Study with revised assumptions for Sea Level Rise to 2050 and 2100. However, if Council was to take that step then it would need to decide what (if any) coastal hazard planning controls would apply in the interim. It could continue with the exhibited suite of controls and commit to reviewing them when a new Coastal Hazard Definition Study was prepared. Applying no controls is not a recommended option given the known and adopted threat, and legal advice as to the implications of not proceeding would be recommended.</p> <p>Council has decided to consider flooding and stormwater issues separately from its coastal hazard planning controls. The concern about priorities is noted and further comments made on this issue at Theme 13.</p> <p>Campbells Beach has a long term erosion problem and the four dwellings along Emerald Avenue are the most erosion prone in the LGA. The CZMP indicates that Council will investigate options including a rock wall protection for this locality and that work is underway. However, protection options such as rock walls and beach nourishment are extremely expensive and Council is yet to allocate specific funds to these works. Landowners can undertake interim protection works themselves subject to compliance with a range of controls.</p>	
15. Site specific commence about Sawtell	<p><i>Some of the submissions that objected to the draft DCP were from residents of Sawtell. The comments made include:</i></p> <p><i>1. Controls over Boronia Street are not warranted as there is minimal erosion hazard or history</i></p> <p>An area at the southern end of Boronia Street, Sawtell is currently located behind a low rock wall constructed many years ago to halt the erosion from Bonville Creek /Chinaman Creek estuary. In preparing the suite of planning controls for the draft DCP it became apparent that the presence of a rock wall provides some level of protection beyond what would be there otherwise. In modelling the hazard lines the rock wall was not taken into consideration and the area is modelled as being subject to a hazard event. Council accepts that the rock wall provides some protection but has limited knowledge of the ability of the rock wall to withstand erosion events over time. On this basis a “special area” designation was applied so that anyone wanting to undertake development within the area affected by the rock wall could provide “engineering justification demonstrating that adequate protection works and / or land management controls currently exist to provide protection from Coastal Hazards.” They would also have to provide a Coastal Risk Management Report.</p> <p>This is considered to be a reasonable response to the identified coastal hazards in this location.</p>	1
16. Woolgoolga Surf Life	<p><i>Submissions from the Woolgoolga Surf Life Saving Club Rebuilding Working Group indicated that surf lifesaving clubs were</i></p>	2

Attachment 1

Theme	Response	Recommendation #
Saving Club preferred site	<p><i>not listed as a use that might be acceptable in the Immediate Impact Zone when they should be.</i></p> <p>The new location for the Woolgoolga Surf Lifesaving Clubhouse is understood to be the old marine rescue building site at the southern end of Woolgoolga beach. This site is within the Immediate Impact zone and the DCP states Council will not support new permanent buildings or structures in the Immediate Impact zone. (It should be noted that the current location of the surf club is located within the Almost Certain Hazard line.)</p> <p>It is recognised that there is a genuine need for surf lifesaving and marine rescue club houses to be close to the ocean to enable access to equipment and members to protect swimmers, water craft users and other beach users. However, they are large, high value structures that are connected to infrastructure and are difficult to move. If a life span of 50 years is assumed then they are predicted to come under direct threat from coastal hazards over the useful life of the building. If they cannot be located outside of the Immediate impact zone then they will need to be protected from the outset by long-term protection works and adequate foundation capacity (typically to bedrock).</p> <p>There are two options that could be considered to enable this to occur.</p> <ol style="list-style-type: none"> 1. The proposed development could use the General Requirements DCP clause from E2.1 that states that “Where demonstrated and approved by Council, engineering measures including long-term protection works and adequate foundation capacity (typically to bedrock) proposed for the site as part of a Coastal Risk Management Report may be considered as acceptable measures to enable certain types of development to remain in place when the current erosion escarpment comes within 20 metres.” 2. Alternatively, for the purposes of clarity, the exceptions of section E2.2 could be amended to enable this type of use to occur. Recommended wording would be “Other uses may be considered that by their nature have to be within the Immediate Hazard Zone. For example surf lifesaving and marine rescue club houses or observation structures, picnic tables, access structures or the like.” <p>For clarity it is recommended that the club houses be included in the exceptions of section E2.2.</p>	
17. Fixed lines put the liability on Council. Flexible lines	<p><i>A submission suggested that the use of mapped lines that are fixed and apply clearly to certain properties results in a sense of certainty that being on one side of a line will be fine, but not on the other side so the line. Using a buffer would acknowledge the uncertainty that exists within the lines and put the onus on landowners to justify what they want to do on their land.</i></p> <p>Planning instruments have traditionally used lines relevant to cadastre to “identify the land to which the planning control</p>	1

Attachment 1

Theme	Response	Recommendation #
would be better.	<p>applies” to give people some certainty as to what controls affect their land and what may or may not be permitted on it. The NSW planning system encourages this with the Standard LEP containing a standard set of maps. The LEP clause exhibited as part of the coastal hazard planning proposal for CHCC is based on the standard clause and map recommended by the NSW Department of Planning and Environment. It is important that in issuing Section 149 Certificates or giving planning advice that Council is able to be certain as to which properties are affected. Making the lines more flexible creates increased uncertainty among potentially an even wider group of landowners and is not recommended.</p> <p>In terms of liability of using a fixed set of lines as opposed to a flexible set, the issue is whether Council has acted in good faith, based on the best information that it had at the time it acted.</p> <p>The submission cites the acid sulfate soil (ASS) provisions of the Coffs Harbour LEP 2012 as an example of broad scale mapping (with a buffer) that could be used in this case. The ASS mapping suggest by nomination of a class of land the extent to which your property is affected by ASS and then an applicant has to prove to Council that it is either not affected or how it can be dealt with. The coastal hazard mapping in the draft DCP is not that different. The mapping indicates the risk that Council’s studies suggest that a piece of land is subject to. If you disagree then you can provide Council with a Coastal Risk Management Report undertaken by a suitably qualified person that documents either how the coastal hazard affectation is wrong or how it can be addressed in the context of the proposed development.</p>	
18. Council and public infrastructure will be affected before private land	<p><i>Some submissions pointed out that public roads, reserves, pipelines, sewage pump stations and electricity infrastructure will all be affected before many areas of private land if the coastal hazard zones are to be believed.</i></p> <p>It is true that most of the land affected by coastal hazards (immediate, 2050 and 2100) is public land (Council or Crown land) and there are many case of it containing public infrastructure (including the North Coast Rail line). Council has assessed this and will have to make a lot of difficult decisions about when and what to move or protect over the long term. Government agencies will also have to make similar decisions. There will be a community expectation that reserves, bike tracks, footpaths and recreation areas remain available. However, it is unlikely that any coastal Council will be able to achieve this for all of its coastal infrastructure. The CZMP sets out Council’s priorities for protection and the default position is to retreat.</p> <p>It’s important to remember that Council has not generated the problem of coastal hazards and is as affected by it (or more) than private land owners.</p>	
19. Inclusion of entire	<p><i>A property owner noted that they received a letter notifying them that they were affected by the coastal hazard planning controls. When they looked at the maps, their strata unit was not within the land affected, but other parts of their strata plan</i></p>	3

Attachment 1

Theme	Response	Recommendation #
strata areas where only partially impacted	<p>were. Another owner noted that they had a permissive occupancy lease (for a path) that was affected by coastal planning controls but their substantive Torrens title property was not affected.</p> <p>Council needs to be clear when notifying landowners or issuing Section 149 certificates which properties are affected by its coastal hazard planning controls. In the case of strata it is further complicated by the (likely) presence of communal property which is owned by all the unit owners. Communal property typically includes the outside skin of the building as well as driveways, post boxes, garbage storage areas, etc. Council should seek legal advice as to the correct way of dealing with Strata property when only part of the Strata plan is within an area affected by coastal hazards or it is affected by more than one coastal hazard area under the DCP. Such advice would also be important in respect of how s149 notifications are made.</p> <p>In the case of a permissive occupancy lease it needs to be clear that the coastal hazard controls apply to the lease area (assuming that is the case) and not the Torrens title property associated with it (assuming that is the case). This matter should also be referred to Council’s legal advisers for an opinion.</p>	
20. Specific controls for Sapphire Beachfront Estate	<p><i>A submission from the developer of the Sapphire Beach Estate (the old Pelican Resort site) at Campbells Beach points out that its March 2010 consent predates the CZMP and current coastal hazard controls; was based on agreed site specific coastal hazard assessment; has been filled to not less than 7 m R.L; has restrictions on title to ensure floor levels are not less than 7.5m R.L; and has restrictions on title requiring dwellings to be landward of its 2100 year erosion line. It does not consider the DCP controls will improve on this and will only confuse people because it appears to be ignore the existing fill on the site and past approvals, etc.</i></p> <p>Council has worked closely with the developers of this site and acknowledges the extensive work that has been put into its redevelopment from a resort to a residential estate. The controls that have been implemented on this site (eg dwelling setbacks, fill and floor levels and foundation capacity) are a good example of how coastal development can be made more resilient in the face of coastal hazards without sterilising valuable coast front land and without major public works. That is why in implementing the draft DCP Council placed the subject land in a Special Areas category. In this category “the application of coastal hazard requirements within special areas may be varied at the discretion of Council following adequate engineering justification.” Should a development application be received, Council will consider the information available on the site and make a decision on merit.</p>	1
21. Use the “Almost	<p><i>A submission raises the issue of whether the most appropriate line has been chosen for the Immediate Hazard Zone in the DCP. It is suggested that instead of using the “Unlikely” line Council should use the “Almost Certain” line as this would be a</i></p>	1

Theme	Response	Recommendation #
<p>Certain” rather than “unlikely” Immediate Hazard Line</p>	<p><i>lot more believable in terms of the concept of what is immediate.</i></p> <p>The structure of the DCP is that there are three lines (Immediate, 2050 and 2100) that represent where the coast line will be over time given certain assumptions on erosion rates and SLR. In each case the lines are based on the ‘unlikely’ option from the CZMP. However, only the 2050 and 2100 ‘unlikely’ lines take into consideration the SLR assumptions. The Immediate line is based on the erosion history of the Coffs Harbour coastline and the NSW coastline more broadly. The Coffs Harbour Coastal Processes and Hazards Definition Study (2011) states that:</p> <p><i>“For the purpose of defining the likelihood of coastal inundation within the immediate timeframe, it was considered ‘almost certain’ would be equivalent to a 1 in 20 return interval event, ‘unlikely’ would be equivalent to a 1 in 100 year event.”</i></p> <p>So, Council does have a choice in relation to the Immediate Hazard Zone. The exhibited version was based on the erosion that would occur if a 1 in 100 year event took place (without regard to SLR). This is conservative, but similar to the sort of event we plan for with flooding or storm events. A less conservative approach would be to use the erosion that would occur if a 1 in 20 year event took place (without regard to SLR). There are fewer public and private properties located in the ‘almost certain’ Immediate Hazard Zone than the ‘unlikely’ Immediate Hazard Zone.</p> <p>In applying the ‘almost certain’ line for the immediate time frame Council would alleviate the perception of how some coastal properties may be affected by coastal hazards in the DCP. However, this would not alter the underlying risk to those properties as identified by Council’s CZMP if a 1 in 100 year event occurred. Using the ‘Almost Certain’ line as a basis for the Immediate Hazard Zone is not supported.</p>	
<p>22. Apply LEP 2013 clause 7.7 to the entire coast as the exhibited clause is too draconian</p>	<p><i>Council should avoid the implementation of the draft LEP clause (as exhibited) as it is far too draconian. Instead, Council should implement its new Coastal Hazard Planning mapping but retain its existing clauses 5.5 and 7.7 managing coastal zone lands and relating to limiting the development in the coastal foreshore. These clauses allow for the reasonable alteration and rebuilding and even expansion of existing buildings within the foreshore area. Retention of these provisions will allow for minor structures such as boat sheds, retaining walls, cycle ways and the like. The draft LEP clause is at odds with the CZMP.</i></p> <p>The draft LEP clause as exhibited is very similar to that used by other North Coast Councils (eg Tweed, Clarence Valley, Port Macquarie, Great Lakes and Lake Macquarie) as well as south coast Councils such as Bega Valley and Shoalhaven and metropolitan Councils such as Pittwater and Warringah. In commencing this project it was this clause that was provided by the NSW Department of Planning and Environment (then Planning and Infrastructure) as its preferred clause. It has not caused significant problems in other LGA’s (as predicted in this submission).</p>	<p>1</p>

Theme	Response	Recommendation #
	<p>The foreshore building clause that is being replaced currently only applies to a small part of the coastline including Campbells Beach and Park Beach. It was not envisaged to be applied to the whole coast. It is clearly aimed at protecting public access and scenic amenity rather than accounting for coastal hazards. However, these matters are also covered by existing Clause 5.5 (Development Within the Coastal Zone) which is to be retained. The purpose of seeking to include a coastal hazard specific clause in the LEP is to reinforce the importance of the matter within a formal Environmental Planning Instrument (EPI). This will provide greater legal weight to the consideration of coastal hazards where required. A DCP is not considered to be an EPI and does not have the same legal weight in an enforcement situation.</p> <p>The argument to retain Clause 7.7 and apply it throughout the entire coast would specifically permit <i>“the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area”</i>. It would also permit <i>“boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors)”</i> despite what may be permitted in the applicable zone under the LEP. It is also based on a single line known as a <i>“foreshore building line”</i> which raises the question of which line (Immediate, 2050 or 2100) Council would choose as its foreshore building line and on what basis. Adopting this type of clause for the entire coast would undermine the CZMP. The CZMP recommended Council implement DCP and LEP provisions based on mapping over the short, medium and long term. It did not recommend a single foreshore building line. If Council is inclined to retain Clause 7.7 and apply it to the whole coast with a different set of maps to those exhibited then a new Gateway Determination and exhibition is required. Effectively, the planning proposal would start again. This suggestion is not supported.</p> <p>The claim that the draft LEP clause is too draconian is also not supported. It exists in at least nine coastal LEP’s already and is the State Government’s preferred model clause. If applied with common sense then it will not adversely impact on minor development such as the example given in the submission. There is nothing in the draft LEP clause that will prevent minor structures such as boat sheds, footpaths, flag poles, cycle ways and the like to be established on either public or private property. In fact the clause does not introduce any prohibitions into the LEP. Rather it provides heads of consideration (not “punitive tests”) where a development application is otherwise require by an EPI.</p> <p>It is not agreed that the draft LEP clause is at odds with the adopted CZMP. The precinct specific recommendations of the CZMP can be implemented over time as Council finds the resources and funding to do so. The existence of the LEP clause will not stop Council implementing protection options such as rock walls or beach nourishment. However, experience has shown that these options are expensive and slow to be implemented. In the interim it is important that decisions on private and public land are not made on hazard affected land that lock Council in to coastal management options that upon investigation</p>	

Attachment 1

Theme	Response	Recommendation #
	<p>it may not be able to implement.</p> <p>The changes outlined in this submission are not supported as they are inconsistent with advice from the Department of Planning and Environment, and inconsistent with Council's adopted CZMP.</p>	
<p>23. Council should hold a public hearing</p>	<p><i>Two submissions suggested that pursuant to Section 57 of the EP A Act, 1979 Council should hold a public hearing to review the issues raised by this planning proposal (the LEP clause).</i></p> <p>Section 57 of the Act states:</p> <p><i>“(6) The relevant planning authority may arrange a public hearing on any issue whether or not a person has made a submission concerning the matter.</i></p> <p><i>(7) A report of any public hearing is to be furnished to the relevant planning authority and may be made publicly available by that authority.</i></p> <p><i>(8) The consultation required by this section is completed when the relevant planning authority has considered any submissions made concerning the proposed instrument and the report of any public hearing.”</i></p> <p>A public hearing is a hearing where each registered party is allocated a period of time to publicly make its comments on a matter which is before the Council. In this case it is the planning proposal to implement a coastal hazards clause in Coffs Harbour LEP 2013. Council could also extend the public hearing to cover the DCP (which has generated a lot more interest than the planning proposal) but this would not be a S.57 public hearing. The chairperson at the hearing is independent of Council and is required to write a report to Council at the completion of the process. The costs of the hearing and the report are paid for by Council.</p> <p>The purpose of a public hearing is to provide interested parties, particularly those who are potentially affected by the proposal, with an opportunity to present their views to the independent chairperson to consider. Council is not bound to adopt the findings or recommendations of the public hearing. It is required to consider the report of the public hearing.</p> <p>There are benefits to a public hearing in that it gives a further opportunity for Council to gauge community views or collect information from the community that it may not have. However, if Council is inclined to change its position on the draft planning proposal in response to the information received at the recent public exhibition and public meetings then there is little value in going back to the public with the same suite of planning controls. It would make more sense to alter the planning instruments and then go back to a public exhibition with revised documents. If Council is inclined to abandon the</p>	<p>1</p>

Attachment 1

Theme	Response	Recommendation #
	<p>draft planning proposal then there is also no point in holding a public hearing. The other consideration that Council needs to make is whether it believes there is information missing that will help it make a decision on the draft planning proposal and whether this information can be collected from a public hearing.</p> <p>The majority of submissions received are from landowners in the Immediate, 2050 and 2100 hazards zones. All affected landowners have been written to twice, so awareness of the planning proposal should be quite high. The issues raised in submissions and summarised in this report are quite clear. Most submissions are focussed on the draft DCP rather than the planning proposal. Council resources would be better spent on revising the suite of planning instruments (if it agrees to do so) and then re-exhibiting the revised documents for further public comment. A public hearing is not recommended at this stage.</p>	
24. Extent of Arrawarra Beach Road Special Area	<p><i>One submission queried the extent of the Special Area zone at Arrawarra Beach Road. In particular should it be extended to include the small number of private dwellings it currently does not cover.</i></p> <p>The extent of the Special Area zone at Arrawarra Beach Road is a reflection of the expected potential for protection from the existing rock wall. It is not appropriate to extend it to areas that are not in line with the existing rock wall and are otherwise unprotected. On this basis some of the caravan park and some private land is located outside of the Special Area zone as the existing rock wall terminates at the extent of the Special Area hatching as shown on the DCP map.</p>	1
25. Controversial planning measures need to be supported with appropriate resourcing	<p><i>One submission commented on the process that Council was involved in to implement what is evidently a controversial set of planning controls based on a controversial issue (sea level rise, etc). It suggested that Council needs to dedicate more resources to working with landowners in each affected locality and provide clear information on where it will protect and where it will retreat. It needs to build capacity in the community to deal with this issue and good ongoing communication is essential.</i></p> <p>This is a good point often overlooked. These planning controls flow from a five year process of studies and plans that deliver a lot of information to coastal residents and yet many appear to have received little knowledge about those studies. Many people don't realise that the CZMP contains a large number of recommended actions that will take many years to implement. Many of these actions will need community support and good communication particularly with residents in coastal hazard areas.</p> <p>CHCC should consider what additional resources it can put towards implementing the CZMP actions to ensure that planning controls are not perceived as being the only thing that Council is doing in response to this important issue.</p>	4

Attachment 1

Theme	Response	Recommendation #
26. Support for the costal hazard planning controls	<p><i>A number of submissions expressed support for the coastal hazard planning controls.</i></p> <p>Some submissions that supported the coastal hazard planning controls cited other coastal areas such as Narrabeen (Warringah) and Belongil (Byron) where major coastal erosion issues have been causing problems for a long time. The suggestion being that CHCC needs to act now to avoid finding itself in a situation where it has approved relatively recent development in locations that are subject to the threat of coastal hazards. Requiring landowners to be responsible in relation to known coastal hazards is a general theme of the supportive submissions. Taking no action at this time is not an option.</p>	1

4. Recommendations

This section provides recommendations relating to changes within the advertised draft planning documents, as well as recommendations relating to issues raised that are outside the scope of the current planning project, but which require the broader consideration of Council.

Table 2: Recommendations

No.	Recommendation
1	The issues raised in the submission do not warrant a change to the draft LEP or DCP or are not supported in general.
2	Amend section E2.2 Exceptions of the DCP to include the words club houses as follows: "Other uses may be considered that by their nature have to be within the Immediate Hazard Zone. For example surf lifesaving and marine rescue club houses or observation structures, picnic tables, access structures or the like."
3	Council should seek legal advice as to the correct way of dealing with Strata property when only part of the Strata plan is within an area affected by coastal hazards or it is affected by more than one coastal hazard area under the DCP. This advice should also include an opinion on dealing with lease areas associated with private property. If required, legal advice should also be sought on the potential for liabilities of not proceeding with the implementation of the planning controls.
4	Council should review the resources it has allocated to implementing the large number of actions from the CZMP to ensure that the community can see that it is not just about planning controls.

Consultation Strategy

Coffs Harbour Coastal Management Documents:

Coastal Processes and Hazard Definition Study
Coastal Zone Management Study
Coastal Zone Management Plan
Coastal Hazard Planning Controls





Figure 1. The four stages of the overall Coastal Hazard Management project

Figure one shown above, represents the four stages of the overall Coastal Hazard Management Documentation project. All stages have been the subject of extensive community consultation which is summarized in the following pages. It is important to keep in mind that consultation of stage one commenced in 2011, continued with stage two in 2012 and stage three in 2013. Stage four, which is the subject of the current debate has involved considerable community consultation in 2015.

Stage One - Coastal Processes and Hazard Definition Study

The Coffs Harbour Coastal Processes and Hazards Definition Study (CHDS) (BMT WBM, 2011) defines the coastal processes occurring on the Coffs Harbour Local Government Area coastline and the extent of the hazards arising from these processes. The CHDS documents a summary of coastal processes, the methodology used to assess the coastal hazards, the approach to hazards definition mapping, and a detailed beach by beach summary of analyses and outcomes.

Comprehensive presentations of the findings of the CHDS were given to the community to assist in their understanding of likely coastal risks to Coffs Harbour's beaches, and related public and private land and assets. Consultation involved a series of information sessions and workshops in May / June 2011, public exhibition of the Coffs Harbour CHDS report, and distribution of letters and fact sheets to residents potentially affected by hazards to 2100. The consultation enabled Council to engage with the community regarding coastal risks, and to facilitate learning and acceptance for such hazards. The consultation also provided an opportunity to determine community values for the coastal zone, and gain their views on coastal zone management options.

At the Council meeting held on 26 April 2011, Council endorsed the CHDS Community Engagement Program, which involved an estimated 5000 private and commercial properties (including community land) which were shown to be affected by coastal hazards and/or the coastal inundation maps.

All affected properties were sent a letter detailing and explaining the CHDS. Each letter included maps, FAQ's, factsheets and an invitation to attend information sessions.

Stage Two - Coastal Zone Management Study

At the commencement of the Coastal Zone Management Study (CZMS) (BMT WBM, 2012), consultation was conducted to further explore community values and priorities for assets and land in the Coffs coastline. Consultation involved three informal workshops with the community (at different locations across the LGA), direct contact via email, phone and face to face meetings with various state agencies (i.e. Office of Environment and Heritage, Solitary Islands Marine Park Authority, Crown Lands, National Parks and Wildlife Service, the Department of Planning and Infrastructure), the Coffs Harbour Local Aboriginal Land Council, Coffs Coast Tourism, Coffs Harbour Chamber of Commerce, Surf Lifesaving Clubs, as well as various different departments of Council and others.

The outcomes of the workshops and meetings were used to determine the values (social, recreational, cultural, ecological and economic) of the Coffs coastline as a basis for assessing the 'consequence' of coastal hazards, as part of a risk management approach. The outcomes of the consultation are discussed in detail in the CZMS.

A Risk Assessment Workshop was also conducted, which involved the Coffs Harbour Coastal and Estuary Management Committee (CEMAC), staff from various departments in Council (strategic planning, development assessment, engineering, Coffs Harbour Water, parks and recreation as well as biodiversity officers) and other relevant state agencies.

Attachment 3

The Risk Assessment Workshop clarified the consequence values ascribed to coastal assets and land, enabled a discussion of the existing management activities currently being undertaken, and provided a preference for management direction of the CZMP. Follow up meetings with Council and the state agencies enabled further clarification of aspects, particularly existing management actions and preferred future management approaches.

The next stage of consultation involved presenting the management options in the draft CZMS to the community and other state agencies and stakeholders. The consultation involved presentations to the community, Council and CEMAC, and follow up contact with other state agencies and stakeholders to gauge feedback and preferences for the management options given in the draft CZMS report.

The consultation aimed to clearly convey the costs and benefits of the different options (such as technical feasibility, financial constraints etc.) to the community to ensure they were well informed when determining a preference for options. The feedback obtained concerning the level of community acceptability for the options formed an important consideration in selecting the actions to be implemented in the next stage of the project – the Coastal Zone Management Plan (CZMP). The final stage of consultation presented the recommended management actions that form the Coffs Harbour CZMP to the community.

The selection of options was in part based upon community's preference, as well as financial, technical or environmental considerations. Final feedback regarding the recommended actions was considered and incorporated into the CZMP where appropriate.

Stage Three - Coastal Zone Management Plan

The draft CZMP which followed on from the CZMS was presented to the CEMAC on 8 November 2012, and the document was technically reviewed by members of the Committee. Public Exhibition was considered to be an integral part of the community consultation process in developing the CZMP and therefore the plan was placed on public exhibition for 56 days (22 November 2012 to 17 January 2013).

Council included a series of drop-in sessions for the community, held during December 2012 at Sawtell, Coffs Harbour and Woolgoolga.

Council received a total 19 submissions during the public exhibition period, including comments from:

- the NSW Department of Trade and Investment (Crown Land Division),
- Sapphire Beach Developments,
- the Jetty Action Group,
- Sustainable City (Coffs Harbour) Incorporated,
- the Woolgoolga-Grafton Surf Lifesaving Club, and
- local residents.

All submissions supported the plan with a total of 25 issues raised. No significant changes were made to the structure of the document and only minor changes were incorporated into the plan.

Attachment 3

The Coastal Zone Management Plan was presented to the Coast and Estuary Management Advisory Committee on 29 January 2013. The committee resolved to put the Coastal Zone Management Plan to Council recommending adoption. Council adopted the draft CZMP on 14 February 2013.

Part two (Management Action Implementation Details) of the CZMP included recommendations to develop planning controls to guide development affected by coastal hazards. Stage four of the overall Coastal Hazard Management project looks to implement those planning controls.

Stage Four - Coastal Hazard Planning Controls

Council undertook a comprehensive exhibition process seeking to ensure that those affected by the proposed planning control documents had the opportunity to clarify what the documents mean and to make a submission and comment on their finalisation. The documents were exhibited on Council's website and hard copies provided at Council's Administration Centre, as well as at the Coffs Harbour, Woolgoolga and Toormina libraries. Public advertisements were issued in accordance with statutory requirements.

Directly affected land owners were also sent information (over 1400 letters were sent) and invited to attend any of the three drop-in information sessions relating to the project. A fourth drop-in session was advertised and held for the general public.

The public exhibition period was originally to be held between Wednesday, 4 March 2015 and Wednesday, 15 April 2015, and was ultimately extended for a further three weeks to 6 May 2015 to enable additional time for submissions to be made.

Drop-in information sessions were held as follows:

- 9 March – Woolgoolga Community Centre
- 10 March - Coffs Harbour City Council Chambers
- 11 March - Sawtell Surf Life Saving Club
- 12 March – Cavanbah Centre, Coffs Harbour

Details of outcomes of the drop-in sessions and exhibition submissions are outlined in the public consultation report contained in attachment 1.

In addition to the above consultation sessions which were attended by the consultants, an additional meeting with concerned landowners was held at Arrawarra Headland on the 5 May 2015 which was attended by Council staff as well as the Mayor and some Councillors. Other meetings and discussions have also been held with Council staff and Councillors throughout the exhibition period. Submissions handed to staff at the Arrawarra Headland meeting have been counted as submissions to the public exhibition.

A Councillor briefing was also held on Tuesday, 22 September 2015 which involved a robust discussion of the major issues raised during the public consultation process.

Attachment 3

Coffs Harbour City Council Climate Change Policy

Council has also adopted a *Climate Change Policy* in October 2013. The policy content acknowledges the following:

- The reality of climate change and its predicted impact on the Coffs Harbour region.
- That climate change will impact on both the current and future way of life of the whole Coffs Harbour community and our natural and built environment.
- That climate change will likely impact on a wide range of Council services and operations.
- That the adopted sea level rise benchmark for the Coffs Harbour local government area is a 91cm increase by 2100 (above 1990 mean sea levels).
- That Council has a key role to play in providing leadership and education to assist citizens and business to understand and accept responsibilities to address climate change.



REPORT TO ORDINARY COUNCIL MEETING

PEER REVIEW OF PRELIMINARY DRAFT WOOLGOOLGA TOWN CENTRE MASTERPLAN AND DRAFT WOOLGOOLGA BEACH RESERVE PLAN OF MANAGEMENT

REPORTING OFFICER:	Section Leader Local Planning
DIRECTOR:	Director, Sustainable Communities
COFFS HARBOUR 2030:	LC1.1 Build pride and identity in Coffs Harbour as a community and place MA1.2 Improve the effectiveness of the existing transport system MA1.3 Promote increased public transport, pedestrian and cycle usage and reduce car usage MA1.4 Integrate cycle way and footpath networks including linking schools, shops and public transport PL1.3 Create balanced pedestrian friendly communities with a mix of residential, business and services PL1.6 Reinforce the unique identify of villages and communities PL2.1 Develop the harbour and foreshores as the focal point for our Local Government Area
ATTACHMENTS:	ATT1 Woolgoolga Design Review ATT1A Woolgoolga Design Review ATT1B Woolgoolga Design Review ATT1C Woolgoolga Design Review ATT1D Woolgoolga Design Review ATT1E Woolgoolga Design Review ATT2 Final Report Traffic and Car Parking Assessment

Recommendation:

1. That Council acknowledges the Woolgoolga Design Review, prepared by Lat27, dated August 2015 (Attachment 1).
2. That consistent with the Woolgoolga Design Review, Council agrees in principle to relocate the entry to the Woolgoolga Beach Holiday Park from Beach Street to Wharf Street.
3. That the draft Woolgoolga Beach Reserve Plan of Management be revised and updated with a relocated entry and be reported to Council, as Corporate Manager of the Woolgoolga Beach Reserve Trust, with submissions received during the exhibition period.
4. That the preliminary draft Woolgoolga Town Centre Masterplan incorporate the relocated entry and be finalised and reported to Council seeking endorsement for its exhibition.



REPORT TO ORDINARY COUNCIL MEETING EXECUTIVE SUMMARY

This report provides Council with an update on the progress of the Woolgoolga Town Centre Study Review. It also presents findings of an independent peer Design Review of the preliminary draft Woolgoolga Town Centre Masterplan (not yet reported to Council or publicly exhibited) and the draft Woolgoolga Beach Reserve Plan of Management (exhibited June 2014).

During the community engagement processes for both of these Plans, Council received several requests for the integration of the two projects. Whilst the two projects have differing statutory requirements and need to remain as two separate final documents, it was recognised that the two Plans should work in harmony to provide beneficial outcomes to the Woolgoolga community. On this basis, Council engaged consultants Lat27 Pty Ltd to undertake an independent peer Design Review to test overall design principles and findings of both projects, to allow design issues to be resolved. The Design Review document is attached (Attachment 1).

This report includes details of a key recommendation provided within the Design Review relating to the relocation of the Woolgoolga Beach Holiday Park entry from Beach Street to Wharf Street and a discussion in relation to the implications of this proposal. This report also includes a Traffic and Car Parking Assessment undertaken during the Design Review process (Attachment 2).

REPORT

Description of Item:

At its Ordinary Meeting of 13 June 2013, Council adopted a Project Plan to allow the *Woolgoolga Town Centre Study 1996* to be reviewed and updated in the form of a Masterplan. A project update was subsequently provided to Council at its Ordinary Meeting of 8 May 2014, outlining the findings of the first round of community engagement in the preparation of the draft Masterplan, with Council resolving:

1. *Coffs Harbour City Council note the findings of the Phase One Community Engagement for the Woolgoolga Town Centre Study Review and Masterplan.*
2. *A draft Woolgoolga Town Centre Masterplan be reported to Council in the second half of 2014.*
3. *Coffs Harbour City Council review and give consideration to feedback received during the Woolgoolga Town Centre Masterplan that relates to the Woolgoolga Beach Reserve, as part of the public exhibition and consideration of the Plan of Management for Part of Reserve 63076 for Public Recreation and Resting Place and reserve for Public Recreation (Southern section of Woolgoolga Beach Reserve).*

A preliminary draft Woolgoolga Town Centre Masterplan (draft Masterplan) has been completed by Council in conjunction with a consultant advisor based on community feedback received to date. This plan has however not yet been finalised or reported to Council for reasons noted in this report.

Independent to the Woolgoolga Town Centre Study Review, a draft Woolgoolga Beach Reserve Plan of Management for the southern part of Reserve 63076 (draft PoM) has also been prepared by consultants on behalf of the Woolgoolga Beach Reserve Trust (the Trust) in conjunction with key stakeholders over a period of several years. The draft PoM was placed on public exhibition (June 2014), however the feedback obtained from submissions made during the exhibition period has not yet been reported to Council for reasons also noted in this report.

During the community engagement processes for both of these Plans, Council received several requests for the integration of the two projects. Whilst the two projects have differing statutory requirements and should remain as two separate final documents, it was recognised by Council that the two plans should work in harmony to provide beneficial outcomes to the Woolgoolga community.

On this basis, Council engaged consultants Lat27 Pty Ltd to undertake an independent peer Design Review to test overall design principles and findings of both projects, centred on the Beach/Wharf Street interface relating to streetscape, urban design and traffic/parking. The independent peer Design Review also aimed to provide recommendations for amendments to the draft documents and for finalising outstanding matters contained within the implementation component of the draft Masterplan. To inform the peer Design Review, sub-consultants Ardill Payne and Partners were engaged to undertake a traffic and parking analysis of the PoM study area and B2 Local Centre business zone.

The Design Review was completed in August 2015. The peer Design Review is provided as Attachment 1 of this report and the Traffic and Car Parking Assessment is provided as Attachment 2.

The Design Review identified a number of issues that should be resolved within both the PoM and the Masterplan in and around the Beach Street town centre. These issues include a current disconnect between the beach and the town centre, limited pedestrian connectivity and priority, and the need to protect the village atmosphere whilst simultaneously promoting the business centre.

A key change recommended in the peer Design Review report includes the relocation of the entry to the Woolgoolga Beach Holiday Park from Beach Street to Wharf Street as shown in Figure 1.

This recommendation is based on the associated long term benefits for the Woolgoolga Town Centre, such as reduced traffic impacts on shared zones, removal of an intersection from Beach Street, increased parking along Beach Street, less queuing on Beach Street, improvements to pedestrian experience along Beach Street and improvements to safety and efficiency for vehicles entering / existing the holiday park into lower order streets. It also recognises public realm benefits including improved pedestrian and visual connectivity between the beach and town centre.

Figure 1: Recommended Changes to Woolgoolga Holiday Park Entrance



Source: Woolgoolga Design Review, Lat27, August 2015

The peer Design Review report does however, recognise that in the short to medium term there are a number of significant financial implications associated with this proposed relocated entry to the holiday park. It is not considered reasonable to require the Trust to fund access changes which are planned to provide better urban design outcomes to the town centre. The change in entry to the holiday park also significantly changes the capital works program for the holiday park and results in an increased upfront implementation cost over a truncated timeframe. The Trust is not in a financial position to meet these upfront costs in addition to the costs associated with the concurrent changes to Wharf Street and the public domain improvements. In addition, the report acknowledges that traffic and management issues require resolution for this proposal to be realised.

To enable the draft Masterplan and draft PoM to move forward, and prior to reporting the Design Review document to Council, further investigations into the relocation of the holiday park access have been undertaken since August 2015 by planning and engineering staff in conjunction with consultants Integrated Site Design, Lat27 Pty Ltd and their sub-consultants Ardill Payne and Partners. As a result of this analysis, it has been determined that a new access to the Holiday Park can be provided off Wharf Street which satisfies both the objectives of the Masterplan and PoM.

Consultants Ardill Payne and Partners have undertaken a detailed analysis of the concept design contained within the peer Design Review and conclude that the proposed location (in conjunction with the imposition of a one way access to an adjoining lane from Wharf Street) is able to satisfy relevant traffic and engineering requirements and guidelines.

Issues:

- **Costs**

As discussed earlier in this report, the peer Design Review recognises that in the short to medium term there are a number of significant financial implications associated with the proposed relocated entry to the holiday park. It is not considered reasonable to require the Trust to fund access changes which are required to provide better urban design outcomes to the town centre.

The financial implications associated with a new holiday park access off Wharf Street are estimated to be in the order of \$150,000 for construction works associated with the new access and \$500,000 for public realm improvements within the reserve (such as new public amenities, relocated and upgraded playground, new paths etc.). These costs are a preliminary estimate only, as no detailed designs have been prepared.

- **Loss of Parking**

The peer Design Review report acknowledges that the relocation of the holiday park access will result in the loss of existing on street car parking on Wharf Street. However, one of the main recommendations of the review is the development of a car parking strategy as part of the Masterplan that balances development feasibility, centre functionality and community aspirations.

Whilst spare car parking capacity has been identified in Market and Queen Streets as part of the peer review (which would offset the loss in the number of car parking spaces on Wharf Street), the review recommends the development of a car parking strategy (and overall Masterplan) which is strongly based on shifting the car dominated character of the town centre towards a vibrant, people focused destination (hence encouraging pedestrian and cycle movement over car use), in conjunction with providing sufficient parking in appropriate locations around the town centre.

- **Impacts to Adjoining Residents / Businesses**

Concept designs prepared by Ardill Payne and Partners demonstrate that the existing intersection at Beach and Wharf Street has adequate capacity to cater for a new holiday park access off Wharf Street. In addition, these concept designs indicate that capacity can be provided for three caravans to queue in a right hand turning lane on Wharf Street in addition to two queuing spaces within the park. In this regard, traffic impacts on existing businesses on Wharf Street would be minimal. Loss of on street car parking for existing businesses is addressed above.

Community feedback obtained during the consultation process for the Draft Woolgoolga Beach Reserve PoM identified that the existing lane connecting from the beach through to Wharf Street should be formalised for pedestrian connection. Limiting the lane to a one way access for vehicles provides for a much safer pedestrian environment. Impacts from a one way lane access on residents benefiting from the lane would be minimal as it currently operates more as a footpath and light weight rear access to properties. Such access would be maintained in a one way capacity.

Options:

1. Acknowledge the recommendations provided in the peer Design Review report to provide for the relocation of the holiday park entrance to Wharf Street. This will result in a number of benefits being realised by the Woolgoolga Town Centre (as previously discussed). The financial implications associated with this proposal are estimated to be in the order of \$150,000 for construction works associated with the new access and \$500,000 for public realm improvements within the reserve (such as new public amenities, relocated and upgraded playground, new paths etc.).
2. Reject the recommendations provided in this report in relation to moving the holiday park entrance. This option will result in the retention of the existing holiday park arrangements and a loss of the benefits to the Woolgoolga Town Centre (as previously discussed). The financial implications associated with this option are estimated to be in the order of \$20,000 for improvements to the existing holiday park access arrangements. It would be reasonable to expect these costs to be met by the Trust in association with any future upgrades.
3. Reject the recommendations provided in the peer Design Review report in relation to the holiday park entrance and undertake an analysis of an alternative access option. Since the peer Design Review document was received by Council in August, several other alternative options have been investigated by Council, Integrated Site Design, Lat27 and Ardill Payne and Partners. There appears to be no preferred alternative over the Wharf Street option. If Wharf Street is not pursued, the next best alternative from a preliminary cost benefit analysis is to retain the entrance to the holiday park in its current location.

Sustainability Assessment:

• **Environment**

Environmental factors have been taken into consideration as part of the preparation of the draft Masterplan. Such factors will continue to be taken into consideration as part of the finalisation of this Plan.

• **Social**

Relocation of the holiday park entry to Wharf Street will strengthen pedestrian connectivity between the beach and town centre and reduce conflicts between the holiday park entry and town centre function as it grows, particularly at peak tourism season. Long term benefits for the Woolgoolga town centre associated with the relocation of the holiday park entrance include: reduced traffic impacts on shared zones, removal of an intersection from Beach Street, increased parking along Beach Street, less queuing on Beach Street, improvements to pedestrian experience along Beach Street and improvements to safety and efficiency for vehicles entering / existing the holiday park into lower order Streets.

- **Civic Leadership**

The draft Masterplan project aligns with Council's 2030 Plan in relation to the provision of a vibrant Woolgoolga Town Centre and also in relation to Council undertaking consultation with the community.

- **Economic**

Broader Economic Implications

It is not considered reasonable to require the holiday park to fund access changes which are required to provide better urban design outcomes to the town centre. The costs associated with the alterations to Wharf Street to accommodate the relocation of the holiday park entry and the embellishment of the Woolgoolga Beach Reserve is estimated at \$650,000. Detailed costings would be obtained prior to finalisation of the draft Masterplan and reported to Council for endorsement. At present, Council's in-principle support is being sought.

Delivery Program/Operational Plan Implications

Funds are available in the current Operational Plan to finalise the Woolgoolga Town Centre Masterplan Review Project. However, as noted above, endorsement of a new holiday park access off Wharf Street would require the allocation of appropriate funds in Council's Operational Plan for the construction of the new access. The peer Design Review report recommends investigating funding mechanisms and programming for wider public realm works (parks and traffic infrastructure outside of the Reserve). It would be necessary to provide these funds in the short term to coincide with the proposed holiday park upgrades.

Risk Analysis:

The draft Masterplan will be placed on exhibition prior to final adoption, thereby providing opportunity for stakeholder and community engagement and reducing risks. Detailed design and environmental assessments will be undertaken in future years to ensure additional risk analysis is undertaken prior to spending funds.

Consultation:

There has been extensive consultation undertaken for both projects thus far. The WoolgoolgaWOW website received over 4900 views. A total of 67 people attended the Community Vision Night on 25 February 2014. A total of 46 businesses responded to the business retention and expansion survey. A total of 2150 hits were made on the Ideas Map, with a total of 1032 people visiting the map in the six weeks that it was open for comment. A total of 451 comments were made on the Ideas Map. Several meetings / presentations have been held to date with the Woolgoolga and Northern Beaches Chamber of Commerce.

Related Policy, Precedents and / or Statutory Requirements:

- **Related Policy**

- Coffs Harbour Our Living City Settlement Strategy 2008;
- Coffs Harbour Rural Residential Strategy 2009;
- Coffs Harbour Employment Lands Strategy 2009;
- Coffs Harbour Industrial Lands Strategy 2009;
- Coffs Harbour Business Lands Strategy 2010;
- Coffs Harbour Business Centres Hierarchy Review 2011;
- Coffs Harbour City Centre Masterplan;

- Mid North Coast Regional Strategy;
- Coffs Harbour Water Sensitive Urban Design Guideline and Policy;
- Coffs Harbour Developer Contributions Plans (various); and
- Coffs Harbour Developer Servicing Plans.

Coffs Harbour City Council is committed to the ongoing development and revitalisation of the entire city. Woolgoolga was defined by the Department of Planning in the Mid North Coast Regional Strategy 2009 as a major town. Council sees the Woolgoolga Town Centre playing a pivotal role in the ongoing growth and development of the Woolgoolga and Northern Beaches locality, through the creation of economic, social and cultural opportunities. This project involves the review and updating of the Woolgoolga Town Centre Study 1996.

Council's Business Centres Hierarchy Review Final Report 2011 identified the importance of assisting the Woolgoolga Town Centre improve its attractiveness as a tourist destination with an improved relationship with the beach and coastal area (which is a significant asset of the Centre). It also identified the need for a comprehensive Business Retention and Expansion (BRE) Survey to supplement the results of the Woolgoolga Township Marketing Action Plan 2011 and findings of the previous economic studies.

- **Statutory Planning Controls**

The statutory instruments relevant to Masterplan include the following:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- Coffs Harbour Local Environmental Plan 2013; and
- Coffs Harbour Development Control Plan 2015.

Implementation Date / Priority:

The Woolgoolga Town Centre Masterplan project is well underway, with funds available in the current Operational Plan. It is anticipated that a draft Woolgoolga Town Centre Masterplan will be reported to Council in the first part of 2016 following endorsement of a preferred location for access into the Woolgoolga Beach Holiday Park.

Following endorsement of a preferred location for access into the Woolgoolga Beach Holiday Park, Council as the Corporate Manager of the Woolgoolga Beach Reserve Trust will have opportunity to assess the amended draft PoM in the first part of 2016.

Conclusion:

Relocation of the entry to the Woolgoolga Beach Holiday Park from Beach Street to Wharf Street as recommended in the Woolgoolga Design Review, prepared by Lat27 Pty Ltd reflects the communities aspirations for the town centre and will result in a number of long term benefits, particularly in relation to strengthening pedestrian connectivity between the beach and town centre and reducing conflicts between the holiday park entry and town centre function as it grows.



REPORT TO ORDINARY COUNCIL MEETING

ON-SITE SEWAGE MANAGEMENT STRATEGY 2015

REPORTING OFFICER:	Coordinator On-Site Sewage Management Systems
DIRECTOR:	Director, Sustainable Communities
COFFS HARBOUR 2030:	LC 1.3 Promote a safe community LC 2.1 Promote healthy living LE 3.2 Enhance protection of our catchments, waterways and marine areas LE 4.2 Implement programs which aim to make the Coffs Harbour Local Government Area pollution free
ATTACHMENTS:	ATT1 On-Site Sewage Management Strategy 2015 ATT2 CONFIDENTIAL Submission

Recommendation:

- 1. That Council adopts the On-Site Sewage Management Strategy 2015.**

EXECUTIVE SUMMARY

At its meeting of 24 September 2015, Council considered a report in respect to the draft On-Site Sewage Management Strategy and resolved the following:

- 1. That Council endorses the release of the draft On-Site Sewage Management Strategy for public exhibition and invite submissions for a period of 42 days.*
- 2. That a report be brought back to Council on the draft On-Site Sewage Management Strategy following completion of the exhibition and submission period.*

The draft Strategy was placed on public exhibition for the period from 7 October 2015 through to 18 November 2015 in accordance with the above resolution. One submission was received during the exhibition period.

The Strategy is an overall arching document for use by Council staff in association with the assessment of applications, inspection of current on-site sewage systems and all matters that pertain to the operation, installation and maintenance of on-site sewage management systems in the Coffs Harbour Local Government Area (LGA).

The Strategy has been reviewed and updated to reflect current thinking and the application of risk management considerations applied to the assessment and inspection of on-site sewage management systems. In updating the Strategy, consideration has been applied to reflect and build upon the learning obtained since the Strategy was first implemented in 2000 as well as the incorporation of input from internal and external stakeholders.

The updated document provides clear direction and focuses on system design and operation considerations and will serve as a valuable reference for system owners, design consultants, installers and industry. The adoption of the Strategy will provide for a consistent and transparent approach to the monitoring and governance of On-Site Sewage Management Systems within the Coffs Harbour LGA.



REPORT TO ORDINARY COUNCIL MEETING

REPORT

Description of Item:

All local governments in NSW are required to have an on-site sewage management strategy which details the requirements for all on-site sewage management facilities in terms of design, installation and maintenance in their respective local government regions.

A comprehensive review of the Strategy has been undertaken to ensure it is in keeping with the evolving nature of waste water technology and the associated regulatory requirements. The review also addressed a number of matters identified through an internal auditing process.

The Strategy is a reference tool that builds on past learning and provides for performance based outcomes that have particular regard to risk assessment tools that have been incorporated into the updated version. Technical input received through targeted consultation with internal stakeholders along with external consultants, designers and system installers has been incorporated into the updated Strategy where appropriate.

The following table identifies the key differences between the existing Strategy and the updated Strategy:

Current on-site sewage management strategy 2006	Updated on-site sewage management strategy 2015
Risk based on buffer setback distances A.S. 1547- 2000	Risk based on-site/soil/and buffers extracted from A.S. 1547- 2012
Monitoring of environmentally sensitive areas not included	Monitoring and re-categorisation of environmentally sensitive areas
Aims of strategy focus on generics rather than specifics	Aims of updated strategy provide for a holistic approach integrating legislative requirements with best practice design
System design and reporting requirements not catered for in 2006 Strategy	System design and reporting requirements included in 2015 strategy
Schematics for design of on-site sewage management systems not included	Schematics for design of on-site sewage management included as reference for designers/ installers

Issues:

General matters identified during internal review process:

- **Coffs Harbour Risk Classification**

The current Strategy details a two class risk classification scheme that was initially used to determine the inspection frequency review of the system approvals to operate. This was changed in 2010/11 to reflect operational resourcing considerations with a 3 class risk classification being applied. The Strategy has been updated to reflect the practice being applied to the risk categorisation and inspection review frequency.

- **Strategic aims and direction**

The strategic aims have been updated to reflect the maturity of the document. The initial strategic aims sought to provide direction in respect to the implementation of a management review process for on-site sewage management systems. With these actions having now been in place for many years, the strategic focus has moved from an implementation phase to an ongoing management phase with the aims having been updated to reflect same.

The updated Strategy provides clear direction and focus on system design and operation considerations serving as a valuable reference for system owners, design consultants, installers and industry.

- **Variations between local government areas**

With each LGA having been required to adopt a strategic position in respect to the operation and approval of on-site sewage management systems within their local areas there are marked differences between the approaches taken. These differences often provide for robust discussions between assessment staff and the consultants, designers and installers operating within the different LGAs. Whilst acknowledging these variances, every endeavor has been made in the preparation of this document to provide accountable direction and sound consistencies based on best practice guidelines and Australian Standards.

- **Resources**

The program is designed to minimise any impact on resources. Council's on-site sewage management inspector and coordinator conduct one, three and six yearly inspections of on-site sewage management systems. The adoption of this Strategy will not impact on the current resources and existing financial budgetary constraints.

- **Audit issues**

An internal audit review identified that a number of strategic matters recommended by the Office of Local Government were not adequately addressed in the existing Strategy. Issues raised included the need for incorporation of various statements within the Strategy including:

- a statement of on-site sewage management policy;
- a statement outlining on-site sewage management programs;
- a statement outlining on-site sewage management emergency response;
- a statement of the on-site sewage management performance monitoring, measurement and evaluation program;
- a statement of Council's commitment to continuing improvement of on-site sewage systems; and
- on-site sewage management risk management plan.

The Strategy has been modified to incorporate provision that reflect the above matters.

Matters raised following public exhibition:

One submission was received during the public exhibition process which raised concern in respect to the need for landholders who purchase a property with an existing on-site sewage management facility to apply for a new approval. The writer was concerned that this process would be used to re-categorise an existing system and apply higher standards, being equivalent to applying retrospective legislation.

Comment: The requirement for the purchaser of an existing property to obtain approval for the continued operation of an existing system is a legislative requirement. The Strategy does not seek to apply re-categorisation or higher standards through this process. The re-categorisation of an existing system (to require a shorter or longer inspection review frequency) or the consideration of higher standards of treatment are compliance actions that may result following the failure of an effluent disposal system or where a landowner has undertaken unauthorised modifications to a system.

Options:

It is considered that the following options are available to Council:

1. Adopt the recommendation provided to Council.
2. Amend the recommendation to incorporate relevant changes or direction as determined by Council.
3. Reject the recommendation.

Sustainability Assessment:

- **Environment**

The Strategy seeks to provide improved environmental outcomes with the design and installation of new and upgraded systems meeting the most current technological standards designed to provide less impacts on human health and the environment.

- **Social**

The Strategy will assist community understanding in regard to Council's approval and associated monitoring and compliance role and is not expected to cause any detrimental social impacts.

- **Civic Leadership**

The review and updating of the Strategy is demonstrating leadership through providing owners with the knowledge that standards are to be applied in a uniform approach.

- **Economic**

Broader Economic Implications

The cost of compliance associated with Council's responsibilities toward the approval and monitoring of on-site sewage management facilities is an on-going issue. It is expected that there will be a net benefit cost to the community in the longer term through the improvement of environmental and health standards as new systems are installed and failing older systems get upgraded to newer standards.

It is also envisaged that there will be intergenerational equity benefits with newer systems being designed to have increased operational life spans that will provide significant cost savings in the longer term.

Delivery Program/Operational Plan Implications

The implementation of the updated Strategy is not expected to cause any impact to the Delivery Program or Operational Plan.

Risk Analysis:

The updated Strategy reflects current thinking and the application of risk management considerations applied to the assessment and inspection of on-site sewage management systems. It will provide consultants, installation and maintenance contractors and property owners with clear direction on the considerations to be applied to system installation and operation. This in turn will assist Council in risk management associated with its legislative responsibilities for the oversight of these systems.

Consultation:

The development of the Strategy has been undertaken with input from internal Council Directorates and various industry stakeholders. The Strategy was placed on public exhibition and submissions invited for the period 7 October 2015 until 18 November 2015.

One submission was received with a summary and comment in respect to same incorporated within the issues section of this report.

Related Policy, Precedents and / or Statutory Requirements:

The following legislation, Australian Standard and Guidelines are relevant to the updated Strategy:

- Local Government Act 1993;
- Local Government Regulation 2005;
- Australian Standard 1547(2012); and
- Sydney Catchment Authority: Guidelines for On-Site Sewage Management Systems.

Implementation Date / Priority:

It is proposed that the On-Site Sewage Management Strategy 2015, if adopted, be implemented immediately.

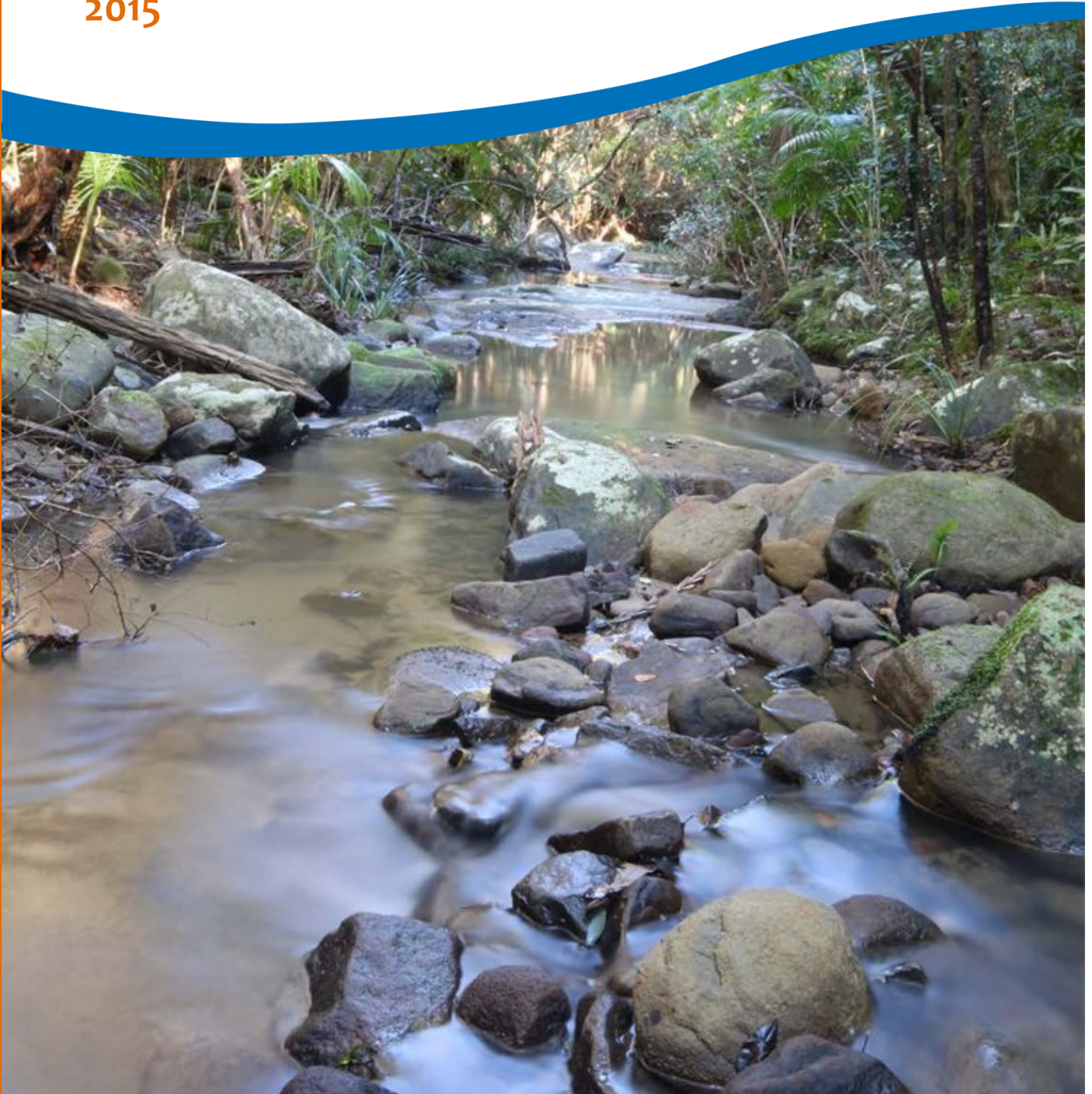
Conclusion:

The Strategy has been reviewed and updated to reflect current thinking and the application of risk management considerations applied to the assessment and inspection of on-site sewage management systems. In updating the Strategy, consideration has been applied to reflect and build upon the learning obtained since it was first implemented in 2000 as well as the incorporation of input from internal and external stakeholders.

The updated document provides clear direction and focuses on system design and operation considerations and will serve as a valuable reference for system owners, design consultants, installers and industry. The adoption of the On-Site Sewage Management Strategy 2015 will provide a consistent and transparent approach to the monitoring and governance of On-Site Sewage Management Systems within the Coffs Harbour LGA.



ON-SITE SEWAGE MANAGEMENT STRATEGY 2015



Helping to achieve the 2030 Community Vision

Document Control

Version	Date	Document Administrator
Peer Review Draft2015	
Public Exhibition2015	

Disclaimer

This Strategy is a policy document adopted by Council to provide guidance to property owners, plumbers and consultants when designing, installing, inspecting and assessing on-site sewage management systems. The information provided in this document is provided by Council in good faith as a guide only to Council requirements. The information contained herein is current and accurate at the time of publication. At no time should this information be used as a substitute for technical expertise provided by consultants, engineers and plumbers who specialise in on-site wastewater management. Council reserves the right to make amendments of a minor nature to this document.

TABLE OF CONTENTS

PART A – STRATEGY DEVELOPMENT AND BACKGROUND INFORMATION	2
1 INTRODUCTION	2
1.1 SCOPE	2
1.2 PRINCIPLES.....	3
1.2.1 <i>Ecologically Sustainable Development</i>	3
1.2.2 <i>Water Cycle Management</i>	3
1.2.3 <i>Catchment Management</i>	3
1.2.4 <i>Protection of Public Health</i>	3
1.3 AIMS.....	4
1.4 OBJECTIVES.....	4
1.5 GOALS.....	5
2 STANDARDS AND GUIDELINES	5
2.1 LOCAL GOVERNMENT ACT 1993.....	5
2.2 LOCAL GOVERNMENT (GENERAL) REGULATION 2005	6
2.2.1 <i>Local Government (General) Amendment (Domestic Greywater Diversion) Regulation 2006</i>	6
2.3 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997	7
2.4 AUSTRALIAN STANDARDS / NEW ZEALAND STANDARDS	7
2.5 NSW DEPARTMENT OF HEALTH	7
2.6 NSW DEPARTMENT OF ENERGY, UTILITIES AND SUSTAINABILITY.....	7
2.7 ON-SITE SEWAGE MANAGEMENT FOR SINGLE HOUSEHOLDS.....	7
PART B – OPERATIONAL STRATEGY	8
3 APPROVAL PROGRAM	8
3.2 APPROVAL TO INSTALL ONSITE SEWAGE MANAGEMENT SYSTEM.....	8
3.2.1 <i>Regulatory Requirements</i>	8
3.3 APPROVAL TO OPERATE	9
3.4 TRANSFER OF TITLE	9
4 MONITORING PROGRAM	9
4.1 RISK CATEGORIES AND INSPECTION FREQUENCY	11
4.2 REVIEW OF AND CHANGES TO CATEGORIES OF RISK	12
4.2.1 <i>Re-categorisation of Systems</i>	12
4.3 ENVIRONMENTAL SENSITIVE AREAS OR SMALL LOT SIZES	12
4.4 MONITORING AERATED WASTEWATER TREATMENT SYSTEMS	13
4.5 INSTALLATION AND MONITORING OF PRIVATE SEWER PUMP STATIONS	13
4.6 MONITORING PUMP-OUT SYSTEMS.....	13
4.7 UNSATISFACTORY ON-SITE SEWAGE MANAGEMENT SYSTEMS	14
4.7.1 <i>Identification of Unsatisfactory Systems</i>	14
4.7.2 <i>Impacts of System Failure</i>	14
4.7.3 <i>Complaints about Failing Systems</i>	15
4.7.4 <i>Owner and Operators Responsibilities</i>	15
4.7.5 <i>Enforcement</i>	16
5 ADMINISTRATION.....	16
5.2 EDUCATION.....	16
5.3 FINANCIAL HARDSHIP AND UPGRADING FAILING SYSTEMS.....	17
6 RESOURCING	18
6.2 STAFFING.....	18
6.3 FEES	18

PART C – ON-SITE SEWAGE MANAGEMENT SYSTEM DESIGN AND REPORTING 20

7 APPLYING TO UPGRADE OR MODIFY AN ON-SITE SEWAGE MANAGEMENT SYSTEM..... 20

 7.2 NEW AND UPGRADED SYSTEMS 20

 7.3 NEW SUBDIVISIONS, RESIDENTIAL RELEASE PROPOSALS, REZONING AND OTHER DEVELOPMENT APPLICATIONS..... 22

8 REFERENCES 23

9 TABLE OF AMENDMENTS 23

APPENDIX A – EFFLUENT DISPOSAL SYSTEM SCHEMATICS..... 24

LIST OF TABLES

Table 1 Inspection Frequency 11

Table 2 Determination of Risk Category..... 11

Table 3 Fees and charges for On-site Sewage Management..... 19

Table 4 Minimum soil testing requirements 21

LIST OF FIGURES

Figure 1 – Flow chart detailing On-site Sewage Management Inspection Program 10

HOW TO USE THIS DOCUMENT

There are three main parts to this Strategy:

PART A: Strategy development and background information.

This section provides an introduction to relevant legislation, guidelines and standards that influence On-site Sewage Management in Coffs Harbour LGA. Also identifies background information, aims and objectives of the Strategy.

PART B: Operational Strategy

This section defines the functional requirements for all parties involved in the installation, maintenance or operation of On-site Sewage Management Systems within Coffs Harbour LGA.

PART C: On-Site Sewage Management System Design and Reporting

This section outlines the minimum requirements for submission of applications to modify or upgrade an on-site sewage management system.

PART A – STRATEGY DEVELOPMENT AND BACKGROUND INFORMATION

1 Introduction

In 1999, the Local Government (Approvals) Regulation was introduced by the NSW State Government in the interests of improvement of environmental and public health issues.

Surveys show that septic tanks and other on-site sewage management systems (OSSMSs) are failing to meet environment and health protection standards in all parts of NSW. The outbreak of Hepatitis A disease linked to the consumption of Wallis Lake oysters, which resulted in 440 reported cases and one death, was attributed to failure of OSSMS.

Coffs Harbour features high rainfall, impervious clay soils, sloping terrain and sensitive catchments. These local factors hinder performance of on-site sewage systems. There are over 5,500 OSSMSs in Coffs Harbour Local Government Area (LGA). Monitoring of local waterways and response to numerous complaints has shown conclusively that septic tanks are failing. Such failures primarily arise due to inadequate design, operation and maintenance.

This strategy was originally prepared in 2000, reviewed in 2006 and updated in 2015 in accordance with the requirements of the Local Government Act 1993, Australian/New Zealand Standard (AS/NZS) 1547, and Department of Local Government Guideline 1998. Since the implementation of the strategy, key government guidelines and standards have been updated, reflecting changes in sewage treatment technology and effluent disposal methods along with a growing understanding of the human and environmental health impacts stemming from poorly managed on-site wastewater systems.

The strategy has now been reviewed and updated to provide this information to the community, plumbers and drainers, service agents, consultants and developers on the requirements for installation, operation and maintenance of OSSMSs.

1.1 Scope

On-site sewage management is a fundamental aspect of environmental assessment, land use planning and development control functions of Local Councils.

This strategy will provide a framework for Council to regulate and manage the selection, design, installation, operation, maintenance and approval of OSSMSs in the Coffs Harbour LGA.

This Strategy encompasses all OSSMSs within the Coffs Harbour LGA. Under the Local Government Act, an OSSMS or a sewage management facility is defined as:

- a human waste storage facility; or
- a waste treatment device intended to process sewage, and includes a drain connected to such a facility or device.

Consequently, this Strategy incorporates the following OSSMSs:

- (a) wet composting closets;
- (b) waterless composting closets;
- (c) septic closets;
- (d) septic tanks;
- (e) waste treatment devices designed to comminute or macerate and discharge sewage to a sewerage system;
- (f) waste treatment devices that treat sewage using a specific process to produce biosolids and disinfected effluent to a standard suitable, either separately or in combination, for recycling by surface or sub-surface irrigation or by internal or external household use;

- (g) any other kind of sewage management facility specified in a notice published in the Gazette by the Director-General for the purposes of cause 40 of the Local Government (General) Regulation, 2005.

The implementation of this strategy will ensure Council meets both its statutory obligations and duty of care in its role as a regulator to provide sustainable development while protecting the environment, public health and community amenity.

1.2 Principles

This Strategy addresses specific treatment systems, management practices, environmental monitoring and regulatory regimes to achieve minimum environmental and public health principles as defined in the Regulation.

Where cumulative effects from failing OSSMSs may result in degradation of the environment, this Strategy incorporates the principles of Ecologically Sustainable Development (ESD), Total Catchment Management (TCM), Water Cycle Management (WCM) and protection of public health to mitigate the long-term impacts.

1.2.1 Ecologically Sustainable Development

Ecologically sustainable development (ESD) is development that seeks to conserve and protect ecological processes, on which all life depends, whilst meeting the wants and needs of the community, ensuring that the total quality of life, both now and in the future can be maintained and improved. Based upon this definition, four principles have been adopted as a method of implementing ESD, these are:

- The precautionary principle – if there are threats of serious irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.
- Intergenerational equity – the present generation should ensure that the health, diversity and productivity of the environment is maintained and enhanced for the benefit of future generations.
- Conservation of biological diversity and ecological integrity.
- Improving valuation and pricing of environmental resources.

1.2.2 Water Cycle Management

Water cycle management involves decision making which integrates all the natural components of the water cycle including rainfall, rivers, oceans and groundwater and the physical links between these, such as evapotranspiration and surface run-off. It also includes managed components of the water cycle including the supply of water for domestic, industrial and agricultural purposes, and the treatment and release of sewage and stormwater.

OSSMSs can potentially have a significant impact on the water cycle through the contamination of ground and surface waters with microorganisms and nutrients. Consequently all policies and decisions regarding OSSMSs have and should have considered these impacts.

1.2.3 Catchment Management

Catchment management involves the coordination, sustainable use and integrated management of land, water, vegetation and other natural resources on a water catchment basis. Thus the implication of providing and managing wastewater services on a catchment wide basis is considered.

1.2.4 Protection of Public Health

As water sources are having increasing demands placed upon it, there has been a trend towards wastewater reuse. However, this must not be achieved at the expense of public health. It is

essential that wastewater reuse is practiced and managed with the primary concern towards maintaining public health standards.

1.3 Aims

This strategy aims to:

- provide a standard approach to managing new and existing OSSMSs within the Coffs Harbour LGA;
- provide a framework to manage and regulate the impact of OSSMSs within the Coffs Harbour LGA, and to ensure user accountability;
- assist Coffs Harbour City Council (CHCC) in prioritising resources for efficient regulation and monitoring of on-site sewage management in the area;
- provide appropriate educational information to the wider community, plumbers and consultants to improve the design, installation, operation and maintenance of OSSMSs in the Coffs Harbour LGA;
- apply Total Catchment Management principles to the ongoing management of OSSMSs.

1.4 Objectives

Improve the quality of OSSMSs in the Coffs Harbour area to ensure the following:

- preventing the spread of disease by micro-organisms;
- preventing the spread of foul odours,
- preventing contamination of water (groundwater/surface waters);
- preventing degradation of soil and vegetation;
- discouraging insects and vermin;
- ensuring that persons do not come into contact with untreated sewage or effluent in their ordinary activities on the premises concerned;
- preventing public health risk;
- maintaining and improving public amenity;
- ensuring ecologically sustainable on-site effluent disposal;
- increasing education and awareness of on-site wastewater management;
- ongoing improvement to existing and sub-standard on-site wastewater treatment and disposal systems;
- monitoring on-site disposal systems and their effects on the environment;
- creating a framework for improved management of on-site wastewater management systems.

1.5 Goals

To achieve the objectives outlined above, the following goals have been set:

- maintain a database of all existing OSSMSs;
- initiate a training program for operators and installers of on-site disposal systems;
- to consult with householders on the development and implementation of strategies to eliminate illegal discharge from OSSMSs;
- to ensure that all land application areas comply with environment and public health protection standards and Council operating requirements;
- to reduce the incidence of system failure as a result of householder misuse;
- to ensure that all OSSMSs are inspected at regular intervals and are desludged and maintained as required;
- encourage a partnership approach between householders, service agents and Council which supports continued improvement of on-site sewage management;
- ensure Council's development standards and approval criteria incorporate appropriate provision for sustainable on-site sewage management when residential development occurs in unsewered areas.

2 Standards and Guidelines The following Acts, Regulations, Standards, Guidelines, Policies, and Strategies govern the installation, operation and maintenance of OSSMSs within the Coffs Harbour LGA.

- Local Government Act 1993.
- Local Government (General) Regulation 2005.
- Protection of the Environment Operations Act 1997.
- Australian/New Zealand Standard (AS/NZS) 1547:2012 – On-Site Domestic Wastewater Management (as revised).
- NSW Department of Energy, Utilities and Sustainability (2007) Greywater Reuse in Sewered Single Domestic Premises.
- Environmental Health Protection Guidelines (1998) – On-Site Sewage Management for Single Households (“Silver Book”)
- Coffs Harbour City Council’s On-Site Sewage Management Strategy (as revised from time to time).
- Other relevant act or guideline which becomes relevant and in force.

2.1 Local Government Act 1993

The Local Government Act (LGA) 1993 provides the legal framework for the management of on-site sewage systems in New South Wales (NSW). This Act delegates responsibility to Councils for the administration of regulatory systems under this Act, such as the Local Government (General) Regulation 2005. Further, this Act also makes allowances for the issuing of orders and penalties.

In relation to on-site sewage management, Council may issue an order Under Section 124 of the LGA:

- To do or refrain from doing such things as are specified in the order to ensure that land is, or premises are, placed or kept in a safe or healthy condition;
- To connect premises to reticulated sewer by a specified date where they are situated within 75m of a Council sewer service;
- Not to use or permit the use of a human waste storage facility on premises after a specified date; or
- To comply with an Approval.

2.2 Local Government (General) Regulation 2005

The Local Government (General) Regulation 2005 governs the operation of on-site sewage management systems in NSW, identifying:

- (a) What information is to be provided to Council to determine an application for Approval to install; providing accreditation of sewage management facilities;
- (b) Minimum performance standards for on-site sewage management systems; and
- (c) Requiring owners:
 - (i) To ensure regular inspections are undertaken on their system and
 - (ii) To apply to Council for an Approval to Operate.

The Regulation also provides information on the Approval and Operation of systems of sewage management as detailed below.

Approval required to operate a system of sewage management:

- Meaning of "operate a system of sewage management".
- Prescribed activity under section 68 of the Act.
- Matters to be taken into consideration in determining an application for approval to operate a system of sewage management.

Operation of system of sewage management:

- Performance standards for operation of system of sewage management.
- Further condition of approval in relation to operation of system of sewage management.
- Approval to operate system of sewage management to extend to concurrent owners and occupiers.
- Transitional provision of temporary exemptions in relation to operation of system of sewage management.
- Transitional provision of temporary exemption for purchaser of land.

2.2.1 Local Government (General) Amendment (Domestic Greywater Diversion) Regulation 2006

The object of this Regulation is to prescribe domestic greywater diversion as an activity requiring prior approval. Domestic greywater diversion means the installation and operation of a system for the diversion of greywater generated on residential premises to a garden or lawn on those premises, but does not include the manual collection and re-use of greywater (for example, by means of a bucket or similar receptacle). The Regulation also provides for an exemption from the requirement for prior approval in relation to domestic greywater if certain conditions are met.

2.3 Protection of the Environment Operations Act 1997

The Protection of the Environment Operations (POEO) Act 1997 came into effect on 1 July 1999, superseding the Clean Waters Act, Clean Air Act, Noise Control Act, Waste Management and Minimisation Act, and the Environmental Offences and Penalties Act.

This Act is the pivotal mechanism for reducing pollution and protecting the environment in NSW, enhancing regulatory powers to Authorised Officers, and augmenting the costs of penalties.

Under this legislation, an on-the-spot fine for pollution of waters can be issued for an individual and for a corporation. Further, it is an offence not to report a pollution incident of which a penalty may apply.

2.4 Australian Standards / New Zealand Standards

Australian New Zealand Standards (AS/NZS) 1546 and 1547 provide design criteria for septic tanks, and the sizing and selection of effluent disposal areas. AS/NZS 1547:2012 (latest revision at time of publication) has been broadened in scope to:

- (a) Include performance statements necessary to define outcomes and to accommodate new technologies.
- (b) Provide the basic performance provisions for septic tanks and introduce performance requirements to cover all types of wastewater-treatment units and land-application systems.
- (c) Set out the administrative and managerial responsibilities, and the education and training needed to ensure that on-site domestic-wastewater systems could be effective long-term options.
- (d) Give guidance on operation and maintenance of on-site domestic-wastewater systems.
- (e) Give guidance for on-site evaluation.
- (f) Give guidance on soil assessment.
- (g) Provide options for on-site domestic wastewater-treatment and land-application systems.
- (h) Give guidance on design, construction and installation.

2.5 NSW Department of Health

The NSW Department of Health issues annual certificates of accreditation for septic tanks, collection well and other wastewater treatment systems. These certificates validate quality assurance, compliance with AS1546 and the Local Government (Approvals) Regulation.

Under the Local Government (General) Regulation, only NSW Health accredited wastewater treatment systems may be installed.

2.6 NSW Department of Energy, Utilities and Sustainability

The NSW Department of Energy, Utilities and Sustainability released a policy for 'Greywater Reuse in Sewered Single Domestic Premises.' This document considers greywater in single domestic premises in sewered areas based primarily on public health considerations according to the characteristics of greywater. However this Policy does not specifically consider the design of land application systems that manage the application of greywater to land.

2.7 On-site Sewage Management for Single Households

The Environment & Health Protection Guidelines developed the 'On-site Sewage Management for Single Households' as a comprehensive management tool for the regulation of OSSMSs.

In developing these guidelines a working group of Government agencies was formed, consisting of:

- NSW Department of Local Government (DLG);
- NSW Environment Protection Authority (EPA);
- NSW Department of Health (DOH);
- NSW Department of Land and Water Conservation (DLWC); and
- NSW Department of Planning and Environment (formerly Planning NSW).

The guidelines focus on on-site sewage management within the scope of Local Government responsibilities, and encourage Council's to develop an on-site sewage management strategy for its LGA that incorporates appropriate regional and catchment management objectives.

PART B – OPERATIONAL STRATEGY

3 Approval Program

This section of the Strategy sets out the processes for the issuing of Approvals to Operate, risk classification and inspection of OSSMSs. The operational strategy outlined is designed to provide an effective and self-funding approvals and monitoring plan for on-site sewage management in the Coffs Harbour LGA. The approach taken is based on the principles of protection and enhancement of public health and the environment through the co-operative management of on-site sewage systems.

3.2 Approval to Install Onsite Sewage Management System

Under Section 68 of the Local Government Act 1993, Council approval is required for the installation, construction or alteration of a sewage treatment device or waste storage facility.

In order for Council to assess the adequacy of an application the following standards and guidelines are to be met at a minimum:

- AS/NZS1547:2012 – On-site Domestic Wastewater Management
- Environmental and Health Protection Guidelines – On-site Sewage Management for Single Households (“Silver Book”)
- Coffs Harbour City Council Onsite Sewage Management Strategy 2015 (as revised from time to time); and
- Any other guidelines and standards as they become relevant.

The above information applies to systems of a domestic nature. An application for a commercial system will be defined by an expected wastewater generation rate of between 10EP and 2500EP and is beyond the scope of AS/NZS1547:2012 and DLG (1998) standards and guidelines.

Any commercial sewage management facility is required to be designed by a suitably qualified and experienced environmental engineer or wastewater consultant, making reference to the most relevant up to date guidelines and standards in the design process.

3.2.1 Regulatory Requirements

All domestic on-site wastewater systems installed in NSW must be accredited by NSW Health. Council cannot approve the installation of a non-accredited wastewater treatment system, however, an exemption does exist under section 41 (2) where council may grant an approval to install or construct a sewage management facility without NSW Health accreditation where the system has been specifically and individually designed for the site and adequate supporting documentation is provided with the design. For a list of accredited wastewater treatment systems refer to the NSW Health website (<http://www.health.nsw.gov.au/environment/domesticwastewater>).

3.3 Approval to Operate

To operate a system of sewage management, as defined in the Act, “means to hold or process, or re-use or discharge, sewage or by-products of sewage (whether or not the sewage is generated on the premises on which the system of sewage management is operated)”.

An Approval to Operate an OSSMS is required in accordance with section 68 and 68A of the Local Government Act, 1993. The operation of a system of sewage management is an activity that requires an Approval from Council (item 10 and Part F of the Table in Section 68 of the Act).

As such, all system owners must have a current approval to operate, and if not, are required to lodge an application for approval to operate with council.

An Approval to Operate is valid for a period of 12 months to 6 years depending on the risk category nominated for the system. The approval will be renewed following an inspection by Council’s inspector who will confirm that the system is being maintained and operated in accordance with the conditions of its current approval.

An Approval to Operate will be issued for new OSSMSs following satisfactory inspection by a Council officer.

3.4 Transfer of Title

The Approval to Operate a system of sewage management extends to the concurrent owners and occupiers of the land on which the sewage management system resides on and therefore needs to be re-applied for with the transfer of title by the new owner. Council is currently notified of transfer of ownership by Land & Property Information and the rate notices are updated weekly. New owners are required to submit to council an Application for Approval to Operate an OSSMS.

The regulation provides that a person who purchases land on which any on-site sewage management facilities are installed, may continue to operate such a system, without the approval so required, for a period of three months from the date on which the property is transferred. It is further provided that, if a person who purchases (or otherwise acquires) land, on which an OSSMS is installed, applies for an approval within two months of the transfer of title, they may continue to operate the system until such time as Council finally determines the application.

There are fees attached to the Application for an Approval to Operate when title is transferred.

4 Monitoring Program

Council is required to develop a monitoring program of existing systems and ensure these systems meet the environmental and health performance objectives set out in this strategy and in the Environmental and Health Protection Guidelines over the long term. This program will involve the monitoring of existing service documentation and routine on-site inspections. A flow chart detailing Council’s adopted monitoring program is provided in Figure 1.

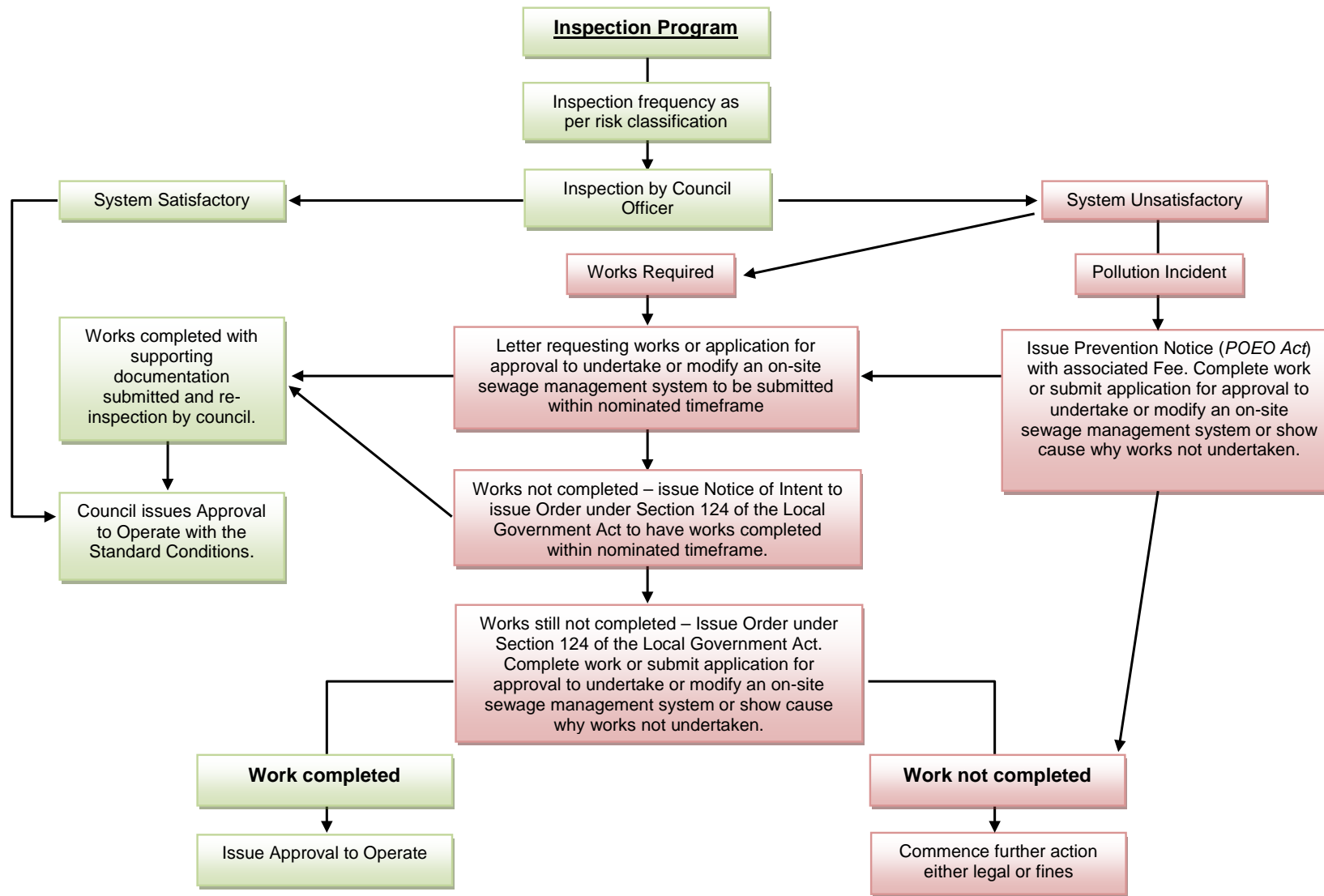


Figure 1 – Flow chart detailing On-site Sewage Management Inspection Program

4.1 Risk Categories and Inspection Frequency

In accordance with the monitoring program, existing systems will be periodically inspected along with those subsequent to property transfer, and where council has been notified of an environmental or public health risk associated with the operation of an OSSMS. To carry out effective and ongoing inspections, Council will classify all systems into risk categories. Council will then carry out inspections at intervals appropriate to the nominated risk category for each individual system. A risk classification of low, medium or high will be allocated to a premises or installation upon assessment, by Council, as to the combined effects of issues relating to the installation. Table 1 presents the inspection frequency based on risk categories as determined by Council.

Table 1 Inspection Frequency

Risk Category	Inspection Frequency
Class 1 High Risk	Yearly
Class 2 Medium Risk	Every three (3) years
Class 3 Low Risk	Every six (6) years

Note: Aerated Wastewater Treatment Systems and Biolytix Systems are required at approved frequency regardless of the installations risk category.

In order to encourage appropriate management and maintenance of OSSMSs, Council intends to provide for the re-categorisation of individual systems. Council may increase the risk category of a system following an inspection if that inspection reveals that more frequent monitoring of that system is required such as where a system fails to comply with the performance criteria or any conditions of either the Department of Health or Council. Table 2 details the process for determination of risk category for new and or existing installations.

Table 2 Determination of Risk Category

Features	Response			Points
Land area	<2,000m2 <u>5 points</u>	2,000-10,000m2 <u>2 points</u>	>10,000m2 <u>0 points</u>	
Flooding	Below 1in20 Land Application Area Below 1in100 Treatment system <u>10 points</u>	Above 1in20 but below 1in100 <u>5 points</u>	Above 1in100 <u>0 points</u>	
Slope	>20% <u>2 points</u>	10-20% <u>1 points</u>	<10% <u>0 points</u>	
Buffer distance to permanent water (river/creek etc)	<50m <u>10 points</u>	50-100m <u>5 points</u>	>100m <u>0 points</u>	

Buffer distance to intermittent water (intermittent creeks, gullies, drainage alignments, farm dams)	<20 <u>10 points</u>	20-40m <u>5 points</u>	>40m <u>0 points</u>	
Exposure to sun/wind	Low <u>2 points</u>	Average <u>1 points</u>	Good <u>0 points</u>	
Protection from upslope seepage/run-on to disposal field (swales, berms, v-drains)	No <u>2 points</u>		Yes <u>0 points</u>	
Level of wastewater treatment*	Primary <u>5 points</u>		Secondary or better <u>0 points</u>	
Low <17 Medium 17-24 High >24				
* Split treatment systems incorporating the use of a composting toilet in conjunction with a greywater treatment/diversion device will be considered a low risk alternative to septic tanks and as such incur 0 points on risk assessment.				

4.2 Review of and Changes to Categories of Risk

When an OSSMS has been assessed and allocated to a category of risk by Council, any owner who believes that such allocation is not appropriate may apply to Council to have the risk assessment reviewed. Such a review may or may not involve the carrying out of a site inspection of the system and may be subject to payment of a fee to Council as determined by Council's adopted Fees and Charges.

4.2.1 Re-categorisation of Systems

In order to encourage appropriate management and maintenance of OSSMSs, Council intends to provide for the re-categorisation of systems from the high to low or medium risk category. This may involve re-categorisation of OSSMS from high risk to low or medium risk, where the continuing operation of a particular system has been shown, to Council's satisfaction, to be in accordance with the performance standards set out in the Approval to Operate section of this strategy.

Council may increase the risk rating of any OSSMS if determined upon inspection that more frequent monitoring of the system is required.

It should be noted that where an OSSMS, which is classified as low or medium risk, fails to operate in accordance with the performance standards of its approval, such a system will automatically be re-categorised to a higher risk system. This re-categorisation will not apply where the system is maintained and repaired so that it again meets the performance standards within a nominated period of such failure.

4.3 Environmental Sensitive Areas or Small Lot Sizes

Coastal villages in the Coffs Harbour LGA have unique environmental and health implications relating to effluent disposal with highly permeable sandy soils, high groundwater/shallow water table, sensitive waterways and wetlands, and increasing development pressures. The provision of reticulated water and sewer has been identified as a high priority strategic means to protect public

health and improve environmental outcomes within these locations. The coastal villages have progressively been provided with sewer and water over the past decade with the exception of Red Rock.

Red Rock village has a number of major limitations that impact the sustainable operation of OSSMSs. The village is located on a sand peninsula bounded by the Tasman Sea to the east, Corindi Creek to the north and west and heathland in between. The area generally has a shallow water table, permeable sands, impermeable coffee rock and small lot sizes.

In recognition of site constraints within the Red Rock village, new and upgraded OSSMSs are required to incorporate secondary wastewater treatment with disinfection as a minimum standard of treatment, or comparable treatment and land application combination that is deemed suitable by Council.

In addition to the constraints identified above, Coffs Harbour LGA also has a number of small lot (<3,000m²) residential areas that are not connected to Councils reticulated sewer network. The inland villages of Coramba and Nana Glen are examples of these. Due to the constraints of small lot sizes on sustainable effluent management, new and upgraded OSSMSs for small lots are required to incorporate secondary wastewater treatment with disinfection as a minimum standard of treatment, or comparable treatment and land application combination that is deemed suitable by Council.

System design is to be undertaken by a suitably qualified and experienced environmental engineer or wastewater consultant. New and upgraded systems will generally be assigned a medium risk category rating.

4.4 Monitoring Aerated Wastewater Treatment Systems

Aerated Wastewater Treatment Systems (AWTS) utilise aerobic processes to further polish primary treated effluent to a secondary quality. This is generally achieved via the use of pumps and blowers. These systems are in operation 24 hours a day and as such require routine maintenance and monitoring to ensure all moving parts are in order and that minimum secondary effluent quality standards are achieved. The owner and operator of the system are required to enter into a service contract with a suitably qualified service agent. Council will provide a register of suitably qualified service agents for reference.

Servicing of these systems is generally required on a quarterly basis with service reports to be forwarded to Council within 7 days from the date of service. All quarterly service reports will be reviewed by Council. Any operational or water quality issues identified by the technician will be required to be addressed by the owner. Failure to do so may lead to a breakdown and subsequent failure of the treatment and disposal system.

4.5 Installation and Monitoring of Private Sewer Pump Stations

Coffs Harbour Council will **only** permit the installation of Private Sewer Pump Stations where all other opportunities to connect to Council sewer by gravity have been exhausted or where the pump station will have environmental or social benefits.

Private sewer pump stations are classified as OSSMSs and as such are required to be monitored to ensure compliance with the performance standards adopted by Council. For further information relating to performance standards and monitoring requirements please refer to Council's adopted policy for Private Sewer Pump Stations.

4.6 Monitoring Pump-out systems

Historically pump-out systems have been installed in the Coffs Harbour LGA where a combination of site and soil constraints impact on the ability of wastewater to be sustainably managed on site.

The villages of Coramba and Nana Glen have the highest concentration of pump-out systems in the Coffs Harbour LGA. This is generally a result of small residential lot size, connection to mains water supply, and no connection to Councils reticulated sewer network.

In 2005 Council made the decision not to allow any further pump-out systems to be installed in the Coffs Harbour LGA. This was part of an arrangement where Council's sewer fund subsidises the pump-out charges from the contractor to ensure environmental and social outcome are maintained. The annual charge levied through rates will facilitate the ongoing pump-out of these systems.

Existing pump-out systems will not be inspected by Council under the adopted inspection program. The contractor will supply Council with pump-out data for each property serviced during each round of pump-outs. This information will be utilised as a tool for remotely monitoring system performance. Site inspections will **only** be undertaken where inconsistencies in pump-out data are identified, or where a complaint is received from a member of the public relating to the operation of a pump-out system.

Due to the constraints of small lot sizes on sustainable effluent management, new and upgraded OSSMSs for small lots are required to incorporate secondary wastewater treatment with disinfection as a minimum standard of treatment, or comparable treatment and land application combination that is deemed suitable by Council.

4.7 Unsatisfactory On-site Sewage Management Systems

4.7.1 Identification of Unsatisfactory Systems

Inspections of OSSMSs are required to ensure they are installed and operated in accordance with the performance standards specified in the Council approval, regulations and this strategy.

OSSMSs are complex and can fail if not designed, sited, installed, operated and maintained correctly. Improper operation and maintenance, possibly through a lack of awareness of how OSSMSs work, are common means by which systems fail.

System failure is deemed to have occurred when a system fails to achieve the prescribed performance standards resulting in the risk of adverse environmental and human health impacts.

The upgrade of failing systems is to be undertaken having regard to this strategy. Details on upgrading OSSMSs are provided in the following sections.

4.7.2 Impacts of System Failure

On-site sewage management involves the treatment of wastewater followed by the release of effluent (treated wastewater) and solid (compost) products into the environment. Inappropriate use or disposal of these products can have adverse impacts on environmental and human health and can lead to:

- a) the spread of disease by bacteria, virus, parasite and other organisms in the wastewater;
- b) contamination of groundwater and surface water;
- c) degradation of soil and vegetation;
- d) decreased community amenity caused by odours, noise and insects;
- e) alteration of local ecology.

The disposal of effluent via surface irrigation, particularly in close proximity to dwellings, is an activity which can pose a serious threat to public health as a result of pathogen transfer. The mode of disease transmission can be a result of water borne, water contact and aerosol transmission, generally by the faecal oral route. The type of disease is not limited to bacterial origin only, but also includes virus, protozoa and helminth infection.

When the soil profile in the effluent field reaches a maximum hydraulic capacity or begins to degrade to a state where the soil particles begin to clog, aerobic organisms within the drainfield drown and decontamination of wastewater effluent slows or stops. As the soil area becomes more and more limited, effluent may back up, the tank surcharges, flow from the home is impeded and eventually building drains overflow exposing residents to a suite of viruses and pathogens within the wastewater. In many cases partially treated wastewater is forced to the ground surface.

Effluent disposal systems will tend to fail as a result of:

- poor design including inappropriate sizing of disposal field; lack of consideration of soil type, topography, climate conditions, expected hydraulic flows, and inadequate tank size;
- poor installation;
- inadequate maintenance of treatment systems through failure to desludge, maintain pumps and filters;
- inadequate stormwater diversion and siting of disposal field on flood prone and water logging land;
- excessive hydraulic loading and clogging of disposal system, and physical damage from vehicles or livestock.

4.7.3 Complaints about Failing Systems

A member of the community who has a problem with the operation of an OSSMS is entitled to approach Council about the problem.

Council must regulate the operation of OSSMSs, so that risks to health and the environment do not arise.

Council will investigate complaints relating to system failures irrespective of the priority area. This inspection may replace the next scheduled inspection for any system that is the subject of a complaint and where as a result of that inspection Council requires the owner/operator to take some action. Changes may also be made to the risk categorisation of the systems as a result of any complaint investigation.

4.7.4 Owner and Operators Responsibilities

It is the responsibility of the owner or occupier of the premises to ensure that OSSMSs are designed, installed and managed, so that environmental nuisance/damage does not occur and there is no risk to public health or likely environmental impact from the operation of the system.

Owners should also ensure that other occupiers of the premises are also aware of the systems operation and maintenance. If a system fails for any reason householders should report this to Council so that Council is aware of action taken to address the problem and can provide input if necessary.

4.7.5 Enforcement

Adequate powers exist under Section 124 of the Local Government Act, 1993, and the Protection of the Environment Operations Act 1997 to ensure compliance with this strategy and to require that OSSMSs have an Approval to Operate, and that these systems be maintained to an acceptable standard.

Council can:

- Require action to be taken to bring a sewerage system into compliance with relevant standards or requirements (Order No.5).
- Require owners or operators to do or refrain from doing such things to prevent environmental damage or to repair environmental damage (Order No.11).
- Cease conducting an activity on a premises (such as operating an OSSMS), where the activity is or may constitute a treat to public health or safety (Order No.15).
- Require action to maintain a premise in a healthy condition (Order No.21).
- Control waste on premises where the waste is not being dealt with satisfactorily (Order No.22).
- Require the connection to a public sewer, where the sewer is within 75 metres (Order No.24).
- Require owners or operators to use or not to use a human waste storage facility (Order No.25).
- Require compliance with an approval (Order No.30), where considered necessary.
- Require owners to clean-up a pollution incident (Part 4:2 POEO Act)
- Require owners to take measures to prevent a pollution incident (Part 4.3 POEO Act).

The Local Government Act and Regulations allows Council to issue infringement notices (on the spot fines) for two existing offences under the Local Government Act:

- a) Operating a system of sewage management without the prior Council Approval [s.626 (3)]; and
- b) Operating a system of sewage management otherwise than in accordance with the terms of an approval [s.627 (3)].

5 Administration

5.2 Education

An important part of this strategy is to ensure that all parties involved in the installation operation and maintenance of OSSMSs are aware of their responsibilities. The level of knowledge required will depend on the type of sewage management system and the stakeholder's needs.

The operation of a centralised sewage system requires limited input from the individual householder, but householders need to take an active role in the operation of OSSMSs. They should have a broad knowledge of on-site sewage management principles and be able to apply that knowledge responsibly.

Householders need to have a full knowledge of:

- System operation and maintenance requirements
- Their regulatory responsibilities
- System selection and design of effluent application areas

- The health risks involved if systems fail
- Emergency contact numbers to initiate repair of system failure
- Waste and water use minimisation principles and techniques
- Managing the environmental impacts of wastewater
- Where to obtain further information

Council will undertake the following educational activities in relation to OSSMSs:

- Council or nominated agent will ensure that staff are appropriately trained to assess, monitor and OSSMSs.
- Council or nominated agent will conduct public awareness activities for on-site sewage householders to ensure they understand the best and most effective ways to maintain their systems.
- Council will utilise resources developed by the NSW Department of Local Government to assist in the educational process.

5.3 Financial Hardship and Upgrading Failing Systems

Council will only consider providing a loan where it is the lender of last resort. Therefore, before an application will be considered, you should seek to obtain a loan through your financial institution (bank, Credit Union, etc), and others if you are not successful there. If you are unable to obtain a loan from any of these then it will be necessary for you to provide a letter from your financial institution stating they will not lend to you for this purpose.

Council has set out the terms of the financial assistance package below. This will assist you in determining the suitability of the package for your requirements.

Terms and Conditions:

1. The loan will commence from the date of payment by Council.
2. Interest will be calculated on the loan at 7.5% per annum.
3. The loan will be repaid over a maximum of three (3) years by monthly instalments e.g. \$1000 loan = \$31.11 per month.
4. Repayments are to be made by direct bank transfer to Council's Bank Account.
5. The loan or part of the loan may be repaid earlier than the scheduled terms, with interest calculated to the date of such payment.
6. Should the terms of loan conditions 3 to 5 (inclusive) **not** be complied with, Council will require immediate payment of the total amount outstanding, inclusive of interest, which will accrue on a daily basis on the total principal outstanding.
7. The loan will be treated as a charge on land, similar to rates, and shall be paid in full should the property be sold or transferred.
8. Where an application for a loan is approved, Council will pay the plumber who does the work on behalf of the owner, upon receipt of the plumbers invoice and certified by the owner (borrower) as being approved for payment. Payment will also be dependent on satisfactory final inspection and authorisation of works by Council inspectors.
9. The loan agreement will be way of a signed letter outlining the terms and conditions of the loan. It is not anticipated that there will be a need for any other legal documentation. Should there be a need for any further legal documentation, the cost of this documentation will be met by the borrower.

If the above terms and conditions are agreeable, you will need to apply for a loan in writing furnishing the following detail.

- Relevant property detail including name(s) of owners and property address.
- Provide a letter from your financial institution stating they will not lend to you for this purpose.
- Amount of loan required (owner to obtain quotations from plumbers for required works and select preferred quotation).
- The preferred repayment terms. i.e. period of loan and instalment frequency.
- Copy of quotation from plumber including plumber's name, contact address, phone number and licence number.

Personal interviews may or may not be required for final determination of your loan application. You will be advised if an interview is required. If you are offered a loan, a letter of agreement will be drafted and will include the terms and conditions of the loan as negotiated between Council and yourself as the property owner.

6 Resourcing

6.2 Staffing

Council will assign appropriate staff resource to undertake the functions associated with the implementation of this strategy.

6.3 Fees

A fee schedule has been designed to provide Council and users of OSSMSs with a cost-effective program, which will not greatly impact on Council finances and which provides an efficient mechanism to ensure the long term environmental, and public health objectives of this strategy are achieved.

The Approval to Operate fee is to be levied on owners of premises with OSSMSs for ongoing service support such as administration, education and monitoring. The nominated fee on rate notice relates to the specific timeframe of the approval, which includes one inspection within the nominated risk evaluation period.

All fees will be reviewed annually during the preparation of Council's annual budget. Those fees will be included in the required public participation process prior to adoption of Council's Annual Management Plan. Table 3 shows the fees for the implementation of this strategy with the service/activity and associated fees being subject to annual review.

Table 3 Fees and charges for On-site Sewage Management

Service/Activity	Fee	Description
<p><u>On-site Sewage Management</u></p> <p>Administration fee – each onsite sewage system</p> <ul style="list-style-type: none"> - High Risk - Medium Risk - Low risk <p>Commercial /multiple occupancy systems</p> <ul style="list-style-type: none"> • Administration fees determined having regard to number of systems • Inspection fees time based 	<p>Subjected to annual fees and charges</p>	<p>Fee nominated on rates. Charged per system</p> <p>Administration Fee nominated on rates. Inspection fees invoiced based</p>
<p>Additional re-inspection</p>	<p>Subjected to annual fees and charges</p>	<p>Fee is invoiced and to be paid within the nominated timeframe</p>
<p>OSSM Certificate (Request for review associated with Sale of Property) includes inspection</p>	<p>Subjected to annual fees and charges</p>	<p>Request for Certificates Application Form to be submitted to council. Payment required prior to inspection.</p>
<p><u>On-site Sewage Management System Application</u></p> <p>Application assessment and approval to operate sewage management</p> <ul style="list-style-type: none"> - New/ Replacement/ System Amendment - Minor System Amendment (No alteration to tank or effluent drain field) <p>Installation inspection of treatment system and disposal field</p>	<p>Subjected to annual fees and charges</p>	<p>Payment required on submission of application</p>
<p>Source: Coffs Harbour City Council Adopted Fees and Charges (updated annually), <i>Environmental Services</i>. Can be located on Council's website under Council's Corporate Planning and Reporting section.</p>		

PART C – ON-SITE SEWAGE MANAGEMENT SYSTEM DESIGN AND REPORTING

7 Applying to Upgrade or Modify an On-site Sewage Management System

In order for Council to adequately assess an application to upgrade or modify an OSSMS, the applicant must ensure that sufficient information has been provided in the application and that the associated fees have been paid on submission of the application.

7.2 New and upgraded systems

Any new or upgraded OSSMSs must be designed by a suitably qualified environmental consultant or wastewater engineer experienced in on-site wastewater.

A detailed investigation involving a site and soil assessment must be undertaken to identify constraints relating to the sustainable management of treated wastewater on the site. Once the site limitations have been identified, suitable wastewater treatment and land application combinations can be identified to address these appropriately. This information is to be collated in a report and submitted as part of the application.

The information submitted (as a minimum) should include:

- *Complete Site and Soil assessment:* The detailed assessment of a site's features and soil characteristics are critical in designing appropriate and sustainable OSSMSs. The role of a site and soil assessment is to identify the most limiting constraints to sustainable effluent disposal. Information gathered from site and soil assessments provide critical information for determining the most appropriate wastewater treatment and effluent disposal combination to overcome these constraints.

Site features and soil characteristics will influence the type, size and location of OSSMSs. For detailed information on site and soil investigations refer to AS/NZS1547:2012 and DLG 1998 ("Silver Book"). All constraints identified in the investigation process must be acknowledged in the report with details on how these constraints will be mitigated in the design of a suitable OSSMS. Digging and presentation of soil profile to at least one metre (or prior refusal) must be included in the soil assessment.

Soil Landscapes of the Coffs Harbour (1999) prepared by the Department of Land and Water Conservation contains useful information to assist in the preliminary assessment. This and similar sources of information **must not** be used as a substitute for site specific soil analysis as variations in mapping may result in the proposal of an inadequate system.

Soil chemistry must be provided for all investigations. Table 4 sets out Council's minimum requirements.

Table 4 Minimum soil testing requirements

Soil Test	Subdivision	Single Lot
Soil pH (1:5 soil:water)	Yes	Yes
Electrical conductivity (1:5 soil:water)	Yes	Yes
Cation exchange capacity (CEC) and exchangeable sodium potential (ESP)	Yes	No
Phosphorus sorption	Yes	If suspected a problem
Modified Emerson Aggregate test (SAR5)	Yes	Yes, field test

Note: Published data for CEC and P_{soil} may be used for single lot designs where a nutrient balance is required.

- Estimated Wastewater Generation:** Predicted hydraulic loads must be calculated based on the maximum occupancy rate of a dwelling. The predicted hydraulic load will be calculated on the basis of the number of bedrooms multiplied by 1.5 persons per bedroom. For 1 bedroom dwellings, the minimum occupancy will be assumed to be 2 persons. If information suggests more people will be living in the dwelling than the above calculation suggest, then calculations must reflect the expected occupancy rate.

For non-domestic on-site sewage management designs, occupancy/utilisation rates must be based on expected utilisation rates accounting for seasonal variation in peak loading. Table H4 in AS/NZS1547:2012 provides design flows based on domestic wastewater generated from commercial premises in New Zealand. This information should be adopted in lieu of information specific to Australian data.

- Proposed Wastewater Treatment and Disposal System:** Details of the proposed treatment system should be included in the report submitted to council. This should include the systems accreditation with NSW Health and relevant construction and installation specifications. Details of the proposed disposal system should also be included making reference to specific design/installation requirements set out in AS/NZS1547:2012. Some examples of schematics for numerous types of effluent disposal systems are provided in Appendix A.
- Detailed Site Plan:** The following site plans are required to be included in the report:

 - Large scale plan highlighting the sites location with respect to surrounding properties.
 - Small scale plan (1:200 or most suitable size) detailing dominant site features (rivers, dams, drainage features, bores, etc); and
 - Small scale plan (1:200 or most suitable size) nominating the proposed treatment and effluent disposal field location, buffers to the disposal field, and 100% nominated reserve area.
- Setback distances:** Council will assess suitability of buffer setbacks to environmental and public receptors using Table R1, to be used in conjunction with Table R2 in AS/NZS1547:2012. Buffer distances shall be included on scaled site plans.
- Water and Nutrient Balance:** All On-site wastewater systems must be designed according to AS/NZS1547:2012 and the DLG (1998) "Silver Book". Water and nutrient balances must be used to size appropriate effluent management areas which consider nutrient loading on the environment and wet weather storage capacity.

Water balance: Site specific median rainfall and evaporation data must be utilised in water balance calculations to ensure the rainfall and wastewater loads do not exceed the evapotranspiration rates and absorption capacity of the soil. Median rainfall data must be

used to account for Coffs Harbour's high seasonal variation in rainfall. This is critical in designing appropriate effluent disposal systems.

Nutrient balance: Site specific nutrient balance calculations must be undertaken for all disposal system designs. Inputs should include hydraulic load, soil depth, soil bulk density, effluent quality, uptake and phosphorus sorption rates. Often the area required for nutrient assimilation is larger than that required hydraulically. Designs incorporating subsurface irrigation systems should base sizing on most limiting factor (nutrient or hydraulic). A nutrient assimilation envelope must be allocated for absorption systems.

- **Site and Use Considerations:** The type of development and its intended use must be considered in the design process. Where a site receives intermittent loads (holiday houses, caravan parks) certain treatment systems will struggle to effectively manage the variable loads and often result in poor effluent quality. Peak loading of system such as in the case of holiday/caravan parks can drastically reduce the final effluent quality, especially where the volume of wastewater generated exceeds the maximum design daily load of the treatment system. In these cases, the proposed treatment system should be designed to cope with variable wastewater generation rates.
- **Irrigation Design:** Appropriate hydraulic sizing of pumps has been identified by Council as an area requiring further input from designers to ensure systems incorporating pumped systems are installed with appropriate fittings, lateral spacing, emitters, pump size etc, to ensure effluent is distributed evenly across the entire dosing manifold. Pumped systems must be designed and or certified by a Certified Irrigation Designer (CID) or suitably qualified person.
- **Operation and Management Plan:** Council requires that designers provide individualised management plans for each system. A simple operation and maintenance (O&M) plan should be provided for single domestic systems. A more detailed O&M plan should be provided where the system is of a commercial nature and or the system is installed without NSW Health Accreditation under Clause 41 (2) of the Local Government (General) Regulation 2005, and is unique to the premises. An O&M Plan shall provide the occupier/owner or service personnel with all necessary instructions for the operation, maintenance and servicing of the proposed system, and an emergency action plan in the event of system breakdown.

7.3 New subdivisions, residential release proposals, rezoning and other development applications

On-site sewage management plays a major role in determining the suitability of land for residential development. In most cases a Land Capability Assessment (LCA) must be undertaken to demonstrate that each of the proposed lots are capable of sustainably managing on-site wastewater disposal. The assessment is used to identify lot density and lot sizes. It will detail the minimum level of wastewater treatment required for each lot based on information obtained from a detailed site and soil assessment.

The details required in the consultant's report must be in accordance with the requirements of this section and 7.2, except as provided below:

- Full construction, engineering and installation specifications of the treatment systems and land application areas are not required provided that it can be clearly demonstrated that each proposed lot is capable of accepting on-site disposal of wastewater and must comply with all the constraints/limitations determined from the assessment and reporting process.
- Site plans must also include the proposed development layout, recommended Effluent Management Area (EMA) within each of the proposed lots and a 100% nominated reserve area.

8 References

Australian/New Zealand Standard AS/NZS 1547: 2012 – On-site Domestic Wastewater Management

NSW Department of Local Government. *Environment and Health Protection Guidelines: On-site Sewage Management for Single Households*, DLG, Sydney, 1998 (the ‘Silver Book’)

NSW Government, Local Government Act 1993.

NSW Government (General) Regulation 2005.

NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises 2007

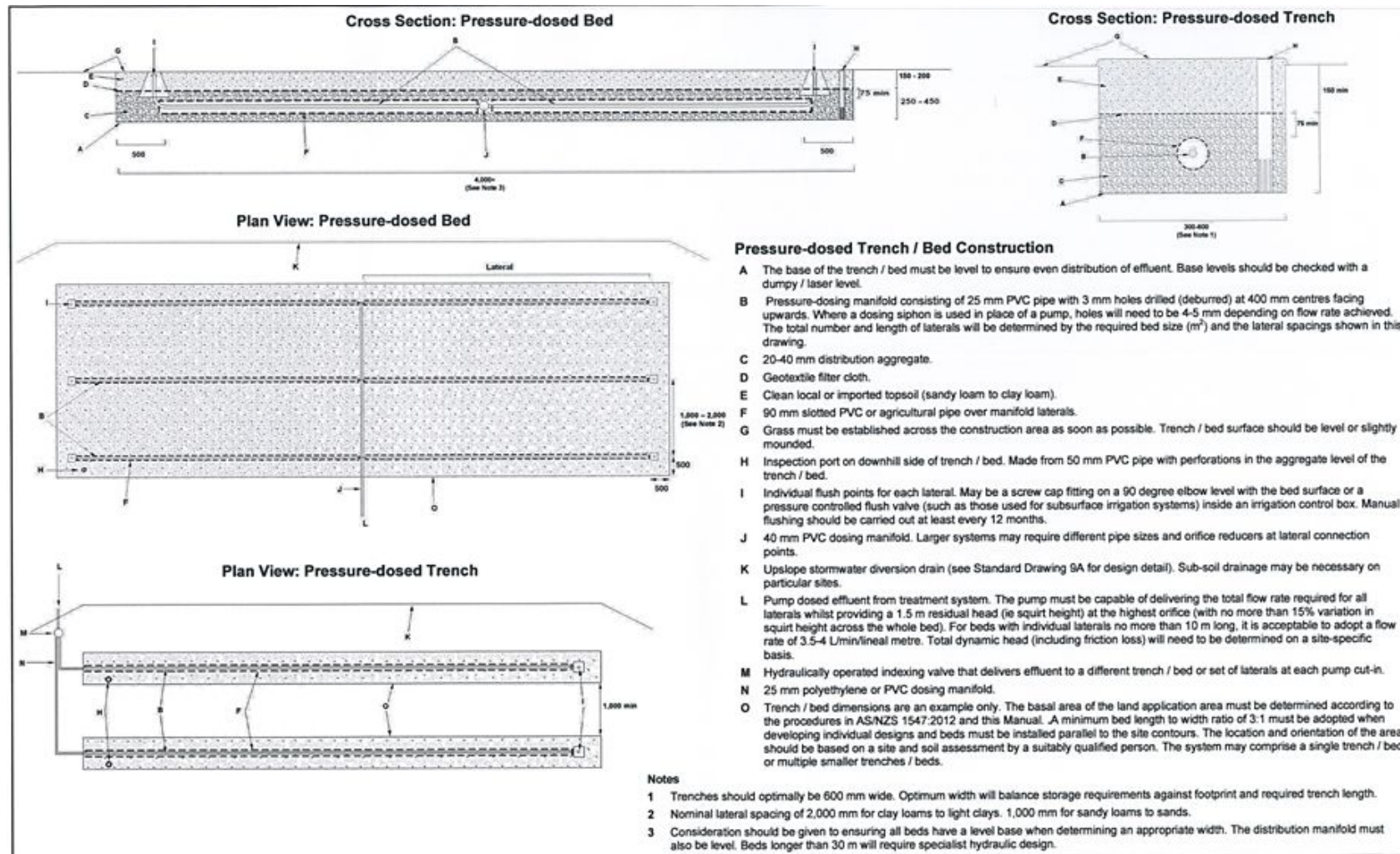
Protection of the Environment Operations Act 1997

Sydney Catchment Authority, 2012. *Designing and Installing On-Site Wastewater Systems*. A Sydney Catchment Authority Current Recommended Practice.

9 Table of Amendments

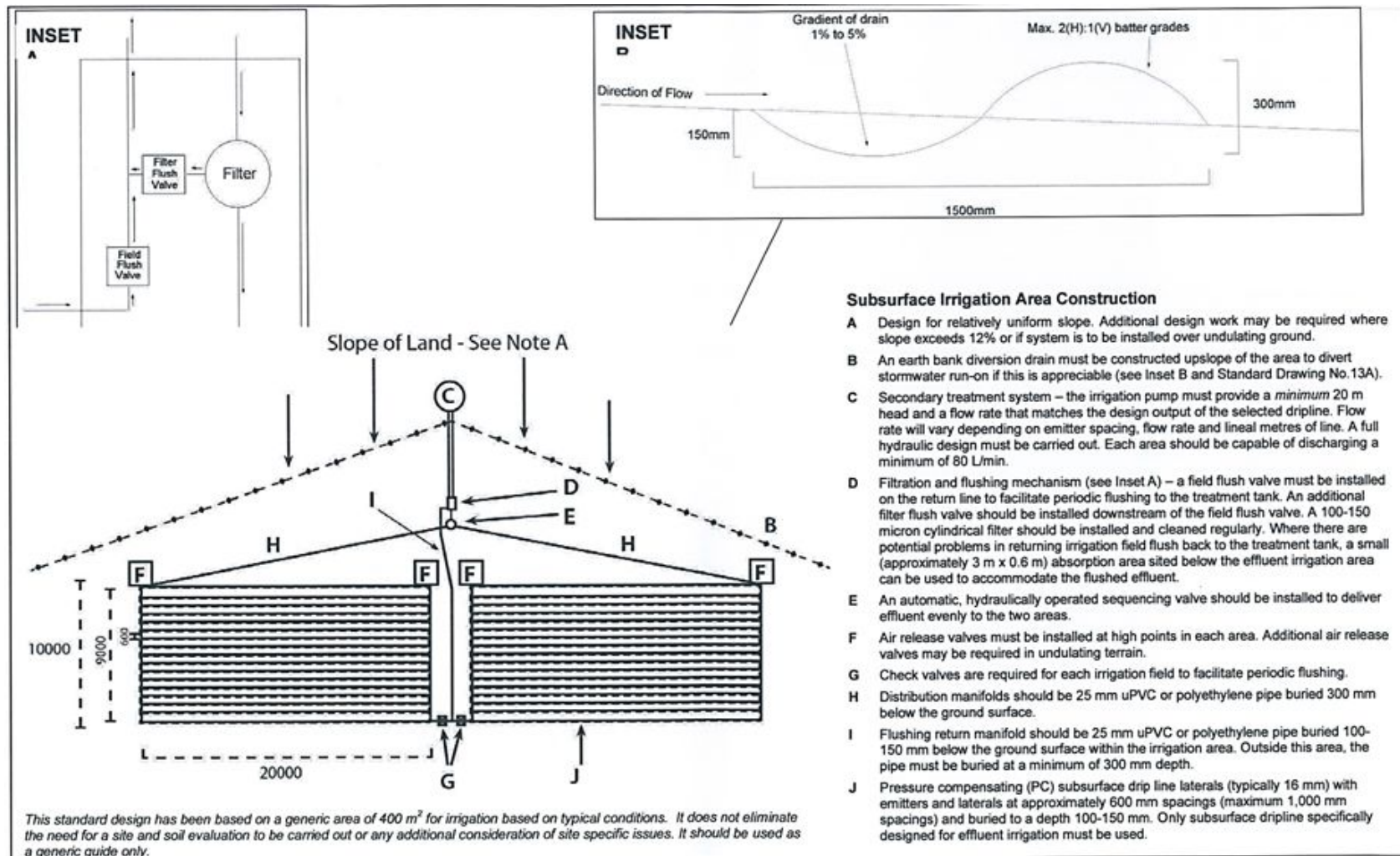
Amendment	Authorised by	Approval reference	Date

Appendix A – Effluent Disposal System Schematics



Standard Drawing 10C - Pressure-dosed Bed / Trench
(not to scale)

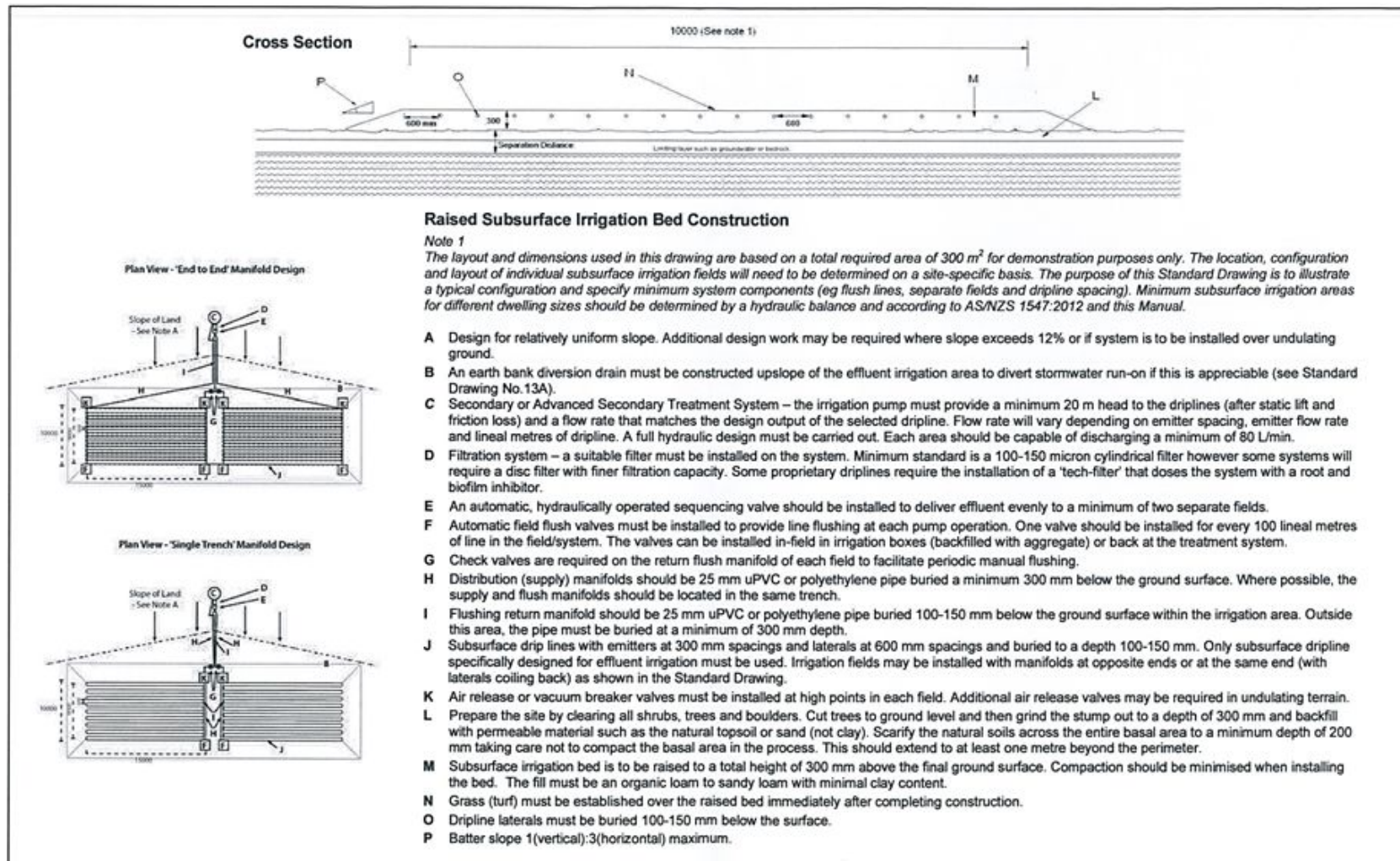
Sourced from SCA 2012



Standard Drawing 13B - Subsurface Effluent Irrigation

(not to scale)

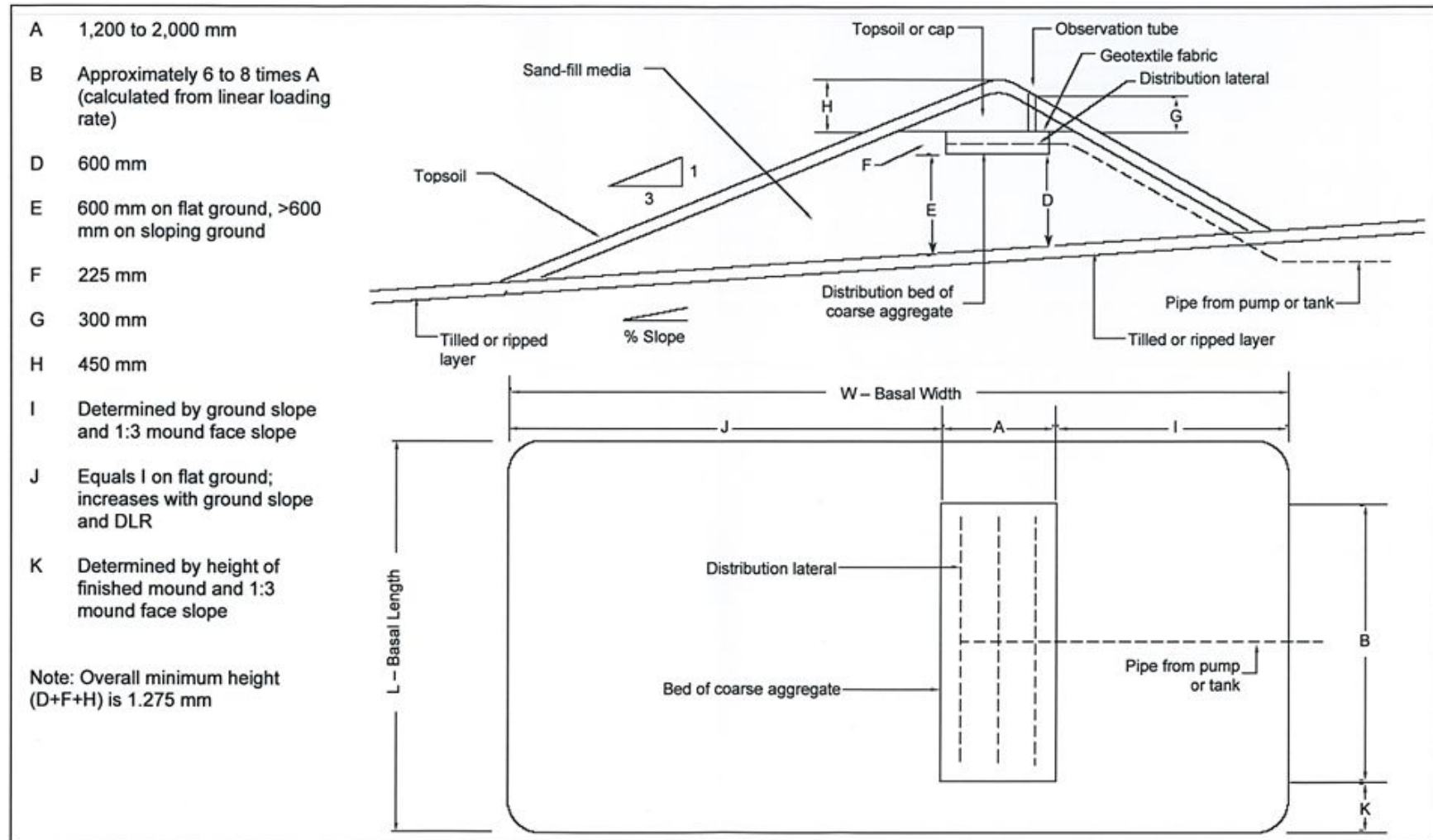
Sourced from SCA 2012



Standard Drawing 13C - Raised Subsurface Irrigation Bed

(not to scale)

Sourced from SCA 2012



Standard Drawing 9B - Wisconsin Sand Mound
(not to scale)

Sourced from SCA 2012

COFFS HARBOUR CITY COUNCIL
Locked Bag 155 COFFS HARBOUR NSW 2450
www.coffsharbour.nsw.gov.au



REPORT TO ORDINARY COUNCIL MEETING

JRPP – ASSESSMENT REPORT FOR DEVELOPMENT APPLICATION NO.0209/16 – LOT 10 DP 264205, LOT 25 SECTION E DP 17053, 123 PARK BEACH ROAD, PARK BEACH

REPORTING OFFICER: Development Assessment Planner
DIRECTOR: Director, Sustainable Communities
COFFS HARBOUR 2030: PL1.5 Encourage innovative development that embrace our
climate and local environment
LE 3.1 Manage land use to conserve the region's unique
environmental and biodiversity values
ATTACHMENTS: ATT JRPP Development Assessment Report

Recommendation:

That Council notes the report.

EXECUTIVE SUMMARY

To advise that a development assessment report, prepared by Council, for Development Application 0209/16 has been lodged with the Joint Regional Planning Panel (Northern Region).

As the proposal involves a development that has a capital investment value of greater than \$20 million, the application is required to be determined by the Joint Regional Planning Panel (Northern Region) and not Council, in accordance with the provisions of *State Environmental Planning Policy (State and Regional Development) 2011*.

A copy of the development assessment report that has been provided to the Panel is appended to this report. It is recommended that the content of this report be noted.

REPORT

Description of Item:

The purpose of this report is to advise that Development Application 0209/16 for a Residential Flat Building (44 Units) and Strata Subdivision, including Demolition of Existing Building is scheduled for consideration by the Joint Regional Planning Panel (Northern Region).

Issues:

- **Proposed Development**

The proposed development involves:

- Demolition of existing motel building;
- Consolidation of land;
- Construction of 44 residential units, 66 car parking spaces, swimming pool and associated landscaping and infrastructure; and
- Strata Subdivision.

The proposal includes: 3 studio apartments; 1 one bedroom apartment; 1 two bedroom apartment; 24 two bedroom and ensuite apartments; 1 two bedroom, ensuite and study apartment; 12 three bedroom and ensuite apartments; and 2 three bedroom ensuite and study apartments. The apartments range in size from 41m² to 129m².

The building takes the form of a podium, consisting of the ground floor to the third floor, and a tower consisting of a fourth to the eleventh floor with a plant room, lift overrun, stairway, mechanical plant and sprinkler tank sitting above this. Apartments are spread over all floors, with associated parking spread over the ground, first, and second floors, contained within the podium. On top of the podium the development includes common recreational and utility facilities such as clothes drying areas, a pool, steam room, shower and toilet facilities, barbeque area and garden areas.

Pedestrian access is from Park Beach Road through a main access point. Some apartments have direct access at ground level. All vehicles access to the development is via the lane, adjoining the eastern boundary of the site, through a single access point. Garbage from the development will be stored in an enclosed area adjoining the lane and will also be collected from this point.

- **Joint Regional Planning Panel Determination**

Clauses 20 and 21 of *State Environmental Planning Policy (State and Regional Development) 2011* specify that Council consent functions are to be exercised by regional panels for developments of a class or description included in Schedule 4A of the *Environmental Planning and Assessment Act 1979*.

Schedule 4A (4) 'General Development over \$20 million' includes developments where there is a capital investment value of more than \$20 million.

As the proposal involves a development which has an estimated capital value of more than \$20 million, the application is required to be determined by the Joint Regional Planning Panel (Northern Region) and not Council.

- **Process for Development Applications Determined by the Joint Regional Planning Panel**

Development applications which are determined by the Joint Regional Planning Panel are lodged with Council in the normal manner. Staff assess these applications following the normal processes, as required by the Environmental Planning and Assessment Act and Regulations.

Staff then provide a development assessment report, with recommendations, to the Panel for determination.

- **Assessment Report**

The Assessment Report is provided to the Panel Secretariat. The report is placed on Council's website (via a link) and the Regional Panel website prior to the Regional Panel meeting. A copy of the Assessment Report is appended to this report.

Options:

- **The Role of Councillors**

A number of operational procedures and fact sheets have been developed by the Joint Regional Planning Panel. The following information is relevant to Councillors role in applications determined by the Panel.

"The elected council has no role in approving, authorising or endorsing the assessment report."

"The elected Council has the opportunity to provide a submission to the Regional Panel on matters being determined in its area. Councillors (except any councillors that have been appointed to the Regional Panel) as members of the council, can determine to provide a submission to the Regional Panel about the matter to be determined. The Council is able to be represented at the Regional Panel meeting to address the meeting about its submission."

Sustainability Assessment:

- **Environment**

The purpose of this report is to advise that Development Application 0209/16 is scheduled for consideration by the Joint Regional Planning Panel. Matters relating to environmental impact associated with the proposed development are addressed in the development assessment report appended to this item.

- **Social**

The purpose of this report is to advise that Development Application 0209/16 is scheduled for consideration by the Joint Regional Planning Panel. Matters relating to social impacts associated with the proposed development are addressed in the development assessment report appended to this item.

- **Civic Leadership**

Council staff have undertaken their role in assessment of this application.

- **Economic**

Broader Economic Implications

There are no economic implications that will result from Council's consideration of this matter and adoption of the recommendation.

Delivery Program/Operational Plan Implications

There are no implications for Council's Delivery Program or adopted Operational Plan.

Risk Analysis:

Risk analysis matters have been considered. The recommendation is that Council note the content of this report and adoption of this recommendation will not result in any significant risk to Council.

Consultation:

The application was advertised and notified in accordance with the provisions of Council's Notification Development Control Plan 2013 between 8 October 2015 and 21 October 2015.

Sixty submissions were received. Fifty-three of these submissions were in support of the development, with the remaining seven raising objections to the proposed development.

The application was referred to the NSW Rural Fire Service (RFS) for review and comment as 'integrated development'. The NSW RFS has issued a conditional Bushfire Safety Authority. The General Terms of Approval from the RFS have been incorporated into recommended conditions of consent. The application was also referred to the NSW Police, as a non-statutory referral, for advice in relation to 'Safer by Design'. The NSW Police has not responded to this request. Regardless, an assessment of the development against Safer by Design principles has been undertaken for the development.

Related Policy, Precedents and / or Statutory Requirements:

The process for assessment of development applications is a statutory process defined by the *Environmental Planning and Assessment Act 1979*. This includes the statutory provisions which determine that the application will be determined by the Joint Regional Planning Panel. A number of operational procedures that have been developed by the Joint Regional Planning Panel, specify procedural matters for the Panel and its decisions.

The statutory considerations with respect to assessment of the development application have been addressed in the development assessment report that is appended to this item.

Implementation Date / Priority:

The Joint Regional Planning Panel has advised that Development Application 0209/16 will be considered on 17 December 2015.

Conclusion:

This report provides some detail of Development Application 0209/16 and the process of consideration of the application by the Joint Regional Planning Panel.

JOINT REGIONAL PLANNING PANEL REPORT

DEVELOPMENT ASSESSMENT REPORT DEVELOPMENT APPLICATION NO. 0209/16

Residential Flat Building (44 Units) and Strata Subdivision, including Demolition of Existing Building

123 Park Beach Road (Lot 10, DP 264205 and Lot 25, Sec E, DP 17053), Coffs Harbour

PURPOSE:

This report provides an assessment of Development Application 0209/16 for a residential Flat Building (44 Units) and Strata Subdivision, including demolition of existing building and consolidation of land.

Approval of the application, subject to conditions, is recommended.

THE PROPOSAL

The proposed development involves:

- Demolition of existing motel building;
- Consolidation of land;
- Construction of 44 residential units, 66 car parking spaces, swimming pool and associated landscaping and infrastructure; and
- Strata Subdivision.

The proposal includes: 3 studio apartments; 1 one bedroom apartment; 1 two bedroom apartments; 24 two bedroom and ensuite apartments; 1 two bedroom, ensuite and study apartments; 12 three bedroom and ensuite apartments; and 2 three bedroom ensuite and study apartments. The apartments range in size from 41m² to 129m².

The building takes the form of a podium, consisting of the ground floor to the third floor, and a tower consisting of a fourth to the eleventh floor with a plant room, lift overrun, stairway, mechanical plant and sprinkler tank sitting above this. Apartments are spread over all floors, with associated parking spread over the ground, first, and second floors, contained within the podium. On top of the podium the development includes common recreational and utility facilities such as clothes drying areas, a pool, steam room, shower and toilet facilities, barbeque area and garden areas.

Pedestrian access is from Park Beach Road through a main access point. Some apartments have direct access at ground level. All vehicles access to the development is via the lane, adjoining the eastern boundary of the site, through a single access point. Garbage from the development will be stored in an enclosed area adjoining the lane and will also be collected from this point.

THE SITE:

The site consists of two lots, with a total land area of approximately 1,966m² in size. The land is irregular in shape and generally flat. The property is bound by the lane to the north and east, Park Beach Road to the south and the Hogbin Drive road reserve to the west. Existing medium and high density residential and tourist development surrounds the site to the east, south and west. The site is located within close proximity to services and facilities located within the Park Beach area.

Attachment 1

The site currently accommodates a motel, established landscaping and an electrical switching station.

The site is zoned R1 General Residential under the Coffs Harbour Local Environmental Plan 2013.



CONSULTATION:

Statutory Advertising and Notification

The application was advertised and notified in accordance with the provisions of Council's Notification Development Control Plan 2013 between 8 October 2015 and 21 October 2015.

Sixty submissions were received. Fifty-three of these submissions were in support of the development, with the remaining seven raising objections to the proposed development. The matters raised in these submissions are discussed in detail in the Section 79C Evaluation appended to this report.

State Government Referrals

The application was referred to the NSW Rural Fire Service (RFS) for review and comment as 'integrated development'. The NSW RFS has issued a conditional Bushfire Safety Authority. The General Terms of Approval from the RFS have been incorporated into recommended conditions of consent. The application was also referred to the NSW Police for advice in relation to 'Safer by Design'. The NSW Police has not responded to this request. Regardless, an assessment of the development against 'Safer by Design' principles has been undertaken for the development and is discussed elsewhere in this report.

Council Departments

Council internal departments have provided comment on the development proposal and their recommended conditions/actions have been incorporated into the evaluation process. No comments were provided that prevent approval of the application.

Further Consultation

No further consultation was undertaken.

STATUTORY MATTERS:

The following Environmental Planning Instruments are relevant to assessment of this application.

- State Environmental Planning Policy No 55 - Remediation of Land;
- State Environmental Planning Policy (SEPP) No.65 – Design Quality of Residential Flat Development;
- State Environmental Planning Policy No 71 - Coastal Development;
- State Environmental Planning Policy (State & Regional Development) 2011;
- State Environmental Planning Policy (SEPP) Building Sustainability Index: BASIX 2004; and
- Coffs Harbour Local Environmental Plan 2013.

Coffs Harbour Development Control Plan 2013 and Coffs Harbour Development Control Plan 2015 are also relevant to the assessment of this application.

The application is identified as "regional development" under State Environmental Planning Policy (State and Regional Development) 2011 and as a consequence the application is to be determined by the Joint Regional Planning Panel (Northern Region).

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

of matters is limited in so far as they must be of relevance to the particular application being examined. All of the planning instruments and development control plans specified above are considered in detail in the Section 79C Evaluation appended to this report.

ISSUES:

Context and Setting

The relationship of the development to its context has been raised in submissions. The development site is located in an established urban area and is surrounded by a mix of medium to higher density residential and tourist land uses. The development site is also located within close proximity to various commercial land uses such as a hotel, restaurants and shops.

Whilst the development is a higher density development, it is not dissimilar in scale and form to nearby apartment developments, with the closest being the recently constructed 'Equinox' apartments. The Park Beach locality is a precinct, which is currently in transition from lower density development to higher density developments that capitalise on the topography of the precinct and its proximity to the coastline.

It is considered that the development is consistent with the desired character of the area.

Amenity impacts

Potential amenity impacts relating to privacy and overshadowing have been raised in submissions. The development site, being an island site, affords the development with adequate separation to existing adjoining development. In this regard, the habitable rooms of the development are located adequate distances from those of adjoining developments. The proposed development does not directly overlook adjoining developments. The development complies with the design principles contained within 'SEPP 65 Design Quality of Residential Apartment Development' and the associated 'Apartment Design Guide' with regard to privacy.

The application is accompanied by solar diagrams, which have been prepared for 9am, 10am, 11am, midday, 1pm, 2pm and 3pm on the 22nd of June. These diagrams show that the development complies with the requirements of the DCP 2013, the DCP 2015 and the Apartment Design Guide, which require that the development provide for two hours of sunshine upon indoor living areas and private open space (both within the development site and on surrounding development) between 9.00am and 3:00pm on the 22nd of June of any given year.

Traffic and Parking impacts

The proposed development is expected to result in additional traffic movements in the locality.

In this regard, the application considers potential traffic impacts as a result of additional traffic movements on the surrounding road network. In particular, Hogbin Drive, Park Beach Road, Ocean Parade and relevant nearby intersections, including the intersections of Hogbin Drive and Park Beach Road roundabout, the lane and Park Beach Road and Ocean Parade and Park Beach Road.

The submitted information states that the development is likely to result in 23 vehicle movements at peak hour and concludes that the existing road network can satisfactorily accommodate these additional movements without the level of service for these roads changing. Similarly, the submitted information indicates that the intersections of Hogbin Drive/Park Beach Road roundabout, the lane/Park Beach Road and Ocean Parade/Park Beach Road will continue to perform at satisfactory levels.

Attachment 1

The development provides 66 on-site car parking spaces, which exceeds number of spaces required to be provided for the development. Developments are not required to provide for on-street car parking.

Given the number of spaces to be provided by the development, it is considered that the development is unlikely to exacerbate or cause additional significant car parking impacts in the locality. The development is not expected to result in any significant traffic impacts in the locality.

The proposed development is not expected to result in any significant adverse impacts.

SUMMARY:

The proposal represents a significant residential development in the Park Beach locality.

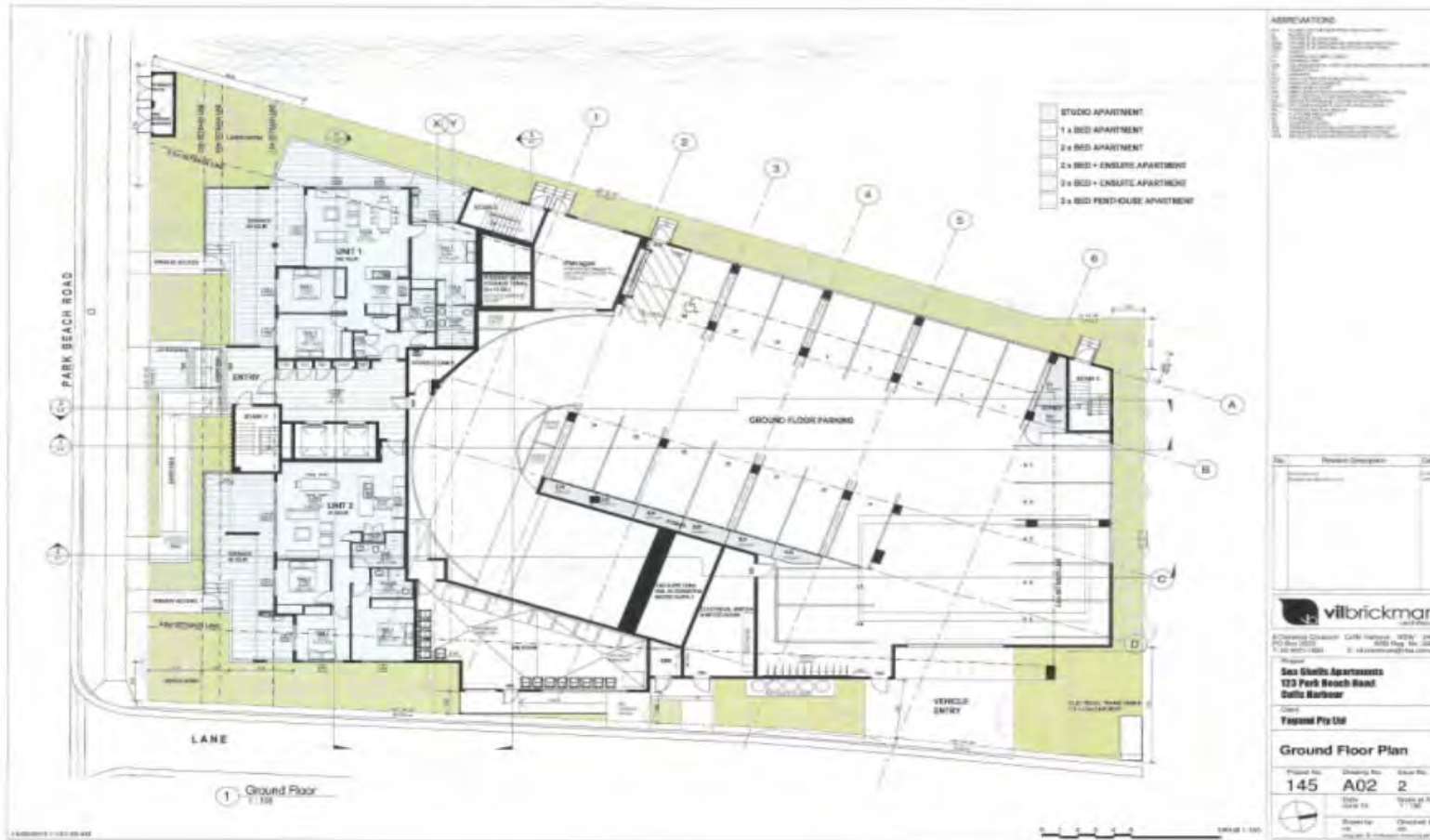
The proposed development is consistent with current planning controls that apply to the site. The main issues for the development are context and setting, traffic and parking, amenity issues. The application is considered suitable for approval subject to conditions.

RECOMMENDATION:

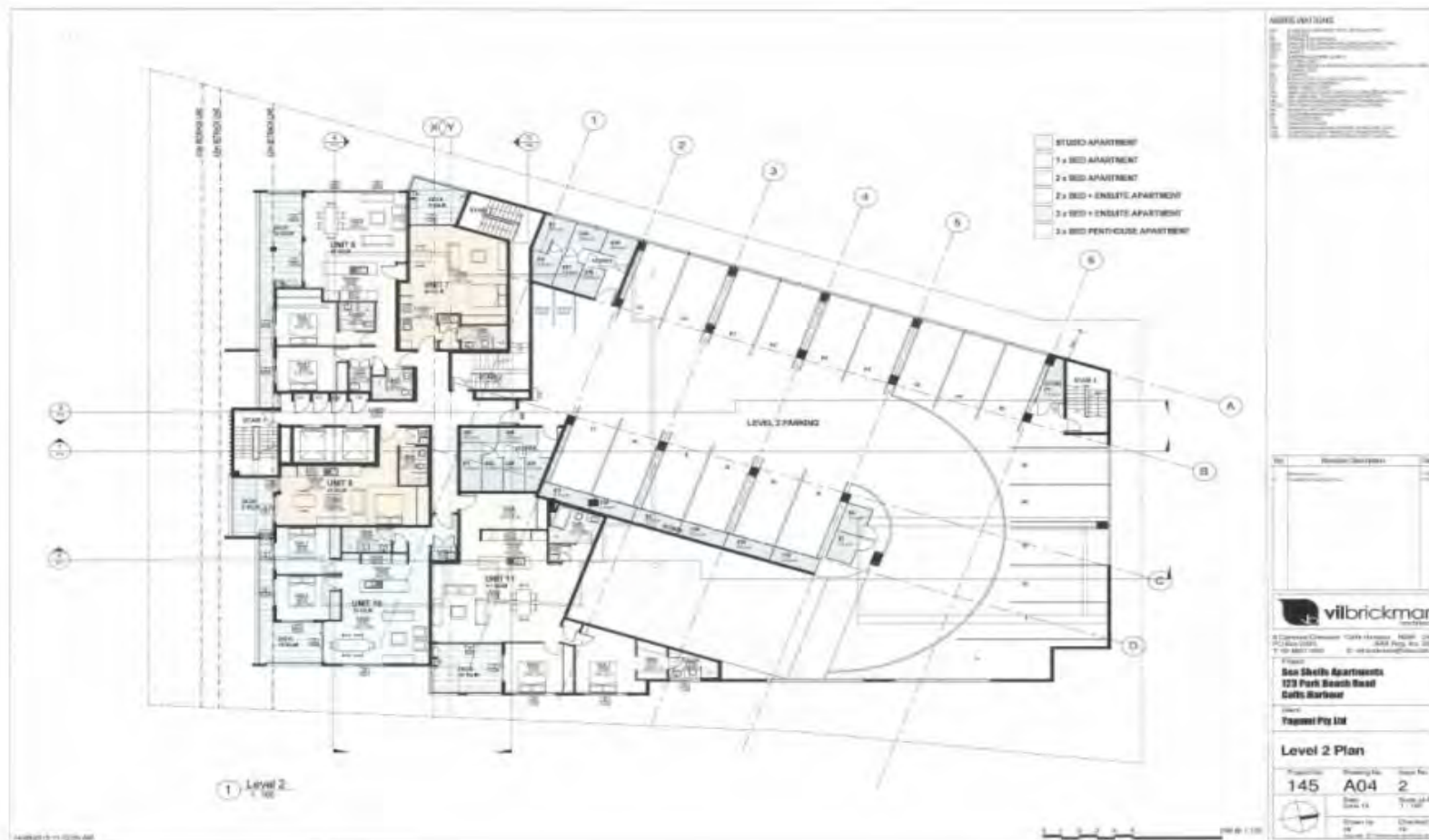
- 1. That Development Application No. 0209/16 for 'Residential Flat Building (44 Units) and Strata Subdivision, including Demolition of Existing Building' be approved, subject to conditions as appended to this report.**

Plans of Proposed Development

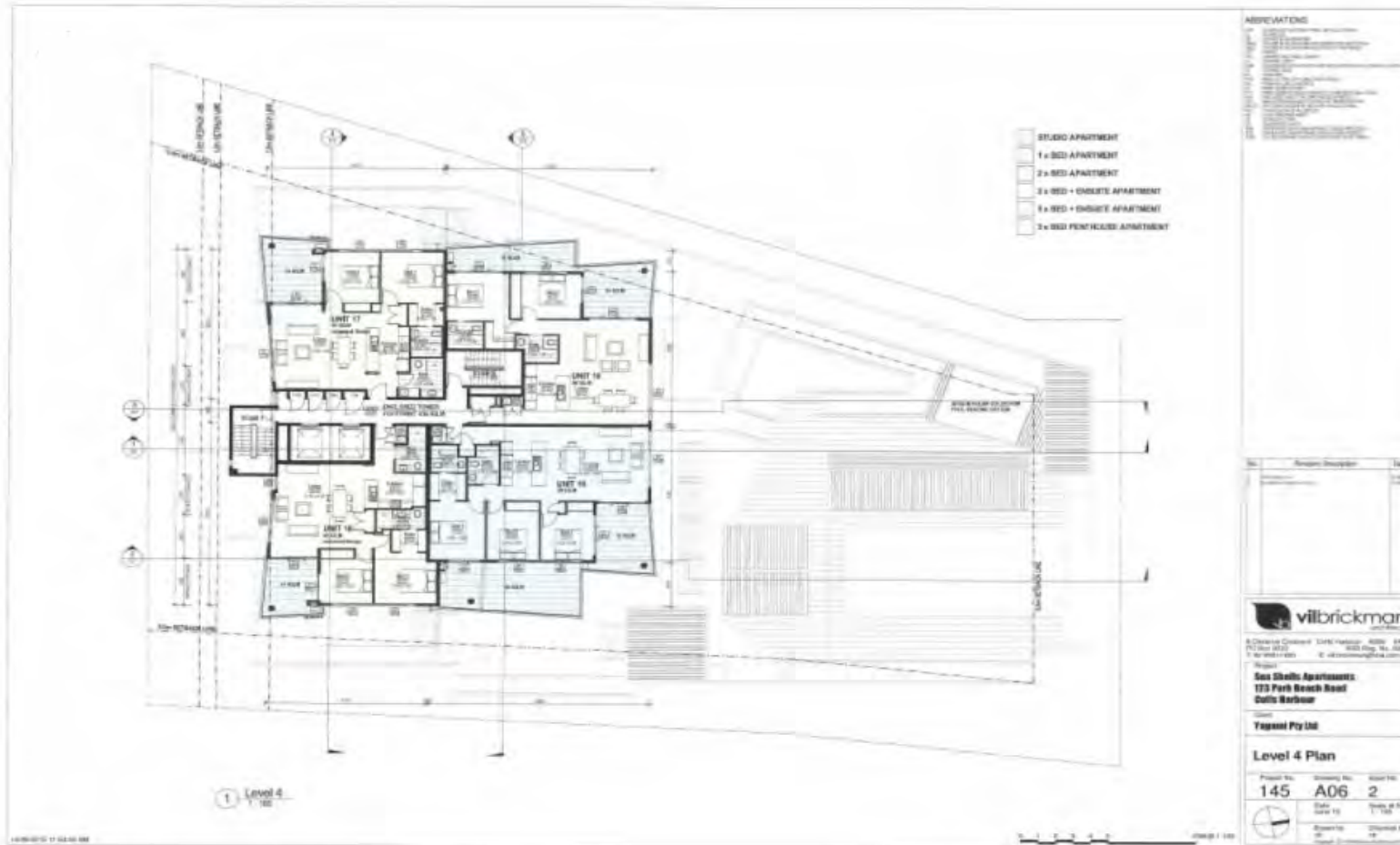


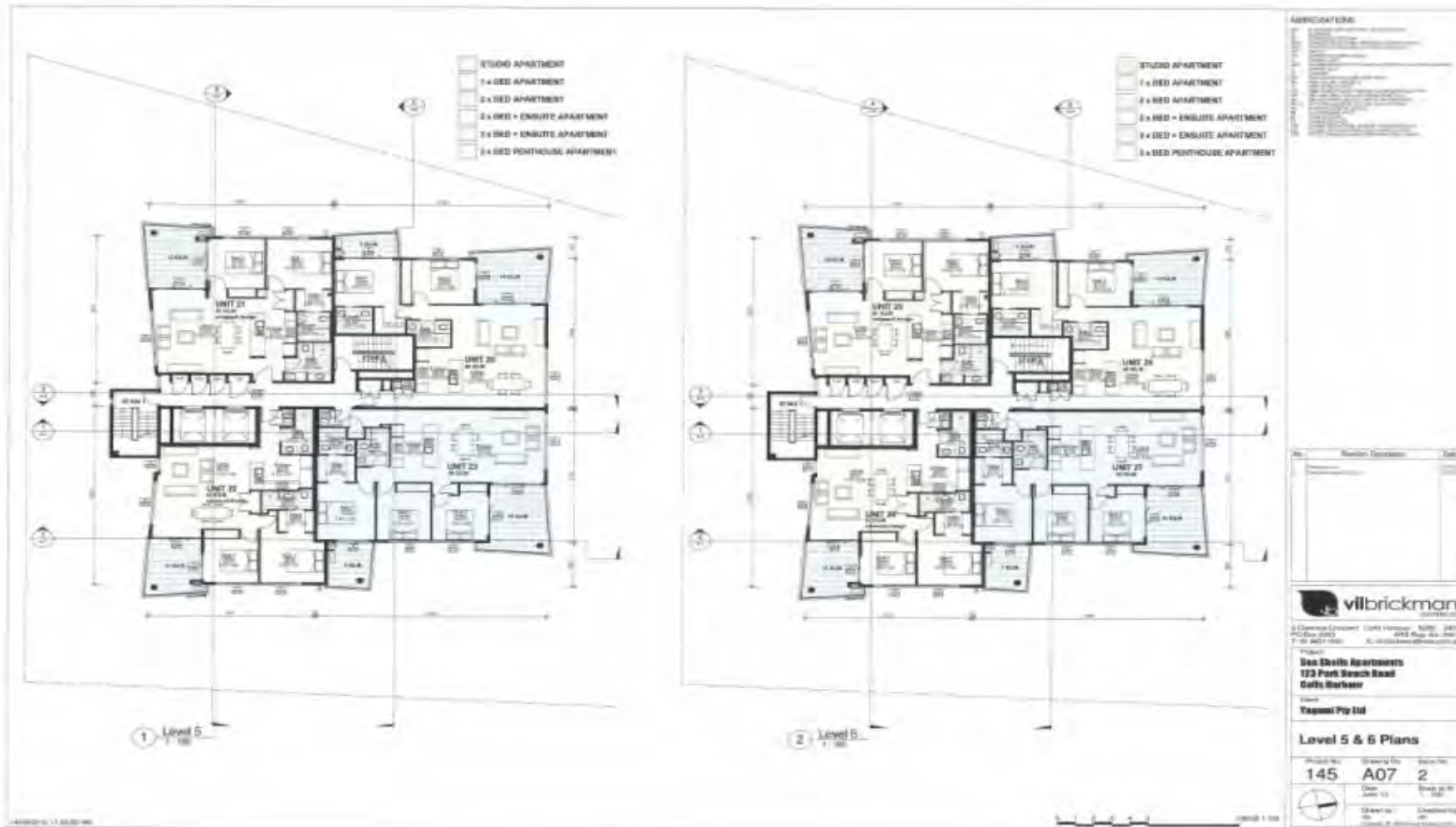


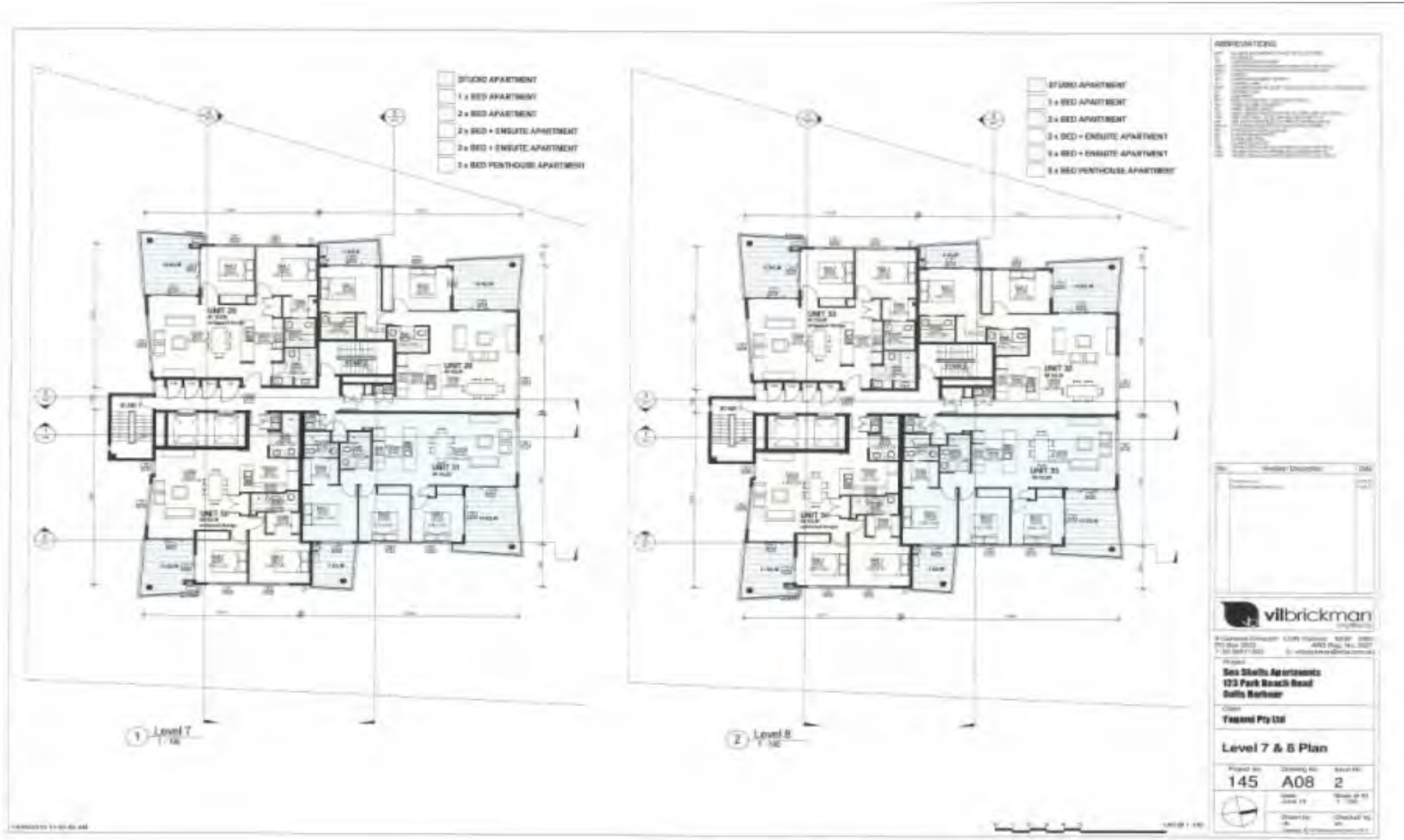


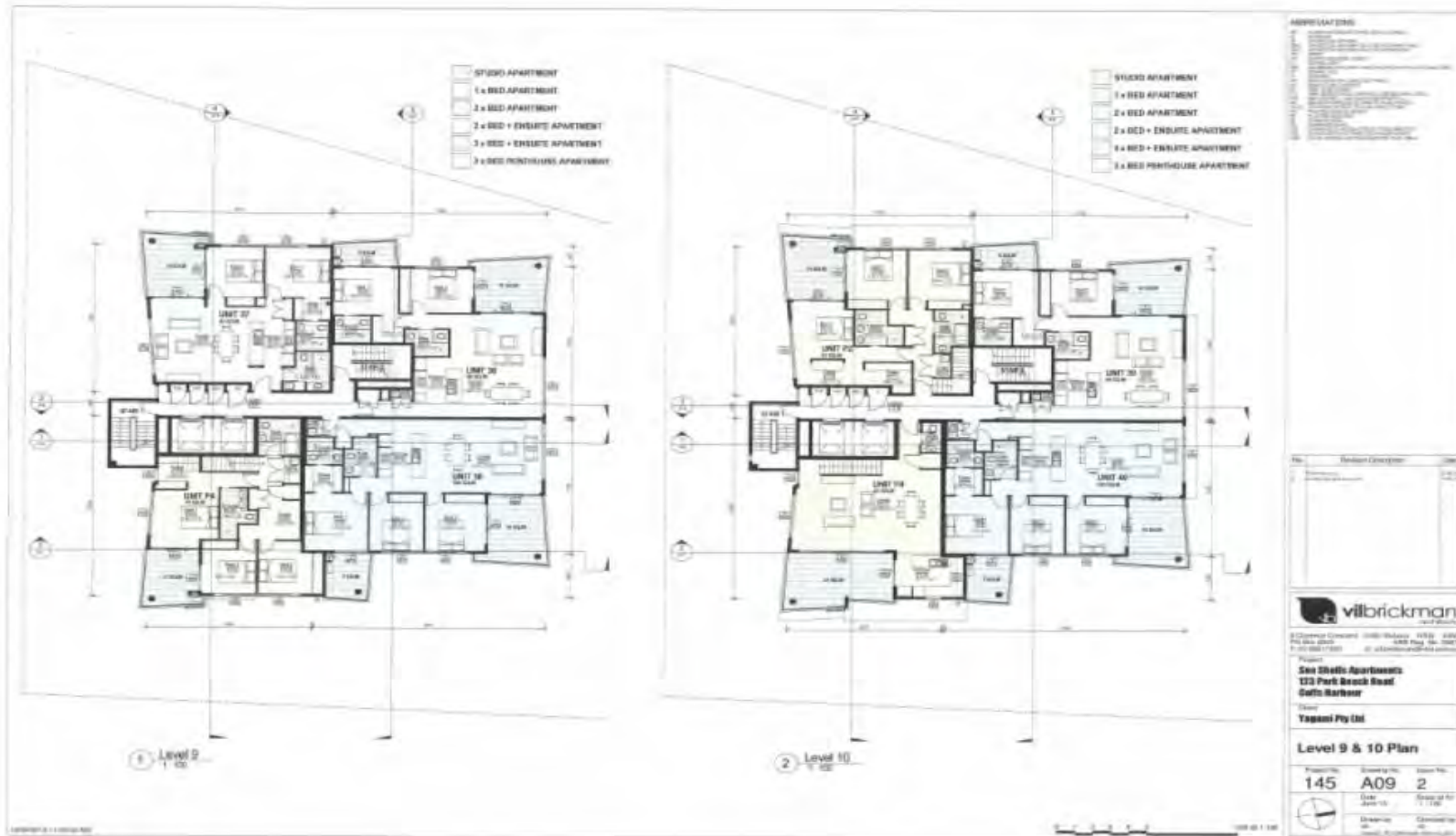






























SEDIMENT AND EROSION CONTROL NOTES

GENERAL

1. All work to be in accordance with the plans and conditions set out here.
2. The contractor shall be responsible for the design and construction of all sediment and erosion control measures.
3. All sediment and erosion control measures shall be installed and maintained in accordance with the specifications and standards set out here.
4. All sediment and erosion control measures shall be inspected and approved by the relevant authority.
5. All sediment and erosion control measures shall be maintained throughout the duration of the project.
6. All sediment and erosion control measures shall be removed and the site restored to its original condition at the end of the project.

SITE INFRASTRUCTURE

1. All site infrastructure shall be designed and constructed in accordance with the specifications and standards set out here.
2. All site infrastructure shall be installed and maintained in accordance with the specifications and standards set out here.
3. All site infrastructure shall be inspected and approved by the relevant authority.
4. All site infrastructure shall be maintained throughout the duration of the project.
5. All site infrastructure shall be removed and the site restored to its original condition at the end of the project.

CLEARING

1. All clearing shall be carried out in accordance with the specifications and standards set out here.
2. All clearing shall be inspected and approved by the relevant authority.
3. All clearing shall be maintained throughout the duration of the project.
4. All clearing shall be removed and the site restored to its original condition at the end of the project.

TOPSOIL STRIPPING

1. All topsoil stripping shall be carried out in accordance with the specifications and standards set out here.
2. All topsoil stripping shall be inspected and approved by the relevant authority.
3. All topsoil stripping shall be maintained throughout the duration of the project.
4. All topsoil stripping shall be removed and the site restored to its original condition at the end of the project.

EROSION CONTROL

1. All erosion control measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All erosion control measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All erosion control measures shall be inspected and approved by the relevant authority.
4. All erosion control measures shall be maintained throughout the duration of the project.
5. All erosion control measures shall be removed and the site restored to its original condition at the end of the project.

SEDIMENT CONTROL

1. All sediment control measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All sediment control measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All sediment control measures shall be inspected and approved by the relevant authority.
4. All sediment control measures shall be maintained throughout the duration of the project.
5. All sediment control measures shall be removed and the site restored to its original condition at the end of the project.

SEDIMENT CONTROL (CONT)

1. All sediment control measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All sediment control measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All sediment control measures shall be inspected and approved by the relevant authority.
4. All sediment control measures shall be maintained throughout the duration of the project.
5. All sediment control measures shall be removed and the site restored to its original condition at the end of the project.

DUST CONTROL

1. All dust control measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All dust control measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All dust control measures shall be inspected and approved by the relevant authority.
4. All dust control measures shall be maintained throughout the duration of the project.
5. All dust control measures shall be removed and the site restored to its original condition at the end of the project.

TOPSOIL REPLACEMENT

1. All topsoil replacement measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All topsoil replacement measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All topsoil replacement measures shall be inspected and approved by the relevant authority.
4. All topsoil replacement measures shall be maintained throughout the duration of the project.
5. All topsoil replacement measures shall be removed and the site restored to its original condition at the end of the project.

REVEGETATION

1. All revegetation measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All revegetation measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All revegetation measures shall be inspected and approved by the relevant authority.
4. All revegetation measures shall be maintained throughout the duration of the project.
5. All revegetation measures shall be removed and the site restored to its original condition at the end of the project.

MONITORING

1. All monitoring measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All monitoring measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All monitoring measures shall be inspected and approved by the relevant authority.
4. All monitoring measures shall be maintained throughout the duration of the project.
5. All monitoring measures shall be removed and the site restored to its original condition at the end of the project.

MAINTENANCE

1. All maintenance measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All maintenance measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All maintenance measures shall be inspected and approved by the relevant authority.
4. All maintenance measures shall be maintained throughout the duration of the project.
5. All maintenance measures shall be removed and the site restored to its original condition at the end of the project.

AT COMPLETION

1. All at completion measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All at completion measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All at completion measures shall be inspected and approved by the relevant authority.
4. All at completion measures shall be maintained throughout the duration of the project.
5. All at completion measures shall be removed and the site restored to its original condition at the end of the project.

EVALUATION

1. All evaluation measures shall be designed and constructed in accordance with the specifications and standards set out here.
2. All evaluation measures shall be installed and maintained in accordance with the specifications and standards set out here.
3. All evaluation measures shall be inspected and approved by the relevant authority.
4. All evaluation measures shall be maintained throughout the duration of the project.
5. All evaluation measures shall be removed and the site restored to its original condition at the end of the project.

Diagrams:

- Parameter Bank (without channel)
- Parameter Bank (with channel)
- Level Spreader (or Silt)
- Geotextile Fiber Fabric Drop Inlet Sediment Trap
- Straw Bale Drop Inlet Sediment Trap
- Hay Bale Sediment Fence
- Sediment Fence
- Culvert Entry Sediment Trap
- Sandbag Herb Inlet Sediment Trap
- Portable Gravel Herb Inlet Sediment Trap
- Plan View of Typical Sediment Basin
- Cross Section of Typical Sediment Basin
- Rock Check Dam
- Temporary Construction Exit
- Straw Bale Check Dam

Tables:

SEA SHELLS APARTMENTS 123 PARK BEACH ROAD COFFS HARBOUR	SEA SHELLS APARTMENTS 123 PARK BEACH ROAD COFFS HARBOUR	SEA SHELLS APARTMENTS 123 PARK BEACH ROAD COFFS HARBOUR
YAGAM PTY LTD	YAGAM PTY LTD	YAGAM PTY LTD

Project Information:

Project Name: SEA SHELLS APARTMENTS
Project Address: 123 PARK BEACH ROAD, COFFS HARBOUR
Client: YAGAM PTY LTD
Contract No: 14170
Drawing No: C03
Scale: 1:100
Date: 10/12/2015

**Section 79C Evaluation
Development Application 0209/16**

a. the provisions of,

i. any environmental planning instrument, and

- ***State Environmental Planning Policy (SEPP) No 55—Remediation of Land***

The policy specifies that the consent authority must not consent to the carrying out of any development unless it has considered whether the land on which the development is proposed is contaminated and/or is required to be remediated for its intended use.

The subject land is not identified on Council's records as potentially contaminated. Further, there is no evidence available to Council that would suggest that the site has been previously used for a purpose that may have contaminated the land. Given this, further consideration of the SEPP is considered unnecessary.

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

Clause 28 of the SEPP specifies that when a development application for a 'residential flat building' is received Council must refer the application to the relevant design review panel (if any) for advice concerning the quality of the development.

In addition to advice from the Review Panel the SEPP also specifies that the Consent Authority is required to take into consideration the design quality of the development when evaluated in accordance with the design quality principles, as set out in Schedule 1 of the SEPP, and the 'Apartment Design Guide'.

There is currently no Design Review Panel set up for the Coffs Harbour area.

An assessment of the development against the 'Design Quality Principles' contained within Schedule 1 of the SEPP and an assessment against the 'Apartment Design Guide' is provided below:

SEPP 65 - Schedule 1 –Design Quality Principles:

Principle 1 – Context and Neighbourhood Character

The development site is surrounded by existing medium and high density residential and tourist development to the east, south and west. The site is also located within close proximity to services and facilities located within the Park Beach area.

It is considered that the proposed development is consistent with the existing and desired character of the area, responding to and contributing positively to the existing streetscape.

Principle 2 – Built Form and Scale

It is considered that the proposed building bulk and scale is consistent with and reflective of recent higher density residential developments in the Park Beach locality.

The built form responds to the attributes of the site, providing for appropriate proportions, setbacks, articulation and separation from adjoining development, contributing positively to the overall character of the streetscape.

Principle 3 – Density

Given that the development is consistent with requirements relating to height, setbacks, private open space, waste management and landscaping it is considered that the proposed density is appropriate for the site and consistent with the existing and desired density for the locality.

Principles 4 – Sustainability

The proposed development provides for natural ventilation and appropriate solar access for the amenity and liveability of future residents. The development also provides for deep soil plating zones at both Ground Level and Level 3 (on top of the podium) by way of large planter boxes.

Principle 5 – Landscape

The design incorporates landscaping areas at both ground level and level 3 (on top of the podium). This landscaping ensures that the development retains a natural feature, which is expected to contribute positively to the locality, whilst optimising useability of outdoor spaces for future residents.

Principle 6 – Amenity

It is considered that the proposed design provides for positive internal and external amenity for future residents of the development. The design incorporates practical apartment layouts, with the majority having dual aspect and incorporating accessibility and adaptability provisions, drying yards, storage facilities, views in all directions, natural ventilation, appropriate solar access, private and communal recreational areas and a wide variety of community facilities within walking distance.

Principle 7 – Safety

The proposed design provides for appropriate safety and security both within the development and within the adjoining public domain.

The development provides for appropriate passive and active safety measures through identifiable access points, the separation of pedestrians and vehicles, controlled access and suitable lighting.

Principle 8 – Housing Diversity and Social Interaction

The proposal provides for a range of units sizes, from studio apartments to three bedroom apartments, catering for a range of affordability options. Communal spaces are also incorporated in the design, including a pool, steam room, barbeque area, drying yard and associated landscaping, providing for a variety of social interaction opportunities.

Principle 9 – Aesthetics

The proposed development is visually appealing, responding to recent developments in the precinct, whilst reflecting the higher density architecture desired for the precinct in the future.

Apartment Design Guide:

Part 1 – Identifying the Context

1A - Apartment Building Types:

The proposed building constitutes a 'tower apartment' and the design takes into account considerations such as wind, overshadowing and visual impacts to surrounding properties and the public domain. The tower is consistent with other existing and recently constructed higher density apartment buildings in the locality.

1B – Local Character and Context:

The desired future character of the Park Beach locality, as conveyed through Council's Development Control Plan 2013 and Development Control Plan 2015, is for a combination of residential and tourist development that is sympathetic to existing development and which reflects elements of the Park Beach environment through the use of balconies, varied materials and mixed colours.

The proposed development is located within an 'urban neighbourhood' and the development has appropriately considered things such as overshadowing, amenity, and privacy impacts and changes to the existing streetscape.

The development incorporates design elements such as balconies, courtyards and terraces and reflects the colour scheme and material palette of nearby recent developments.

The scale of the area is that of medium to high density buildings. The proposed development is consistent with this scale.

1C – Precincts and Individual Sites:

To allow the development to proceed as proposed two lots will need to be consolidated. This consolidation allows for a higher density development.

Part 2 – Developing the Controls

2A – Primary Controls:

The primary controls relating to building height and building separation etc. are contained within the Coffs Harbour Local Environmental Plan 2013 and are discussed further below.

2B – Building Envelopes:

The building envelope for the site is prescribed by a combination of controls relating to building height and setbacks, which are contained within the Coffs Harbour Local Environmental Plan and Development Control Plans 2013 and 2015 and discussed further below.

2C – Building Height:

The building height is controlled by a development standard contained within the Coffs Harbour Local Environmental Plan 2013. This is discussed further below.

2D – Floor Space Ratio:

Floor Space Ratio is controlled by a development standard contained within the Coffs Harbour Local Environmental Plan 2013. There is no floor space ratio that applies to the development site.

2E – Building Depth:

The proposed building depth responds to the site constraints and to the desired layout for the apartments and associated car parking and communal facilities. The building depth is considered appropriate.

2F – Building Separation:

The controls specify the following:

- 24 metres between habitable rooms;
- 18 metres between habitable and non-habitable rooms; and
- 12 metres between non-habitable rooms.

The nearest building is the 'Equinox' apartments across the laneway located to the east of the development site. The proposed separation is over 40 metres between apartment towers, and over 38 metres for the sub-podium apartments. The proposal complies with these requirements.

It is relevant that the definitions of 'habitable' and 'non-habitable' provided in the Apartment Design Guide do not include car parking spaces, hence the control does not apply to the distance between the proposed Seashell sub-podium apartments and the parking floors at the 'Equinox'. The separation between the sub-podium apartments and the 'Equinox' parking structure is greater than 9.5 metres.

2G – Street Setbacks:

The street setbacks controls are contained within the Coffs Harbour Development Control Plan 2013 and the Development Control Plan 2015. This is discussed further below.

2H – Side and Rear Setbacks:

The side and rear street setbacks are contained within the Coffs Harbour Development Control Plan 2013 and the Development Control Plan 2015. This is discussed further below.

Part 3 – Siting the Development

3A – Site Analysis:

The submitted application includes satisfactory site analysis information.

3B – Orientation:

It is considered that the proposed building orientation responds to the site constraints, whilst promoting the desired streetscape, including direct legible access from the primary street frontage street. The development also captures surrounding views.

Overshadowing impacts are minimised, with a northerly orientation towards adjoining land, and the street frontage forming the southern boundary. The required solar and daylight access is achieved, which is discussed in detail elsewhere in this report. Potential impacts to adjoining properties are ameliorated by appropriate building separation.

3C – Public Domain Interface:

The development provides for a well-defined interface with the public domain via street level garden courtyard apartments with associated landscaping, which provides for enhanced resident amenity and passive surveillance of the street. Concealed spaces are minimised in the development.

3D – Communal and Public Open Space:

The development provides for communal space at the podium level, incorporating a sheltered barbecue area, pool, sunbaking deck and shade structure, steam room, shower, amenities, pool pump room, landscaping and an adjacent drying courtyard. This communal space is expected to provide future residents with adequate recreation opportunities.

Public open space is not required to be provided as part of the development.

3E – Deep Soil Zones:

The development provides for deep soil planting zones at Ground Level and at Level 3 (on top of the podium) by way of in planter boxes. Within the deep soil zones there is sufficient space for medium to large sized trees at the corners of the street frontage.

3F – Visual Privacy:

The nearest building is the adjoining 'Equinox' apartment tower located to the east of the development site. The separation between habitable spaces is over 40 metres between the towers, and over 38 metres for sub-podium apartments.

Separation to the multi-dwelling housing development (currently under construction) located on the southern side of Park Beach Road is provided by way of a 20 metre road reserve and development setbacks, which is likely to result in a separation distance of not less than 28 metres between habitable spaces.

Visual privacy within the proposed development itself is incorporated into the design and provided by landscaping, fencing and screen structures.

3G – Pedestrian Access and Entries:

The development provides for multiple entries, via the main building entrance and to the garden apartments adjoining Park Beach Road.

Building entry is clearly defined legible and accessible from the public domain. The pool and other podium communal spaces have direct sight lines to and from the access corridor and lift lobby into the building to facilitate way finding.

The site location, shape and size preclude the opportunity for any meaningful site pedestrian links through the site. It is considered that the existing street and laneway circulation patterns are well established.

3H – Vehicle Access:

The adjoining laneway provides the single vehicle access point for the development. It is considered that the vehicle access point, located towards the rear of the development, is unlikely to result in conflict with other developments and waste management and pedestrian activities. Further, the access point provides for adequate sight and separation distances to road intersections.

3J – Bicycle and Car Parking:

The development proposes car parking and bicycle parking over three levels of the development, within the podium. The parking provided satisfies the requirements of Council's Development Control Plan 2013 and Council's Development Control Plan 2015. The car parking area, within the podium, is to be screened by landscaping around the development. This will minimise the visibility of this building component from the public domain.

Part 4 – Designing the Building

4A – Solar and Daylight Access:

The proposed apartments receive adequate solar and daylight access.

Reflected light devices are not proposed to be used in the development.

Balconies and roofs provide solar control during summer. Performance glazing and appropriate shade devices are also utilised to satisfy BASIX requirements.

4B – Natural Ventilation:

The building orientation captures prevailing breezes, including sea breezes, with all units designed to support natural ventilation through windows. The units also incorporate louvres for control of ventilation, and have large sliding doors and open able windows. Many of the apartments have dual aspect, which maximises opportunities for natural ventilation.

4C – Ceiling Heights:

The development proposes ceiling heights for habitable rooms of 2.7 metres and 2.4 metres for non-habitable rooms. Some articulation of ceilings is proposed in the kitchen areas within open plan living spaces for architectural effect and to provide suitable ceiling space for building services such as plumbing drains and mechanical ventilation and air conditioning.

The penthouse apartments have taller ceiling heights of 3 metres in living areas.

The ground floor apartments are capable of conversion to commercial use, if desired in the future.

4D – Apartment Size and Layout:

All apartments exceed the minimum internal floor areas outlined in the Guide. The proposed layouts for larger apartments locate kitchens and windows in appropriate locations.

All living and bedrooms are on the external face of the building and are oriented to available views. Of the 44 apartments 42 comply with the Design Guide relevant to room depth.

Apartments that do not directly meet the prescriptive standard are:

- Apartment 11, which contains a study alcove beyond the 8m depth, however, that space is not fully enclosed and can be artificially lit to provide adequate amenity.
- Apartment 15, which contains an open plan living area, where the rear of the kitchen space is up to 10 metres from the main facing window. The space, however, is also naturally illuminated and ventilated by a smaller secondary side window within 8 metres.

All apartments comply with the design criteria relating to minimum room dimensions for bedrooms and living/dining areas, bedroom areas, and the design of bedroom robes.

4E – Private Open Space and Balconies:

All apartments incorporate a primary balcony/terrace or courtyard area that complies with the areas outlined in the Guide. Storage is not required or proposed on the balconies.

All private open space is proposed to be located adjacent to living room/dining room/kitchen areas. Private open spaces have a north, east or west aspect, except for Apartments 5 and 9, which are the south facing studio/1 bedroom apartments.

Private open space and balcony design is integrated into and contributes to the overall architectural form. The balustrades are a combination of transparent and solid, and vary in response to privacy issues.

4F – Common Circulation Spaces:

The maximum number of apartments off a circulation core on a single level is five. There are two lifts serving 44 apartments, via a common lift lobby on each floor.

Daylight and ventilation is available at the end of the longer lift lobbies. Lift lobbies are mostly short and straight with sight lines to apartment entries. At the Ground Floor lobby the apartment entries are set back to ensure privacy to those apartments.

4G – Storage:

Internal storage is provided via linen closets, laundries, broom cupboards, closets, furniture and below stairs. Further separate storage is provided to all units in storage cases within the car parks and dedicated storage areas.

Storage capacity and access from circulation or living areas in apartments satisfies the criteria requirement for a minimum of 50% of required storage.

4H – Acoustic Privacy:

The building is well separated from adjoining buildings.

The car park entry door is located some distance from any of the apartments. The pump room will be acoustically treated, with the water storage tanks to be located between pumps and the adjacent apartment to form an acoustic barrier. Party walls between apartments will comply with the acoustic requirements of the Building Code of Australia.

The internal layouts of apartments are configured to ensure that bedrooms do not back onto the lift shaft area. Quiet and active rooms have also been grouped, with features such as wardrobes acting as sound buffers.

4J – Noise and Pollution:

The development site is primarily surrounded by existing residential and tourist development, with small areas of commercial development located nearby. The proposed development is sufficiently separated from adjoining development and potential noise sources.

Within the development itself the non-residential areas are grouped and separated from residential areas, with construction complying with relevant acoustic requirements. The development is not expected to result in any significant noise impacts in the locality.

4K – Apartment Mix:

The development includes a variety of apartment sizes and layouts from studio apartment to larger apartments, the apartment mix varying over the levels.

4L – Ground Floor Apartments:

The Ground Floor apartments, which have direct street access, provide for active external spaces along the street frontage.

The Ground Floor apartments are slightly elevated above the street screened behind courtyard walls, whilst still providing for passive and active surveillance opportunities.

4M – Facades:

The proposal provides for a modern facade with a defined top middle and base. Services are integrated and concealed. The building function, as a residential development, is expressed in the facade.

4N – Roof Design:

The development proposes a butterfly roof form. Part of the roof has been considered as an architectural roof feature, in accordance with the Coffs Harbour Local Environmental Plan 2013.

4O – Landscape Design:

Landscaping is an integral part of the development and is provided at Ground Level and Level 3. It is considered that the proposed landscaping will positively contribute to the streetscape and the amenity of the development.

4P – Planting on Structures:

The development provides for 150m² of integrated garden beds (with a soil depth of up to 1200mm) located on top of the podium. In addition podium apartment terraces have planter boxes of smaller scale in the form of tubs. The larger structures will support shrubs and small trees. These podium structures will provide viable quality irrigated landscaping in communal and private open spaces for the amenity of residents.

4Q – Universal Design:

All apartments incorporate liveability features, with ten designated apartments achieving benchmark compliance with the 'Liveable Housing Guideline' (silver level universal design features).

4R – Adaptive Reuse:

The proposal is for a purpose-built residential development and does not include any reuse.

4S – Mixed Use:

Mixed use is not proposed as part of this application.

4T – Awnings and Signage:

Awnings are not incorporated in the design. A single building identification sign of appropriate dimensions is proposed at street level adjacent to the entry.

4U – Energy Efficiency:

BASIX certificates that ensure energy efficiency accompany the application.

4V – Water Management and Conservation:

Potable water use will be minimised in the development through the implementation of measures, including water efficient tapware and fixtures, individual water metering back to a centralised meter, rainwater collection to an irrigation tank for use on landscaping and suitable landscape plant species selection.

Water sensitive urban design will comply with Council DCP2013 standards. Stormwater run-off is treated through an on-site bio-retention bed.

An on-site flood management detention/irrigation tank is located under the ground floor car park.

4W – Waste Management:

A purpose built ventilated and accessible waste room is located on the Ground Floor, adjoining the laneway. The waste will also be collected from this point.

4X – Building Maintenance:

The butterfly roof form eliminates gutters at the roof edge thus enhances safety for gutter maintenance. Roof overhangs provide drip line protection to external walls, and balconies have integral floor drains and hobs to prevent staining of slab edges.

Planter boxes are connected to drainage, with waterproofing membranes and copings suitably protected against impact damage and environmental degradation.

Central services, maintenance and storage are located within the building and podium. Access to roof and plant room is via internal stairs and the roof areas are fitted with compliant fall arrest systems. Window cleaning is from balconies or from inside the building through compliant operable windows.

Finishes are easily cleaned and durable, with impact resistant materials utilised in lobbies and common areas. Durable graffiti resistant materials, capable of being re-painted rapidly, are used at the public domain interface.

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

The subject land is located within the 'coastal zone'.

The proposed development is considered to be consistent with the aims of the policy and satisfies the relevant matters for consideration and development control provisions. Clauses of particular relevance are discussed further below:

Clause 18 – Master Plan Required Before Certain Consents can be Granted

Clause 18 requires that Council not grant consent to a residential subdivision where the subject land is located within the 'coastal zone' and involves more than 25 lots unless the minister has adopted a master plan for the land or has waived the requirement for such a Plan.

The applicant has submitted evidence with the application that the Minister has waived the requirement for the preparation of a master plan.

Clause 7 – Application of Clause 8 Matters

Clause 7 requires that the consent authority take matters as listed in Clause 8 into consideration when determining development applications. Clause 8 matters have been taken into consideration in the assessment of the proposed development.

- The proposal is considered to meet the aims of the Policy.
- The proposal will not impede or diminish public access to and along the coastal foreshore.
- The development is considered suitable given its type, location and design and its relationship with the surrounding area.
- Matters pertaining to aboriginal cultural heritage have been appropriately considered as part of the assessment of the application.
- There are no matters pertaining to items of heritage, archaeological or historic significance of relevance for assessment of the application.
- The proposed development will not adversely impact upon the scenic quality of the surrounding locality.
- The development is unaffected by issues of coastal hazards.

- The proposal will not result in significant impacts to flora and fauna present on the site.

Clause 16 – Stormwater

Clause 16 specifies that the consent authority must not grant consent to development where stormwater will, or is likely to, be discharged untreated into the sea, a beach, an estuary, a coastal lake, a coastal creek or other similar body of water.

Stormwater will be directed to Council's reticulated stormwater system.

- **State Environmental Planning Policy (SEPP) Building Sustainability Index: BASIX 2004**

The provisions of the SEPP require that an application for residential development be accompanied by a BASIX Certificate. The development has been assessed in accordance with the SEPP and a certificate has been submitted with the application. A recommended condition of consent requires that the commitments outlined in the Certificate be implemented in the development prior to the issue of an occupation certificate for the development.

- **State Environmental Planning Policy (State & Regional Development) 2011**

Clause 20 and 21 of this policy state that Council consent functions are to be exercised by regional panels for developments of a class or description included in Schedule 4A of the *Environmental Planning and Assessment Act*.

Schedule 4A (3) includes 'General Development' with Capital Investment Value of over \$20 million. As the estimated cost of works is more than \$20 million the application is required to be determined by the Joint Regional Planning Panel (Northern Region) and not Council.

- **Coffs Harbour Local Environmental Plan 2013**

The proposed development is defined as 'Residential Flat Building (44 Units) and Strata Subdivision, including Demolition of Existing Building and Consolidation of Land'.

Part 2 – Permitted or Prohibited development

The subject land is zoned R1 General Residential and a 'Residential Flat Building' and a 'Strata Subdivision' is identified as 'permitted with consent' in the zone.

Part 4 – Principal Development Standards

Clause 4.3 – Height of Buildings

The Clause specifies that developments must not exceed the maximum height, as shown on the 'Building Height Map'. The maximum building height for the locality is 40 metres.

A small part of the proposed development, located in the middle of the building, under which a plant room, lift overrun, sprinkler tank, mechanical plant and stairs are accommodated. In this regard, the applicant has requested that the provisions of Clause 5.6 – Architectural Roof Features be utilised. This is discussed below.

Clause 5.5 – Development within the Coastal Zone

The site is located within the ‘Coastal zone’ and Clause 5.5 specifies a number of matters that must be considered before consent can be granted.

The proposed development is considered to satisfy the requirements of the Clause. In this regard, the development: does not impact on access to the foreshore area or otherwise affect the amenity of the foreshore area; does not affect the scenic quality of the area; or result in impacts to biodiversity values. Further, the development provides for the appropriate treatment of stormwater and is not subject to coastal hazards.

Clause 5.6 – Architectural Roof Features

The provisions of Clause 5.6 specifies that a development that includes a roof feature that causes a building to exceed the height limits set out by Clause 4.3 may be carried out, but only where Council is satisfied of the following matters:

- (a) *the architectural roof feature:*
 - i. *comprises a decorative element on the uppermost portion of the building; and*
 - ii. *is not an advertising structure;*
 - iii. *does not include floor space area and is not reasonably capable of modification to include floor space area; and*
 - iv. *will include minimal overshadowing; and*
- (b) *any identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.*

The applicant is seeking to utilise the provisions of this Clause for that part of the building, which exceeds the 40 metre height limit. This part of the building is located in the middle of the building and accommodates a plant room, lift overrun, sprinkler tank, mechanical plant and stairs.

This part of the building encroaches the 40 metre height limit to varying degrees, with the maximum encroachment being 1.75 metres. All habitable spaces are located below the 40 metre height limit.

With regard to the provisions of the Clause, Council is satisfied that the development meets the requirements outlined above in that: this part of the roof structure, being a butterfly roof, provides additional visual interest to the development; the roof feature does not comprise an advertising structure; does not include floor space or area that could be easily modified to include floor space; and will not result in excessive overshadowing.

Clause 7.1 – Acid Sulfate Soils

The site is mapped as potential Acid Sulfate Soils Class 3. Acid sulfate soil investigations were undertaken for the land, which indicates that there is a low level potential of acid sulfate soils being encountered during construction activities. An Acid Sulfate Soils Management Plan was provided with the application. A recommended condition of consent requires that the Management Plan be implemented at appropriate points during the construction phase.

Clause 7.2 – Earthworks

Clause 7.2 specifies a number of matters that must be considered for development proposals that involve earthworks. Minor filling works are required to raise parts of the site to suit flood planning levels. The volume of fill required is approximately 800 cubic metres to be sourced both onsite and imported where necessary.

The proposed earthworks are considered to be consistent with the requirements of the Clause.

Clause 7.3 – Flood Planning

Clause 7.3 specifies that a number of matters relating to flooding must be considered before consent can be granted.

Part of the subject site is mapped as flood prone land. The proposed development is not expected to result in any flooding impacts, subject to a minimum finished floor level of 5.1 metres being achieved. A recommended condition of consent requires this.

On consideration of all the matters referred to in this provision, the development is considered acceptable.

Clause 7.9 – Airspace Operations

Clause 7.9 requires, where development will penetrate the Limitations or Operations Surface, Council to consult the relevant Commonwealth body.

The land is located at the 48 Contour on the Obstacle Limitations Map. Given that the proposed development is less than 42 metres in height, it does not penetrate the Obstacle Limitations Surface. Consultation with the Commonwealth is not necessary.

Clause 7.10 – Development in Areas Subject to aircraft Noise

Clause 7.10 specifies certain considerations where development is proposed to be located near the Coffs Harbour Regional Airport and is within an ANEF contour of 20 or greater, and where the Consent Authority considers that the development is likely to be affected by aircraft noise.

As the land is located outside the ANEF 20 contour, the development is not considered to be affected by aircraft noise.

Clause 7.11 – Essential Services

All services that are essential for the development are available and adequate as required by this provision.

Clause 7.12 - Design Excellence

Clause 7.12 specifies that development consent cannot be granted to development on land zoned R1 General Residential unless Council considers that the development exhibits design excellence. In assessing this, Council is required to consider several matters relating to the design of the proposed development.

The development has been assessed against these matters and it is considered that the proposed development demonstrates design excellence. In this regard, it is

considered that the development: does not impact detrimentally on view corridors; is consistent with the existing and desired character for the area; is of an appropriate scale and bulk; provides for appropriate vehicle and pedestrian access; utilises appropriate materials and colours; achieves sustainability principles and is consistent with the relevant provisions of the Coffs Harbour Development Control Plan 2013.

ii. The provisions of any draft environmental planning instrument

There are no draft environmental planning instruments that apply to the proposed development.

iii. any Development Control Plan (DCP)

- **Coffs Harbour Development Control Plan 2013**

Component A2 - Notification and Public Participation

The proposed development has been advertised and notified in accordance with the requirements of this component for a period of 14 days and 60 submissions were received.

Fifty-three of these submissions were in support of the development, with the remaining seven raising objections to the proposed development. The matters raised in these submissions are discussed in below in S79C (d).

Component B2 – Residential Development Requirements

The proposed development is consistent with the requirements of the component. The relevant provisions of the component are discussed below:

B2.4 – Private Open Space

The DCP specifies that in the R1 General Residential zone private open space is to be provided at the following rate:

Dwelling Type	Minimum area
<55m ²	8m ²
55-84m ²	10m ²
85-125m ²	12m ²
>125m ²	16m ²

The development includes a range of dwelling sizes. All the apartments have been provided with the required amount of private open space, which is provided by way of balconies, terraces and courtyards. All private open space is of appropriate dimensions and is located adjacent to living room, dining and kitchen areas.

B2.6 – Infrastructure Requirements

The development will be required to provide kerb, gutter, stormwater drainage and an upgrade to the adjoining lane.

Component C1 – Design Requirements

The proposed development is consistent with the design requirements outlined in the component.

In this regard, the development considers adjoining properties and existing development in terms of its alignment, proportions and separation. The design provides for a distinguishable top, middle and base and incorporates design elements such as balconies, terraces and other outdoor living areas.

The application was accompanied by shadow diagrams prepared for the 22nd of June between 9.00am and 3.00pm. The DCP specifies that the development must allow for two hours of sunlight upon the indoor living areas of adjacent dwellings or units and on the outdoor private open space.

The application is accompanied by solar diagrams, which have been prepared for 9am, 10am, 11am, 12 midday, 1pm, 2pm and 3pm on the 22nd of June. These diagrams show that the most affected property is located to the south of the development site on the corner of Park Beach Road and Hogbin Drive. The submitted diagrams show that development complies with the requirements of the DCP 2013.

Component C2 – Access, Parking and Servicing Requirements

The proposed development is consistent with the requirements of the component. The relevant provisions of the component are discussed below:

C2.2 – Vehicular, Footpath Crossings, Driveways and Manoeuvring Areas

The development is consistent with the requirements of the provision in that: the proposed driveway into the development is provided from a secondary street frontage off the laneway, located at the rear of the building; the location of the driveway at the rear of the building minimises amenity impacts in the locality; the design of the access point is recessive and does not dominate the streetscape of the laneway; vehicles can enter and leave the site in a forward direction; and the design of the driveway and manoeuvring areas complies with Australian Standards where relevant.

C2.3 – On-Site Parking

Onsite parking is provided at ground level and at levels 1 and 2. All parking will be accessed off the driveway, via the laneway.

In accordance with the DCP the development includes 34 'small dwellings (<100m² GFA)' and 10 'large dwellings (>100m² GFA)'. Given this, the DCP requires that the development provide 62 spaces, comprising 54 spaces for the apartments and 8 spaces for visitors.

The development proposes 66 spaces over three levels. The development also provides for 7 motorbike spaces and 12 bicycle spaces. The parking areas will be naturally and mechanically ventilated.

C2.4 – Services

All necessary services are available to be connected to the site.

Component C3 – Landscaping Requirements

The application was accompanied by a landscaping plan, which proposes landscaping at Ground Level and at Level 3 (on the top of the podium). The landscaping concept is considered to be generally consistent with the requirements of the DCP. However, a recommended condition of consent requires that an amended landscaping plan be approved by Council prior to the issue of a construction certificate. The purpose of the amended plan is to ensure that the landscaping achieves adequate screening.

Component C7 – Waste Management Requirements

The development includes a waste storage area at ground level adjoining the laneway. This storage area has direct access from the laneway. It is proposed that the bulk bins be collected from the laneway. This arrangement is consistent with the requirements of the DCP.

Component D1 – Erosion and Sediment Control Requirements

The application was accompanied by details relating to the management of sediment and erosion. Several conditions have been recommended to ensure that appropriate sediment and erosion controls are implemented during the construction phase.

Component E15 – Tourist Development Precincts

The subject site is located within the 'Park Beach East' precinct, north of Park Beach Road. The following controls apply to the precinct:

E15.3.11 – Park Beach**b) Controls – Park Beach East****i) Density**

The DCP specifies that density requirements will be assessed on merit where there is a mix of dwelling sizes proposed, having regard to the allowable building height limits and the need in some circumstances to consolidate sites.

The proposed development includes a range of dwelling sizes ranging from 41m² to 129m². The development site is made up of two lots that will be consolidated to allow the development to occur. Given that the development is consistent with requirements relating to height, setbacks, private open space, waste management and landscaping it is considered that the proposed density is appropriate for the site and consistent with the existing and desired density for the locality.

ii) Setbacks

The DCP specifies the front, side and rear setbacks for the 'Park Beach East' precinct by way of two diagrams, which have been reproduced below:

In this regard, 'Figure 1' shows separation distances between proposed and adjoining development and 'Figure 2' shows front, side and rear setbacks. 'Figure 2' shows setbacks for specific sites in the 'Park Beach East' locality, but these setbacks do not apply to the subject site. Given this, there are no specific setbacks applying to the development site.

With regard to Figure 1, the proposed development provides for separation distances to existing adjoining development that exceed the requirements shown in the diagram. In this regard, the closest development, located to the east of the proposed development, is approximately 9.2 metres from the basement of the proposed development.

Given that the DCP does not contain setbacks specific to the development site, the setbacks proposed by the development have been assessed on merit. The setbacks proposed are summarised as follows:

- Front (southern boundary) = variable, between 3 and 7 metres (front terraces and tower);
- Side (eastern boundary) = variable, between 1.5 and 7.7 metres (at the podium and tower);
- Side (western boundary) = variable, between 2 metres and 3.4 metres (at the podium and tower); and
- Rear (northern boundary) = variable, between 1.7 metres and 21 metres (at the podium and tower).

The proposed setbacks are considered to be consistent with those of adjoining sites and the existing streetscape, responding to the attributes and constraints of the site.

- **Coffs Harbour Development Control Plan 2015**

Coffs Harbour Development Control Plan 2015 came into force on 21 October 2015. As this occurred during the assessment period, there should be some consideration of relevant provisions, but the Plan cannot be given determinative weight. An assessment of the development against the relevant provisions of the DCP has been undertaken.

The proposed development is generally consistent with the relevant provisions of the Plan. In this regard, the development does not comply with all of the required setbacks or the amount of private open space required for each apartment.

With regard to the setbacks, given that the development meets the objectives of the controls in that the development provides for adequate space between buildings and maintains the streetscape character and general amenity, the departure from the required setbacks is considered reasonable in the circumstances.

With regard to private open space, the Plan specifies that the amount of space required for each apartment (based on development type) is 15m². Whilst there are several apartments that do not meet this requirement, the space provided to each apartment meets the objectives of the control in that the space is considered to be functional and is integrated and accessible from living areas. Given this, the departure from the required amount of private open space for each apartment is considered reasonable in the circumstances.

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,

The Regulations do not prescribe any matters relevant to the proposed development.

v. any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

Council adopted the Coffs Harbour Coastal Zone Management Plan at its meeting of 14 February 2013. The plan provides the basis for future management and strategic land use planning of the Coffs Harbour coastal zone. The development site is within the study area of the plan but is not within any area covered by specific management strategies contained within the plan.

The Coffs Harbour Coastal Processes and Hazard Definition Study 2010 was prepared prior to, and informed the Coastal Zone Management Plan and identified likelihood of hazards occurring, such as beach erosion, coastal inundation and the impacts of sea level rise on these hazards by 2100. The Hazard Study does not identify any coastal processes that would impact on the development site.

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,

Environmental impacts

The development site is located within in an established urban area and is highly disturbed, having been previously used for residential and tourist development. The site does not contain any significant vegetation or other natural features.

Whilst part of the development site is mapped as flood prone, the development is not expected to result in any flooding impacts to the site itself or adjoining properties.

Aboriginal Cultural Heritage

The development site is located within an established urban area and is a highly disturbed site, having been previously used for residential and tourist purposes. The proposed development is not expected to result in any significant adverse impacts to Aboriginal cultural values.

Amenity impacts

The development site, being an island site, affords the development with adequate separation to existing adjoining development. In this regard, the habitable rooms of the development are located adequate distances from those of adjoining developments. The proposed development does not directly overlook adjoining developments. The development complies with the design principles contained within 'SEPP 65 Design Quality of Residential Apartment Development' and the associated 'Apartment Design Guide' with regard to privacy.

The application is accompanied by solar diagrams, which have been prepared for 9am, 10am, 11am, 12 midday, 1pm, 2pm and 3pm on the 22nd of June. These diagrams show that the development complies with the requirements of the DCP 2013, the DCP 2015 and the Apartment Design Guide, which require that the development provide for two hours of sunshine upon indoor living areas and private open space (both within the same site and on adjacent land) between 9.00am and 3:00pm on the 22nd of June of any given year.

Context and Setting - Building Design

The development site is located in an established urban area and is surrounded by a mix of medium to higher density residential and tourist land uses. The development site is also located within close proximity to various commercial land uses such as a hotel, restaurants and shops.

Whilst the development is a higher density development, it is not dissimilar in scale and form to nearby apartment towers, with the closest being the recently constructed 'Equinox' apartments. The Park Beach locality is a precinct, which is currently in transition from lower density development to higher density developments that capitalise on the topography of the precinct and its proximity to the coastline.

It is considered that the development is consistent with the desired character of the area.

Traffic and Parking impacts

The proposed development is expected to result in additional traffic movements in the locality.

In this regard, the application considers potential traffic impacts as a result of additional traffic movements on the surrounding road network. In particular, Hogbin Drive, Park Beach Road, Ocean Parade and relevant nearby intersections, including the intersections of Hogbin Drive and Park Beach Road roundabout, the lane and Park Beach Road and Ocean Parade and Park Beach Road.

The submitted information states that the development is likely to result in 23 vehicle movements at peak hour and concludes that the existing road network can satisfactorily accommodate these additional movements without the level of service for these roads changing. Similarly, the submitted information indicates that the intersections of Hogbin Drive/Park Beach Road roundabout, the lane/Park Beach Road and Ocean Parade/Park Beach Road will continue to perform at satisfactory levels.

The development provides 66 on-site car parking spaces, which exceeds number of spaces required to be provided for the development. Developments are not required to provide for on-street car parking.

Given the number of spaces to be provided by the development, it is considered that the development is unlikely to exacerbate or cause additional significant car parking impacts in the locality.

The development is not expected to result in any significant traffic impacts in the locality.

Safety and Security

The development site is located within an established urban area, which has a reasonable amount of regular passing vehicle and pedestrian traffic. This provides for a high level of passive surveillance in the locality.

The development incorporates security lighting, CCTV and controlled access to the main pedestrian entry and vehicle entry.

Social and Economic Impacts

The proposed development represents a significant residential development for the Park Beach locality that will offer a range of apartments sizes and type.

The proposed development is not expected to result in any significant adverse impacts.

c. the suitability of the site for the development,

The attributes of the site are considered to be conducive to the proposed residential development.

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

The application was advertised and notified in accordance the Council's Development Control Plan 2013 for a period of 14 days and 60 submissions were received. Fifty-three of these submissions were in support of the development, with 7 submissions objecting to the development.

A summary of the matters raised in the submissions received is provided below:

Traffic impacts:

- Traffic congestion in the lane as a result of additional traffic movements.
- The laneway is narrow (approximately 4 metres wide) and cars will be unable to pass, therefore, requiring one car to stop and wait while the other either enters or leaves the area.
- Conflict at the entry of the laneway with Park Beach Road will be exacerbated.
- Vehicular vision into the lane may become more restricted after construction of the new units and this may result in cars entering/exiting the lane less sighted than presently experienced. Would it be possible to include restrictive zones at either side of the lane (on Park Beach Road) to prevent obstruction of view and thereby provide some risk reduction?
- The waste collection may be another potential conflict in the vicinity as a truck is likely to need to reverse down the laneway (no potential legal turning area is available).

Comments:

As outlined above, whilst the proposed development is expected to result in additional traffic movements, it is expected that the existing road network can satisfactorily accommodate these additional movements without compromising safety on the surrounding roads and intersections.

The development is not expected to result in significant impacts to the adjoining laneway, due to the speed of vehicles that will be using, the expected volume of traffic movements during peak times and the visibility afforded to drivers in the area. As part of the development the developer will be required to upgrade the lane, which is expected to assist with the management of additional traffic movements resulting from the development.

The development is not expected to result in any significant traffic impacts in the locality.

Car parking:

- On-street car parking, in this vicinity, is already an issue and this development could exacerbate this. Currently, the Hoey Moey patrons occupy most of the streets in the vicinity from early evenings to 11:00PM for up to 100 metres on most available streets.
- Construction vehicles will likely be an issue in the construction phase and it is questioned where they will be parked (or manoeuvred) as there simply isn't room in Park Beach Road, the lane or the Northern section of the Link Road (Hogbin Drive is a road not suitable to have parked cars on the verges - potentially dangerous).

Comments:

The development provides 66 on-site car parking spaces, which exceeds number of spaces required to be provided for the development. Developments are not required to provide for on-street car parking.

Given the number of spaces to be provided by the development, it is considered that the development is unlikely to exacerbate or cause additional significant car parking impacts in the locality.

Amenity Issues:

- Obtrusive lighting from outdoor common areas such as the pool could be an issue if the lights were high powered and not adequately skirted to prevent unwanted light escaping elsewhere.
- The view of the hinterland is likely to be impaired.
- Privacy impacts to adjoining properties (units and courtyards) as result of the proximity of the proposed development:
 - The proposal has twenty-two (22) apartments over fourteen levels orientated to look directly over adjoining development - this completely compromises both the external and internal quality of the entire site.
 - The privacy impacts contradict the provisions of 'SEPP 65 Design Quality of Residential Apartment Development'.
- Unacceptable overshadowing of adjoining properties:
 - The proposed development dramatically overshadows adjoining properties located to the south. The shadow diagrams provided by the applicant indicate that during the winter properties to the south are overshadowed for the entire day, which is completely unacceptable and contradicts 'SEPP 65 Design Quality of Residential Apartment Development'.
 - The shadow diagrams provided for the summer period are of poor quality and do not indicate the full impact of the overshadowing upon the adjoining sites.
 - No Shadow diagrams are provided for other times of the year.
 - Due to the poor quality of the application we have minimal confidence in the accuracy of the information provided by the applicant. A detailed professionally certified solar access study is requested to be provided in order to fully investigate the proposed overshadowing impacts.

Comments:

- A recommended condition of consent requires that any lighting, to be installed in the development, comply with relevant standards in relation to light spill to prevent light nuisance to adjoining properties.
- Whilst the proposed development is a tall structure, it does not significantly impact on existing views currently enjoyed by adjoining properties. Due to the location of the development site and the topography of the land, adjoining properties still maintain existing views of the coastline and surrounding hinterland.

Further, the development is not expected to impact on the views of the hinterland when viewed from a distance. In this regard, the application was accompanied by a view analysis that shows the proposed building transposed into photographs of the development site and adjoining coastlines, as viewed from a distance. This analysis shows that the visual impact of the development on the hinterland is minimal.

- The development complies with the design principles contained within 'SEPP 65 Design Quality of Residential Apartment Development' and the associated 'Apartment Design Guide' with regard to privacy. The proposed development provides for generous separation to adjoining existing development.
- In relation to overshadowing the following comments are provided:
 - The application is accompanied by solar diagrams, which have been prepared for 9am, 10am, 11am, 12 midday, 1pm, 2pm and 3pm on the 22nd of June. These diagrams show that the development complies with the requirements of the DCP 2013, the DCP 2015 and the Apartment Design Guide, which require that the development provide for two hours of sunshine upon indoor living areas and private open space (both within the same site and on adjacent land) between 9.00am and 3:00pm on the 22nd of June of any given year.
 - The DCP 2013 and the DCP 2015 and the 'Apartment Design Guide' require that solar diagrams be provided for 22nd of June. Regardless, the applicant has provided solar diagrams for 23 September, which also show that the development provides for two hours of sunshine upon indoor living areas and private open space (both within the same site and on adjacent land).
 - The quality of the submitted information is considered to be satisfactory for the purposes of assessing solar impacts and the diagrams are typical of that submitted for similar developments. Applicants are not required to submit certified solar access studies.

Building Design Issues:

- The proposed building height is out of context and not consistent with the surrounding area.
- The proposal provides a three-storey podium structure in order to enclose the above ground car park to the full width of the site. This is an extremely poor design solution, which negatively contributes to the built environment of the immediate vicinity and the wider Park beach area as a whole.
- Above ground multi-level car parks in residential developments are not a good design, and do not contribute to the quality of the built environment nor will reflect well on the coastal environs that Coffs Harbour is well regarded for.

- Some of the proposed apartments are orientated south, which contradicts the 'SEPP 65 Design Quality of Residential Apartment Development'.

Comments:

- The proposed building height complies with the height limit allowed for under the Coffs Harbour Local Environmental Plan 2013. The development site is surrounded by a range of medium and higher density residential/tourist development and is not dissimilar, in bulk and scale, to the adjoining 'Equinox' apartments located to the east of the site.
- The development proposes a podium and tower design, which is a commonly used building form for higher density residential development and is similar to the recently constructed adjoining 'Equinox' apartments. This is considered to be satisfactory design solution.
- The development complies with the design principles contained within 'SEPP 65 Design Quality of Residential Apartment Development' and the associated 'Apartment Design Guide' with regard to building orientation.

Application Information:

- The applicant has included a project value of well below a typical construction estimate for a project of this scale. In our opinion the figure supplied has been grossly underquoted. It can only be assumed that this information has been provided in order to redirect the planning assessment instrument away from the Community and voting Councillor meeting to the Regional Planning Assessment Panel.

Comments:

Projects with an estimated capital investment value of over \$20 million are required to be determined by the joint Regional Planning Panel. Council's normal practice is to request additional information relating to the estimated cost of works where, in Council's opinion, the works appear to have been obviously under or over valued.

There is no evidence to suggest that the project has been undervalued. Council, therefore, has not requested further information in this regard.

The application was referred to the NSW Rural Fire Service (RFS) for review and comment as 'integrated development' The NSW RFS has issued a conditional Bushfire Safety Authority The General Terms of Approval from the RFS into recommended conditions of consent. The application was also referred to the NSW Police, as a non-statutory referral, for advice in relation to 'Safer by Design'. The NSW Police has not responded to this request. Regardless, an assessment of the development against Safer by Design principles has been undertaken for the development and is discussed elsewhere in this report.

e. the public interest:

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

Proposed Conditions Development Application 0209/16

PART A – ADMINISTRATIVE CONDITIONS

Development Description:

1. Development consent is granted only to carrying out the development described in detail below:
 - (1) Residential Flat Building (44 Units) and Strata Subdivision, including Demolition of Existing Building

Prescribed Conditions:

2. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - E of *Environmental Planning and Assessment Regulation 2000* as are of relevance to this development.

Development in Accordance with Plans:

3. The development is to be implemented in accordance with the plans set out in the following table except where modified by any conditions of this consent (Development Consent No 0209/16).

Plan No.	Prepared by	Dated
A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21	Vilbrickman Architects	June 2015
Stormwater Management Plan	de Groot & Benson	July 2015
Sediment and Erosion Control Plan	de Groot & Benson	August 2015
Sediment and Erosion Control Details	de Groot & Benson	August 2015

In the event of any inconsistency between conditions of this development consent and the plans referred to above, the conditions of this development consent prevail.
 The approved plans endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Development in Accordance with Documents:

4. The development shall be undertaken in accordance with the following documents:

Planning Documentation

 - (1) Statement of Environmental Effects, prepared by de Groot & Benson Pty Ltd and dated September 2015;

Inconsistency between Documents:

5. In the event of any inconsistency between:
 - (1) The conditions of this approval and the drawings/documents referred to in conditions 3 and 4, the conditions of this approval prevail; and
 - (2) Any drawing/document listed in conditions 3 and 4 and any other drawing/document listed in conditions 3 and 4, the most recent document shall prevail to the extent of inconsistency.

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate:

6. No building work is to commence on site until a Construction Certificate has been issued for the work and Council has been notified that a Principal Certifying Authority has been appointed.

Note: Separate Construction Certificates are to be obtained for the **building works** and any **civil works**.

Construction Management Plan:

7. **Prior to issue of the Construction Certificate** for works on the site, a Construction Management Plan shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters where relevant:
 - (i) hours of work,
 - (ii) contact details of site manager,
 - (iii) traffic management,
 - (iv) noise and vibration management,
 - (v) waste management,
 - (vi) erosion and sediment control,
 - (vii) suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site.

The applicant shall submit a copy of the approved plan to Council.

Pre-construction Dilapidation Report:

8. The Applicant is to engage a qualified structural engineer to prepare a pre-construction dilapidation report detailing the current structural condition of all buildings adjoining the development site. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building adjoins the development site. The report shall be submitted to the satisfaction of the Certifying Authority **prior to the issue of the relevant Construction Certificate for below ground works**. A copy of the report is to be provided to Council.

In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.

Construction – Engineering:

9. Where driven piles are utilised as a construction form, a Noise and Vibration Management Plan shall be submitted to Council and approved **prior to issue of the Construction Certificate**.

The Plan shall address, but not be limited to:

- 1) Identification of the specific activities that will be carried out and associated noise sources.
- 2) Identification of all potentially affected sensitive receivers.
- 3) The construction noise objectives.
- 4) The construction vibration criteria.
- 5) Determination of appropriate noise and vibration objectives for each identified sensitive receiver.
- 6) Noise and vibration monitoring, reporting and response procedures.
- 7) Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction.

Landscape Plan Modifications:

10. In order to ensure that the landscaping appropriately screens the development, a revised landscape plan incorporating the following is required:
- a) additional columnar trees along the western boundary; and
 - b) the shrubs, which are to be planted along the side and rear boundaries, shall be of a species that reaches a minimum height of 3 metres.

Details shall be submitted to and approved by Council **prior to the issue of a Construction Certificate**.

Stormwater Management Plan:

11. A Stormwater Management Plan complying with the relevant controls of Council's Water Sensitive Urban Design Policy being submitted to and approved by Council **prior to issue of the Construction Certificate**.

Please refer to the WSUD Information Sheet, Policy and Guideline available on Council's web site www.coffsharbour.nsw.gov.au.

The design is to incorporate a detention system that achieves compliance with the Coffs Harbour City Council WSUD Policy targets. Design details are to include calculations showing the effect of the proposed development on design stormwater run-off flow rates and the efficiency of proposed measures to limit the flows.

The design shall be accompanied by an Operation and Maintenance Plan for the system.

Road Design and Services:

12. The following works:

- (a) road works;
- (b) water;
- (c) sewer;
- (d) stormwater drainage including WSUD requirements;

shall be provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (Water Sensitive Urban Design).

Note:

- (1) *Lane to be constructed, including kerb and gutter, from the newly constructed portion of the lane to the north of the development site.*
- (2) *Redundant laybacks and driveway crossovers shall be removed from the development site frontages of the lane and Park Beach Road and the kerb reinstated and the nature strip including footpaths restored.*
- (3) *The damaged lintel on Park Beach Road shall be removed and replaced.*
- (4) *Redundant roof water kerb connections shall be removed from the development site frontages of the lane and Park Beach Road and the kerb reinstated.*
- (5) *The pram ramp at the intersection of Park Beach Rd and the lane shall be removed and replaced with a complying pram ramp.*

Plans and specifications are to be submitted to Council and a separate Civil Works Construction Certificate issued **prior to the issue of a Construction Certificate for the building works**. Plan submissions are to be accompanied by payment of prescribed fee.

Plans and specifications submitted later than six (6) months from the date of development consent shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the developer's cost.

Consolidation:

13. The lots subject to this application, being Lot 10, DP 264205 and Lot 25, Sec E DP 17053 being consolidated to ensure that all existing and proposed works are located within the property boundaries of the one lot. Evidence of lodgement of a plan of consolidation being submitted to Council or the certifying authority **prior to issue of the Construction Certificate**.

Construction Waste Management Plan:

14. **Prior to issue of a Construction Certificate**, the proponent shall submit to the satisfaction of Council a Waste Management Plan prepared by a suitably qualified person in accordance with Council's relevant waste policy.

The Plan shall include the following provisions: all waste building materials shall be recycled or disposed of to an approved waste disposal depot; no burning of materials is permitted on site.

Section 94 Monetary Contributions:

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

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

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

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

	\$ Per Small Unit
- Coordination and Administration	364.06
- Coffs Harbour Road Network	573.90
- Surf Rescue Facilities	49.92
- District Open Space	2,618.59
- Traffic Facilities	318.93
- Neighbourhood Open Space	2,099.48

	\$ Per Large Unit
- Coordination and Administration	520.08
- Coffs Harbour Road Network	819.86
- Surf Rescue Facilities	71.31
- District Open Space	3,740.84
- Transport & Traffic	\$455.61
- Neighbourhood Open Space	\$2,999.25

The Section 94 contribution is currently \$258,208.97 for the 44 unit development comprising 10 large units and 34 small units. This includes the following credits:

• Existing motel units	18,074.62
• Managers Residence	6,024.87
• 1 Existing lot	8,606.96

Contributions have been imposed under the following plans:

- Coffs Harbour Open Space 2015.
- Coffs Harbour Road Network 2014.
- Surf Rescue Facilities 2013.
- Coffs Harbour Administration Levy 2014.
- Park Beach Area 2015

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

Water and Sewerage Services – Developer Services Charges:

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

The current contribution rate is:

	Amount/small unit	For 34 small units
	\$	
Works to satisfy increased demand within the area for 34 small and 10 large units		
Water	7,033.11	239,125.74
Sewer	6,725.64	228,671.76
Sub total		467,797.50

	Amount/large unit	For 10 large units
	\$	
Works to satisfy increased demand within the area for 34 small and 10 large units		
Water	10,047.30	100,473.00
Sewer	9,608.06	96,080.60
Sub total		196,553.60
Less credit of existing motel and Managers residence		55,035.01
Less credit for former restaurant		109,480.35
Less credit for 1 lot		19,655.36
TOTAL AMOUNT PAYABLE		480,180.38

PART C – PRIOR TO COMMENCEMENT OF WORKS

Site Notice:

17. Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:
- (1) Details of the Principal Contractor and Principal Certifying Authority for all stages of the development;
 - (2) The approved hours of work;
 - (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
 - (4) To state that unauthorised entry to the site is not permitted.

Notice to be Given Prior to Commencement / Earthworks:

18. The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

Contact Telephone Number:

19. Prior to the commencement of the works for each stage of the development, the proponent shall forward to Council a 24 hour telephone number to be operated for the duration of the construction works.

Removal of Hazardous Materials:

20. All hazardous materials shall be removed from the site and shall be disposed of at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. Details demonstrating compliance with the relevant legislative requirements, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Principal Certifying Authority prior to the removal of any hazardous materials.

Asbestos removal

- (a) Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under Clause 458 of the Work Health and Safety Regulation 2011,
- (b) The person having the benefit of the development consent must provide the Principal Certifying Authority with a copy of a signed contract with such a person before any development pursuant to the development consent commences,
- (c) Any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,
- (d) If the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the development consent must give the Principal Certifying Authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

Demolition Works:

21. All works including (where relevant) the handling and disposal of materials containing asbestos, are to be undertaken in accordance with the relevant requirements of WorkCover NSW, the Work Health and Safety Act 2011 and Australian Standard AS 2601-2001 "The Demolition of Structures".

Prior to demolition all services are to be disconnected and capped off. Coffs Harbour Water is to be notified two working days prior to demolition of the intention to commence the works. Disconnection of any sewer drainage lines shall be sealed to prevent ingress of water and debris into the sewerage system.

Where water and sewerage services are no longer required the required fee for disconnection being paid to Coffs Harbour Water prior to the commencement of any demolition work.

Damage Bond:

22. A damage deposit and administration fee as determined by Council's Fees and Charges Schedule shall be lodged with Council as a bond to cover possible damage to Council's property that may result during the course of demolition and construction works associated with the development.

Sanitary Plumbing and Draining:

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

PART D – DURING CONSTRUCTION

Approved Plans to be On-Site:

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

Height of Development:

25. The height of the development is not to exceed the design height as specified in the approved plans.

Written certification from a registered surveyor is to be submitted to the Principal Certifying Authority at the following stages:

- a) upon completion of ground floor slab formwork, prior to placement of concrete;
- b) upon completion of the building and **prior to issue of the Occupation Certificate.**

The certification is to address the height and location of the formwork to achieve the approved design height. Construction work is not to proceed beyond these stages until authorised to do so by the Principal Certifying Authority.

Excavated Material:

26. Where excavated material is to leave the site it is to be disposed of at an approved landfill facility.

Alternatively, where it is proposed to dispose of the excavated material at another location no material is to leave the site until:

- Council has been advised in writing of the destination site(s); and
- Council has been advised of the quantity and makeup of the material; and
- Council has issued written approval for disposal to the alternate location(s).

Note: The exportation of fill or soil from the site must be in accordance with the provisions of the Protection of the Environment Operations Act (POEO) 1997 and the Office of Environment and Heritage "*Waste Classification Guidelines*" and shall comply with the terms of any approval issued by Council.

Construction Waste Management:

27. Compliance with the terms of approved construction waste management plan.

Importation of Fill:

28. The only fill material that may be received at the development is:
- a) Virgin excavated natural material (within the meaning of the Protection of the Environment Operations (POEO) Act);
 - b) Any other waste-derived material the subject of a resource recovery exemption under Clause 51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material, excluding waste tyre.

Any waste-derived material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

Erosion and Sediment Control:

29. All erosion and sediment control measures, as designed in accordance with the approved plans are to be effectively implemented and maintained at or above design capacity for the duration of the construction works for each stage of the project, and until such time as all ground disturbance by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Dust Control Measures:

30. Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:
- (1) All materials shall be stored or stockpiled at the best locations;
 - (2) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that runoff occurs;
 - (3) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other materials;
 - (4) Cleaning of footpaths and roadways shall be carried out regularly;
 - (5) Rumble grids being installed at access points to the site.

Hours of Work:

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

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

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

Public Way to be Unobstructed:

32. In regard to loading and unloading during construction the following requirements apply:

- (a) all loading and unloading associated with construction must be accommodated on site;
- (b) if, during excavation, it is not feasible for loading and unloading to take place on the site, a construction zone on the street may be considered by Council;
- (c) if a construction zone is warranted an application must be made to Council prior to commencement of work on the site. An approval for a construction zone may be given for a specific period and certain hours of the days to meet the particular need of the site for such a facility at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

Construction Management Plan and Noise and Vibration Management plan:

33. Compliance with the terms of the approved Construction Management Plan and the Noise and Vibration Management Plan at all times.

Cultural Heritage:

34. In the event that future works during any stage of the development disturb Aboriginal Cultural materials, works at or adjacent to the material must stop immediately. Temporary fencing must be erected around the area and the material must be identified by an independent and appropriately qualified archaeological consultant. The Office of Environment and Heritage (OEH), Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups must be informed. These groups are to advise on the most appropriate course of action to follow. Works must not resume at the location without the prior written consent of the OEH and Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups.

Acid Sulfate Soil Management Plan:

35. The Acid Sulfate Soil Management Plan, prepared by de Groot & Benson Pty Ltd dated 3 August 2015 submitted with the application shall be implemented in full, with consideration to the following:

- (1) Consideration shall be given to impacts on adjacent areas of Potential Acid Sulfate Soils with regard to dewatering activities during earthworks and construction.

- (2) Any stormwater collected within the bunded treatment area must not be discharged to the stormwater system without the results of quality testing which demonstrates that the water satisfies ANZECC and NEPM Guidelines, particularly with regard to suspended solids, pH, aluminium and related parameters (the water must not contain any visible sediments).
- (3) All work undertaken on the site and with regard to implementing the Management Plan shall be undertaken in accordance with the approved sediment and erosion plan.
- (4) Approval for any variations/deviations from the Management Plan is to be sought from Council prior to implementation.

Finished Floor Level:

36. The finished floor level of the ground floor of the building is to be a minimum of 5.1 metres Australian Height Datum and a registered surveyor's certificate certifying such level is to be submitted to the Principal Certifying Authority prior to works proceeding beyond ground floor level.

External Lighting:

37. External lighting shall comply with *Australian Standard AS 4282: 1997 Control of Obtrusive Effects of Outdoor Lighting*.

PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

Occupation Certificate:

38. A person must not commence occupation or use of the new building **prior to obtaining an Occupation Certificate** from the Principal Certifying Authority.

Road Design and Services:

39. The following works:
 - (a) road works;
 - (b) water;
 - (c) sewer;
 - (d) stormwater drainage including WSUD requirements;

being provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (WSUD).

These works are to be completed **prior to the issue of an Occupation Certificate**.

Landscaping Works:

40. **Prior to the issue of an Occupation Certificate** a works as executed plan is to be submitted to the Principal Certifying Authority certifying that all landscape works have been carried out in accordance with the approved plan.

Rainwater Tanks:

41. A separate application being submitted to Coffs Harbour Water for approval of the rain water tank(s) prior to installation and any associated plumbing works. Evidence confirming such approval being submitted to the Principal Certifying Authority **prior to the issue of Occupation Certificate.**

Note: an application form may be downloaded from Council's web site
www.coffsharbour.nsw.gov.au

BASIX:

42. All of the commitments listed in each relevant BASIX Certificate for the development being fulfilled **prior to the issue of an Occupation Certificate.**

PART F – PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Part 4A Certificate:

43. Prior to the registration of the final subdivision plan at Land and Property Information NSW a Part 4A Certificate (Subdivision Certificate) shall be obtained from Council under section 109D(1)(d) of the *Environmental Planning and Assessment Act 1979*.

Strata Plan:

44. The Subdivision Certificate for the strata plan not being released by Council prior to submission of a final works as executed plan prepared by a registered surveyor to clearly identify the boundaries of the individual lots, the utility lots and the common properties, easements, and services, as set out in the strata plan approved under this development consent.

Certification – Inspection requirements under Section 30 Strata Schemes (Freehold Development) Regulation 2012:

45. The **Subdivision Certificate for the strata plan not being released** until the Council or an Accredited Certifier issues a written certificate to the effect that:
- (i) The building and development common property areas around the building have been inspected by the relevant Council officer or Accredited Certifier; and
 - (ii) The floors, external walls and ceilings depicted in the proposed strata plan for the building correspond to those of the building as constructed; and
 - (iii) The floors, external walls and ceilings of the building as constructed correspond to those depicted in the building plans that accompanied the Construction Certificate for the building; and
 - (iv) Any facilities required by the relevant development consent (such as parking spaces, terraces and courtyards) have been provided in accordance with those requirements.

This certification is to accompany the application for Subdivision Certificate.

PART G – GENERAL TERMS OF APPROVAL

NSW Rural Fire Service

Water and Utilities:

46. Electricity and gas services shall comply with Section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Design and Construction:

47. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standards AS3959-2009 'Construction of Buildings in Bush Fire Prone Areas' and Section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

Landscaping:

48. Landscaping to the site is to comply with the principles of appendix 5 of 'Planning for Bush Fire Protection 2006'.

PART H – ADVISORY NOTES

Controlled Activities Approval

49. It is noted that the development is within proximity to a creek. Should the development require a 'Controlled Activities Approval' under the *Water Management Act 2000* this permit would be required to be obtained from the NSW Office of Water prior to works commencing on the site.

Aquifer Interference Approval:

50. In the event that excavation works intercept the water table, all such works must cease until such time as an Aquifer Interference Approval under the *Water Management Act 2000* is obtained from the NSW Office of Water.
-



REPORT TO ORDINARY COUNCIL MEETING

DRAFT GRAFFITI MANAGEMENT POLICY AND DRAFT GRAFFITI MANAGEMENT STRATEGY 2016-2020

REPORTING OFFICER: Community Services Manager
DIRECTOR: Director, Sustainable Communities
COFFS HARBOUR 2030: Looking After Our Community
LC1.3 Promote a Safe Community
LC4.1 Support opportunities for artistic and cultural expression
ATTACHMENTS: ATT1 Draft Graffiti Management Policy
ATT2 Draft Graffiti Management Strategy (2016-2020)

Recommendation:

- 1. That Council adopts the draft Graffiti Management Policy and draft Graffiti Management Strategy 2016-2020 for public consultation.**
- 2. That the draft Graffiti Management Policy and draft Graffiti Management Strategy 2016-2020 be publicly exhibited for 60 days and a further report then be provided to Council.**

EXECUTIVE SUMMARY

At its meeting of 18 December 2014, Council considered a Notice of Motion on graffiti removal and street art and resolved:

That Council will engage members of the community by way of invitation to develop a policy on graffiti management and a strategy to undertake prevention, mitigation and education activities to minimise the impact of graffiti vandalism in the local government area.

In March 2015, an initial stakeholder meeting was called to bring together key community organisations, groups and community members to discuss issues surrounding graffiti management and the proposed approach to develop a policy and strategy. This meeting resulted in a strong level of community commitment to progress with a policy and strategy and a working group was formed.

The working group has met regularly since March 2015 to provide input into these documents and has also been a valuable mechanism for information sharing and mutual understanding of the issues around graffiti. The group also partnered with Rotary Coffs Harbour to promote and implement a Graffiti Action Day on 18 October 2015.

It is intended that the Graffiti Management Policy will:

- Guide Council's approach for an effective, coordinated and proactive approach to graffiti management through prevention, engagement, education, removal and enforcement.



REPORT TO ORDINARY COUNCIL MEETING

The purpose of the Graffiti Management Strategy is to:

- Communicate Council's commitment to working towards reducing levels of graffiti vandalism in the city, and to the maintenance of a safe and welcoming environment for the community and visitors, as is viable within the resources that are available.
- Provide a clear and consistent framework for managing and reducing the incidence of graffiti vandalism.
- Provide a graffiti management framework that aligns with the best practice principles of stakeholder engagement, reporting, removal, prevention, education and enforcement.

The policy and strategy acknowledge the need to consider a variety of approaches to graffiti management and the need to work in partnership with community stakeholders for effective outcomes in a resource constrained environment.

REPORT

Description of Item:

This report provides information and recommendations to Council in relation to the adoption for public consultation of a draft Graffiti Management Policy and draft Graffiti Management Strategy 2016-2020.

Issues:

Graffiti is an offence under the Graffiti Control Act 2008. Council has legislative authority under Part 4 of that Act to remove graffiti from Council owned assets and, in certain circumstances, from private property. Coffs Harbour City Council only removes graffiti from private property if it is deemed offensive in nature and/or in the community's best interest; otherwise removal is at the discretion of the property owner.

Council already undertakes a range of activities in relation to graffiti management across several service areas including; removal, community education and engagement, public art projects, implementation of crime prevention through environment design principles and, more recently, the support of the annual Graffiti Removal Day facilitated by Rotary Coffs Harbour.

The draft Graffiti Management Policy and draft Graffiti Management Strategy 2016-2020 aim to build on these activities through the provision of a clear and coordinated management framework that utilises a range of approaches identified as best practice principles for graffiti management. The draft Policy and draft Strategy also acknowledge that, in order to be effective, the issue of graffiti management cannot be addressed by Council alone, and the need for collaboration with key community stakeholders is highlighted.

The presence of graffiti can have both positive and negative impacts on the community. In examining this issue it is important to recognise there are many types of graffiti. The draft Policy and draft Strategy primarily aim to reduce and deter graffiti vandalism which is defined as the act of marking or defacing premises or other property without permission.

Negative impacts of graffiti vandalism can include:

- Economic impacts associated with the removal of graffiti vandalism
- Contributing to poor perceptions of safety
- Contributing to reduction in local pride via perceptions of cleanliness and the quality of the physical environment.

Supported and legal street art can have positive impacts including:

- Contributing to the vibrancy of an area
- Creating authorised opportunities for local artists to develop their creativity and experience the artistic work of others
- Creating local identity, pride and character of local neighbourhoods and or the City.

Council currently invests significant resources on graffiti removal from Council property. Currently, Council has an effective but informal approach to graffiti vandalism with no formal policy or procedures in place for removal, removal timeframes or reporting systems. Given the costs of graffiti vandalism, a more formalised and holistic approach is proposed to more effectively manage this issue. Whilst it is generally acknowledged that our public spaces may never be completely free from graffiti, it is recognised that early intervention can be effective in reducing the amount of graffiti vandalism and deterring offenders.

Options:

The following options are available to Council:

1. Council adopts for public consultation the draft Graffiti Management Policy and draft Graffiti Management Strategy 2016-2020 for a period of 60 days to allow community consideration and feedback. This would communicate Council's commitment to reducing levels of graffiti vandalism in the City and progress the work already undertaken by the stakeholder working group.
2. Defer the adoption of the draft Policy and draft Strategy or request amendments. This would potentially delay progress made to date toward the implementation of a clear management framework for this issue.
3. Reject the recommendation provided to Council. This could result in some reputational risk to Council given the original resolution made on this matter and progress made by stakeholders.

Sustainability Assessment:

- **Environment**

By providing a clear framework for the effective management of graffiti, the draft Policy and draft Strategy aim to reduce the levels of graffiti vandalism and assist in maintaining a safe, welcoming environment for visitors and community members as resources allow. In addition, it aims to improve the cleanliness and amenity of our public spaces by utilising design-based approaches to prevent and deter further incidents, and create spaces that facilitate a sense of community safety, identity and pride.

- **Social**

The draft Policy and draft Strategy take a holistic and collaborative approach in terms of Council engaging broadly with community members and stakeholders to achieve positive outcomes and strengthening partnerships on this issue.

It also provides opportunities for increased community education and awareness on graffiti management.

- **Civic Leadership**

The draft Policy and draft Strategy assist in facilitating the 2030 Plan theme of Looking After our Community and are aligned with the strategies:

- LC1.3 Promote a safe community and
- LC4.1 Support opportunities for artistic and cultural expression

- **Economic**

Broader Economic Implications

It is anticipated that the introduction of a robust graffiti management framework would, over time, produce a reduction in levels of graffiti vandalism and therefore potentially minimise the need for increasing levels of resourcing for graffiti removal.

The existence of a graffiti management policy and strategy should also assist in enabling Council and community stakeholders to leverage grant funding and partnership opportunities when they become available.

Delivery Program/Operational Plan Implications

There is currently no identified budget allocation or capacity within the existing 2015/16 budget for implementation of initiatives which are additional to Council's current activities in this area. This also applies for future years; therefore if any new activities are to be undertaken, above and beyond Council's current approach, then additional funds will need to be allocated for both the current and subsequent financial years.

In this regard, the financial implications of the final Policy and Strategy will be further explored in the report to Council in early 2016.

Risk Analysis:

A risk analysis for the implementation of any initiatives generated from the adoption of the final policy and strategy, which identify Council as the responsible agency, will be completed on a case-by-case basis.

Consultation:

The stakeholder consultation process included:

1. An initial stakeholder meeting held in March 2015 involving a variety of identified key stakeholders including; police, service clubs, chamber of commerce, community organisations, community members and council staff. From this meeting, a working group was formed to provide input into the development of the draft Policy and draft Strategy.
2. A series of working group meetings were facilitated between March and October 2015.
3. In partnership with the working group and Rotary Coffs Harbour, Council promoted and supported a Graffiti Action Day in October 2015.
4. Consultation with councils within the region to identify other approaches being undertaken.

Consultation with identified internal stakeholders from various sections of the organisation including property, planning and infrastructure, and design.

Related Policy, Precedents and / or Statutory Requirements:

- Graffiti Control Act 2008
- Coffs Harbour City Council Cultural Policy and Cultural Plan (2013-2016)
- Coffs Harbour City Council Public Art Selection Protocols Policy (2013)
- Coffs Harbour 2030 Community Strategic Plan

Implementation Date / Priority:

If resolved by Council, the draft Policy and draft Strategy will be placed on public exhibition for a period of 60 days. This is a longer period than the standard 28 day exhibition in order to allow greater opportunity for community and stakeholder consultation during the school holidays.

Documents will be made available for viewing in hard copy at Council's Administration Building and Library branches, and online through Council's website.

Following the exhibition period, community feedback will be considered and a final Policy and Strategy presented to Council for adoption in early 2016.

Conclusion:

Given the original resolution of Council to initiate the development of a policy and strategy for Graffiti Management and the consultation undertaken to date, it is recommended that Council resolve to place the draft attachments on public exhibition for community and stakeholder consideration and feedback.

Locked Bag 155, Coffs Harbour, NSW 2450 ABN 79 126 214 487		COFFS HARBOUR CITY COUNCIL		
<h2>Graffiti Management Policy</h2>				
Policy Statement: Coffs Harbour City Council's Graffiti Management Policy will guide Council with an effective, coordinated and proactive approach to graffiti management through prevention, engagement, education, removal and enforcement. □				
Director or Manager Responsible for Communication, Implementation and Review: Director, Sustainable Communities				
Related Legislation, Division of Local Government Circulars or Guideline: <ul style="list-style-type: none"> • <i>Graffiti Control Act 2008 (updated 2010)</i> • <i>Local Government Act 1993 (NSW)</i> 				
Does this document replace an existing policy?		No		
Other Related Council Policy or Procedure: Cultural Policy Public Art Selection Protocols Policy				
Application: It is mandatory for all staff, councillors and delegates of Council to comply with this policy.				
Distribution: This policy will be provided to all staff, councillors and delegates of council, and including: <input type="checkbox"/> Internet <input type="checkbox"/> Intranet <input type="checkbox"/> Email <input type="checkbox"/> Noticeboard <input type="checkbox"/> ECM				
Approved by: Executive Team [Meeting date] Council [Meeting date & Resolution No.]		Signature: <hr/> <i>General Manager</i>		
Council Branch Responsible:		Date of next Review:		

Attachment 1

Key Responsibilities

<i>Position</i>	<i>Directorate</i>	<i>Responsibility</i>
Mayor	Council	To lead Councillors in their understanding of, and compliance with, this policy and guidelines.
General Manager	Executive	To lead staff (either directly or through delegated authority) in their understanding of, and compliance with, this policy and guidelines.
Directors	All Directorates	To communicate, implement and comply with this policy and related guidelines.
Section and Group Leaders	All Directorates	To plan, action, communicate, implement and comply with this policy and related guidelines as it impacts your areas of responsibility.
All Council workers	Council	To comply with this policy and related guidelines.
Council committees		To be aware and adhere to this policy and related guidelines.

Attachment 1

1. Introduction

Graffiti is an offence under the Graffiti Control Act 2008 (updated 2010) when any public or private property or asset has been intentionally marked without consent. The role of Local Government in managing graffiti is identified under Part 4 of that Act.

Council recognises that the presence of graffiti can have both positive and negative effects on the community. Supported legal street art can have positive effects including:

- Contributing to the vibrancy of an area
- Creating authorised opportunities for local artists to develop their creativity and experience the artistic work of others
- Creating local identity, pride and character of local neighbourhoods and or the City.

Whilst negative impacts of graffiti vandalism can include:

- Economic impacts associated with the removal of graffiti vandalism
- Contributing to poor perceptions of safety
- Contributing to reduction in local pride via perceptions of cleanliness and the quality of the physical environment.

Council recognises the need for a coordinated and multifaceted approach to graffiti management which will minimise and manage the negative impacts of graffiti vandalism through:

1. Prevention
2. Engagement and Education
3. Reporting, Removal and Enforcement in relation to:
 - a. Council and public property and assets
 - b. Private property and assets

This will be undertaken through the development and implementation of a Graffiti Management Strategy.

Definitions

The following definitions are provided for a clearer understanding of the Policy’s wording and narrative.

Graffiti	Writing or drawings that have been scribbled, scratched, or painted on a surface.
Graffiti Vandalism	It is the act of marking or defacing premises or other property without permission.
Street Art	Refers to artistic work implemented with the permission of the person/authority who owns the surface/wall that the artwork is being presented on.

2. Policy Content

Council will endeavour to:

- Implement a whole of community approach and proactive response to graffiti management
- Minimise the incidence of graffiti vandalism on public and private property
- Minimise the negative impact of graffiti vandalism on residents and business operators
- Improve perceptions of safety, cleanliness and the quality of the physical environment through graffiti management
- Reduce the financial impact of responding to graffiti vandalism.

3. Consultation

Consultation was undertaken, where appropriate, in accordance with the organisation’s Community Engagement Policy and included relevant and impacted internal stakeholders.

4. References

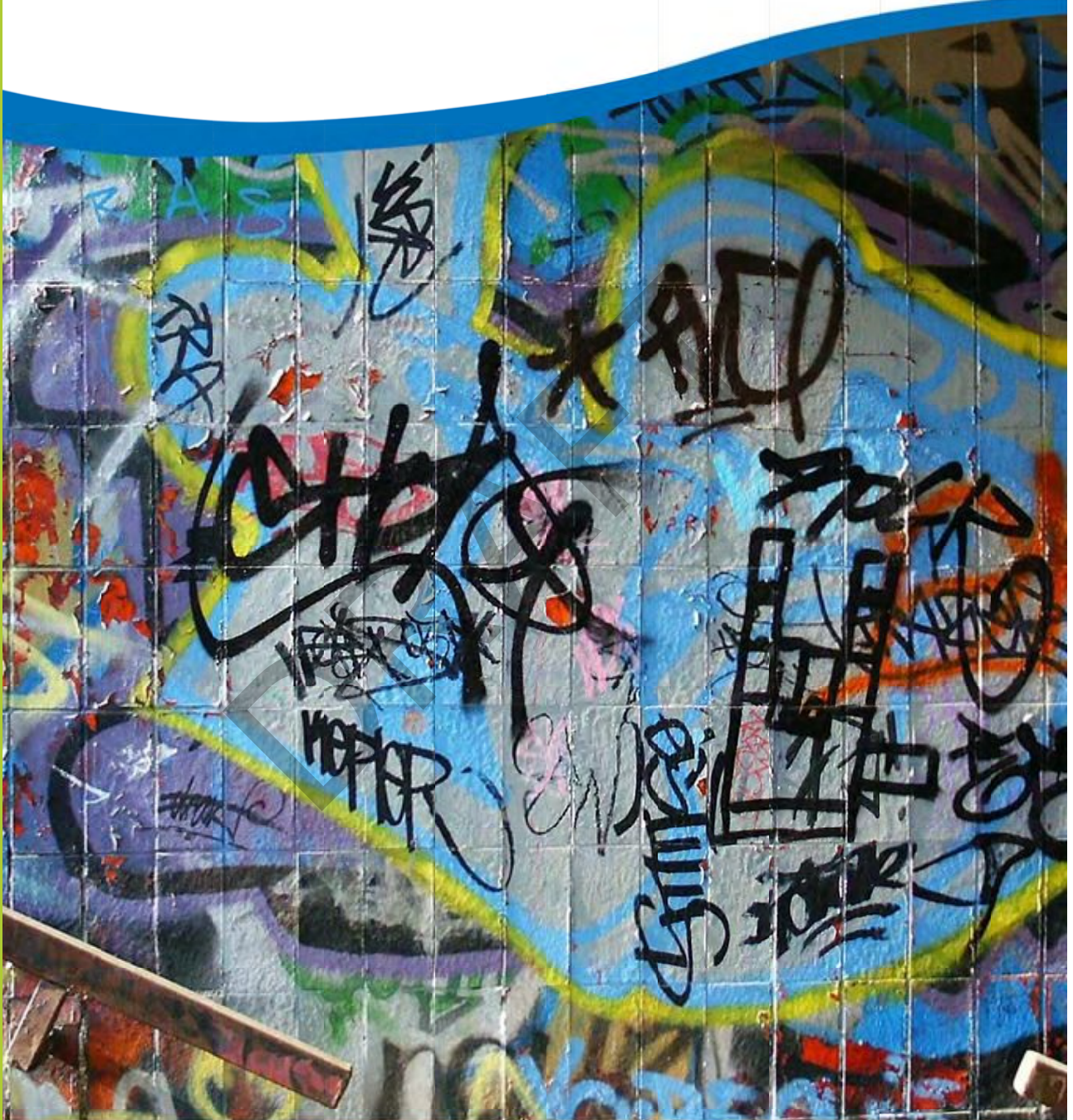
5. Appendices

- Graffiti Management Strategy 2016-2020

Coffs Harbour City Council

Graffiti Management Strategy

2016– 2020



CONTENTS:

1. BACKGROUND	Pg 3
2. CURRENT RESPONSES BY COUNCIL	Pg 4
3. STRATEGY FRAMEWORK	Pg 7
4. EVALUATION OF THE STRATGEY	Pg 10
5. APPENDICES	
a. Definitions	Pg 11
b. Role of Local Government under Graffiti Control Act 2008	Pg 12

DRAFT

1. BACKGROUND

Graffiti vandalism has a direct and immediate impact on the community by reducing the social amenity of public spaces, creating visual pollution and leading to increased fear for personal security. Graffiti is an offence under the *Graffiti Control Act of 2008 (updated in 2010)* and the role of Local Government in managing graffiti is identified under Part 4 of that Act (see appendix 5.i).

At a Coffs Harbour City Council meeting on 18 December 2014, Resolution No. 361 resolved that Coffs Harbour City Council:

“will engage members of the community by way of invitation to develop a policy on graffiti management and a strategy to undertake prevention, mitigation and education activities to minimise the impact of graffiti vandalism in the local government area.”

Community engagement undertaken in response to this resolution highlighted:

- a strong and dedicated commitment to progress a plan and strategy by the stakeholders.
- a need for information sharing and mutual understanding of the issue.

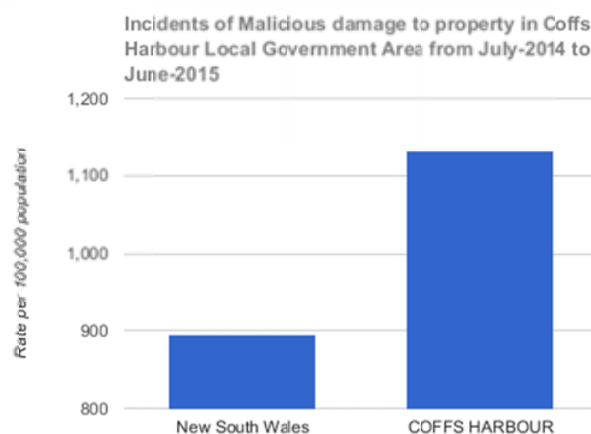
Council currently invests significant resources on graffiti removal from Council property. Given its cost to Council and the community, decisive measures are required to tackle graffiti vandalism and particularly the ‘tagging’ that proliferates in parts of the central business district, and on public amenities, road assets and signs, and playgrounds. Whilst it is generally acknowledged that our public spaces may never be completely free from the issue of graffiti vandalism, Council recognises that some methods of early intervention can be successful in effectively reducing the amount of graffiti vandalism across the City and potentially even the number of people who illegally ‘write’ or ‘tag’.

Currently, Coffs Harbour City Council has an effective but informal approach to graffiti vandalism removal but no formal policy or procedures on graffiti vandalism removal, removal timeframes or graffiti reporting systems.

The scale of the issue

The Bureau of Crime Statistics and Research (BOCSAR) data reports on incidents of malicious damage to property, this includes graffiti vandalism. Coffs Harbour is ranked 45 out of 152 LGAs in NSW for malicious damage to property. BOCSAR identified that between July 2014 and June 2015 Coffs Harbour City Council Local Government Area recorded a rate of 1,133 incidents per 100,000 population, compared to a rate for NSW of 895 per 100,000.

Bureau of Crime Statistics and Research July 2014 – June 2015 Malicious damage to property, Coffs Harbour Local Government Area.



When comparing specific graffiti incidents across the region, the BOCSAR data shows a fluctuating trend for Coffs Harbour City Council Local Government Area but an incident rate that is generally higher than neighbouring Councils and the NSW average.

NSW Recorded Graffiti Statistics July 2010 to June 2015

Number and rate of graffiti incidents recorded by the NSW Police Force:
Coffs Harbour, Clarence Valley, Nambucca, Kempsey Local Government Areas and NSW

Local Government Area	Measure	Jul 2010 - Jun 2011	Jul 2011 - Jun 2012	Jul 2012 - Jun 2013	Jul 2013 - Jun 2014	Jul 2014 - Jun 2015
Coffs Harbour	Number of incidents	129	91	68	65	81
	Rate per 100,000 population	183.3	128.2	95.7	90.5	111.9
Clarence Valley	Number of incidents	46	48	35	43	34
	Rate per 100,000 population	90.2	93.6	68.6	84.3	66.7
Nambucca	Number of incidents	15	8	12	5	10
	Rate per 100,000 population	78.4	41.6	62	25.6	50.9
Kempsey	Number of incidents	18	17	25	22	18
	Rate per 100,000 population	62.2	58.4	85.4	74.9	60.7
NSW	Number of incidents	9557	8998	9931	7800	6969
	Rate per 100,000 population	133.8	124.7	135.9	105.3	92.7

Source: NSW Bureau of Crime Statistics and Research

2. CURRENT RESPONSES BY COUNCIL

Council has the legislative authority to remove graffiti from private property within the reach of public land. Council only removes graffiti from private property if it is deemed as offensive in nature and/or in the community best interest.

Council already undertakes a range of activities in relation to graffiti management within several service areas of Council including:

- Property and Infrastructure Maintenance – removal of graffiti vandalism and responding to customer requests.
- Cultural and Community Services – community education, stakeholder engagement, street art projects, and community development activities.
- Planning and Design – Crime Prevention Through Environmental Design (CPTED) principles are adhered to in planning, design and landscaping.

In 2011, the NSW Government, in conjunction with Rotary Clubs and Dulux Paints, announced a plan to establish volunteer graffiti removal squads across the State. In 2014/15, Council supported the Rotary Club of Coffs Harbour with financial and in-kind sponsorship to establish a volunteer Graffiti Removal Day which was successfully held in October 2015.

However, evidence from current literature based on both local and international experience shows that only addressing removal will not stop the problem of graffiti vandalism. In order to respond comprehensively it is necessary to deal both with the symptoms (reactive measures that occur after the event) and the causes (preventive / before the event).

Purpose of the Strategy:

Council is committed to reducing levels of graffiti vandalism to support the maintenance of a safe and welcoming environment for the community and visitors. The purpose of this Strategy is to provide a clear and consistent framework for managing and reducing the incidents of graffiti vandalism so that “we have created through our urban spaces, a sense of community, identity and place” - ***Places for Living” (Coffs Harbour 2030)***

This Strategy provides a framework for graffiti management that outlines proposed objectives under six principles:

- **Stakeholder engagement** – consultation and ongoing engagement with business, government agencies and private landowners
- **Reporting** – simple graffiti vandalism incident reporting mechanisms. To provide timely data for clean-up crews and enforcement agencies, as well as provide statistical information for education and progress monitoring.
- **Removal** – timely removal based upon set prioritisation criteria as resources allow
- **Prevention** – implementation of design-based approaches to assist in the prevention of graffiti vandalism
- **Education** – information and educational material provided to assist the community in the prevention and safe removal of graffiti. This would include information sharing on the legal and community consequences of graffiti vandalism.

Attachment 2

- **Enforcement** – reporting systems that assist in the mapping of graffiti vandalism incidents in the LGA to inform stakeholders of ‘hotspot’ areas.

The Strategy acknowledges the need to consider a variety of approaches that include graffiti management and removal within the context of both Council and private property.

Council has a role to play but is only one of many stakeholders that will need to participate to deliver effective graffiti management. Council will undertake several roles including:

- **Provider** - falls within Council’s area of responsibility;
- **Facilitator** - Council may provide assistance to others;
- **Advocate** - Council lobbies on behalf of the community.

Collaboration with business, the wider community, including both groups and individuals, and the media, is essential in creating and maintaining neighbourhoods that are skilled in preventing and managing graffiti vandalism.



Graffiti vandalism



Street Art

3. STRATEGY FRAMEWORK

Best practice graffiti vandalism reduction models recognise that an effective approach to graffiti management needs to incorporate a variety of interventions including stakeholder engagement, reporting, removal, prevention, education and enforcement. These principles and practices need to be undertaken collaboratively to be most successful. Each is linked to one another and need to work in unison to successfully reduce the level of graffiti vandalism within Coffs Harbour LGA.

STAKEHOLDER ENGAGEMENT

The solution to the problem of graffiti vandalism is not up to any one particular agency but is the responsibility of every person and organisation. Graffiti vandalism impacts a range of Council property but there is also a considerable level of graffiti vandalism on commercial and residential property and utility infrastructure. Stakeholder engagement and consultation with business, government agencies, utility companies and private land holders is integral in ensuring that a similar level of attention, priority and consistency is given to graffiti vandalism reporting and removal throughout the LGA.

Objectives:

1. Encourage businesses, government agencies, utility companies and private land owners to actively participate in initiatives and actions that will reduce graffiti vandalism.
2. Maintain a productive and collaborative Council approach to the coordination of graffiti matters.
3. Communicate on activities undertaken to address this Strategy.
4. Develop protocols/procedures for legal street art to be undertaken on public and private property.

REPORTING

Timely reporting and photographic logging of graffiti vandalism are critical for the prompt prioritisation of removal and availability of statistical data for education, enforcement and research activities. Photographic logging is also essential for 'tag' identification and can be correlated to locations to provide evidence.

Objectives:

1. Promote the timely reporting of graffiti vandalism by Council services, businesses and community members.
2. To expand Council's use of field based technology to support staff in being able to report graffiti hits on all Council owned assets

REMOVAL

It is acknowledged that Coffs Harbour City Council as well as local businesses, utility companies and non-government agencies have limited resources for the removal of graffiti vandalism. Through increased education and promotion of safe removal practices the whole community may assist in reducing the level of graffiti vandalism within their local area in a timely and cost effective manner.

Objectives:

1. Support the prompt removal of graffiti vandalism from all Council and non-Council owned facilities.
2. Council to continue with rapid removal of offensive graffiti.
3. Promote and encourage community based volunteer removal groups.

PREVENTION

Crime Prevention through Environmental Design (CPTED) refers to the use of environmental design and place management principles, such as landscaping and lighting, to reduce the opportunity for crime. Businesses and the community are to be made aware of these mechanisms that will assist in managing graffiti vandalism through simple actions in the design phase or redesign of 'hotspots'.

Objectives:

1. To reduce opportunity for graffiti vandalism through promoting and implementing design-based approaches.
2. Develop policy and procedure to outline legal opportunities to express creativity through street art on Council managed public assets. It is proposed that three levels of opportunity are made available for graffiti street art:
 - i. Level 1 – highly visible and high profile locations. Expression of interest to be sought from established artists against a brief prepared by Council.
 - ii. Level 2 - moderately visible and non-high profile locations to facilitate development of emerging street artists.
 - iii. Level 3 – low visible and low profile locations permitting free expression
3. Continue to liaise with Police Crime Prevention Officer to gain feedback on Council designs from a CPTED and crime prevention perspective.

EDUCATION

As previously stated, responsibility for preventing and removing graffiti within the LGA must be a shared approach. This is a function for the whole community, businesses, Council and other government agencies. Information sharing and distribution of educational material will assist the community in the prevention and safe removal of graffiti vandalism.

Objectives:

Attachment 2

1. Promote community education and awareness of graffiti management practices and strategies.
2. Encourage and support graffiti education programs in schools by Police School Liaison Officer.
3. Work with local youth agencies and aerosol artists to undertake 'legal' graffiti practice in approved designated locations and publicise as such.

ENFORCEMENT

A close working partnership with NSW Police is essential in confronting a complex social issue such as graffiti vandalism. This working relationship will require successful data sharing and acknowledging that graffiti management is not a problem to be confronted by one agency or organisation alone. The reporting system should assist in the mapping of graffiti vandalism incidents within the LGA to inform stakeholders of the worse affected areas or 'hotspots'. Photographs of 'tags' and identification of locations should be made available to the NSW Police.

Objectives:

1. Maintain close working relationship with NSW Police and other agencies in providing timely data and information for enforcement activities.
2. To produce positive media, factsheet, and web information on graffiti incident reduction and opportunities for safe removal of graffiti vandalism.

4. REVIEW OF THE STRATEGY

The objectives within the Graffiti Management Strategy aim to reduce and minimise the impacts of graffiti vandalism.

There is currently no identified budget allocation or capacity within the existing budgets for implementation of initiatives which are additional to Council's current activities regarding graffiti management. If any new activities are to be undertaken, above and beyond Council's current approach, then additional funds will need to be allocated.

The actions considered necessary to be undertaken to address the objectives in this Strategy will be developed annually in a collaborative process by Council's staff and identified in Council's Delivery Program and Operational Plan, with budget requirements, for adoption by Council. This will identify resources required to undertake these initiatives and who will be responsible for delivery.

The success of these actions, and progress against the Strategy, will be measured and evaluated through:

- Data gathered from reporting mechanisms, statistical sources, stakeholder and community feedback; and
- Reported through Council's annual reporting framework including 6-monthly progress updates and Annual Report.

Noting that graffiti vandalism will never totally be eliminated but that long-term data gathering will assist in understanding costs, trends, 'hotspot' areas and the benefits and cost savings of any actions undertaken.

5. APPENDICES

i. DEFINITIONS

Graffiti	Writing or drawings that have been scribbled, scratched, or painted on a surface.
Graffiti Vandalism	The act of marking or defacing premises or other property without permission.
Tagging	A style of calligraphy writing that depicts the initials, nickname or made up word to represent the writer. It is comparatively smaller in dimension from other graffiti and is often written in multiple times at the same site.
Street Art	Refers to artistic work implemented with the permission of the person/authority who owns the surface/wall that the artwork is being presented on.
Preventative murals	A painting or other work of art executed directly on a wall which can be used to prevent graffiti within an area. This is usually applied with the owner's consent.
'Hotspot' areas	Areas in which graffiti vandalism is marked on a regular basis.
Offensive graffiti	Graffiti vandalism that includes racist or political overtones, offensive language or discrimination against any person or group.
Visible graffiti	Graffiti vandalism that is visible to the community from main roads, open spaces, and reserves.

- ii. ROLE OF LOCAL GOVERNMENT IN THE GRAFFITI CONTROL ACT 2008

Graffiti Control Act 2008 No 100

Part 4 - Graffiti removal work by local councils

10 Interpretation

In this Part, **occupier**, **owner**, **private land** and **public place** have the same meanings as in the Local Government Act 1993.

11 Graffiti removal work - by agreement with owner or occupier

A local council may, by agreement with the owner or occupier of any private land, carry out graffiti removal work on the land.

12 Graffiti removal work - without agreement of owner or occupier

- (1) A local council may, without the agreement of the owner or occupier of any land, carry out graffiti removal work to property on that land if the graffiti concerned is visible from a public place.
- (2) The graffiti removal work referred to in subsection (1) may only be carried out from a public place.
- (3) The local council concerned is to bear the cost of graffiti removal work referred to in subsection (1).
- (4) If a local council carries out graffiti removal work in accordance with this section, the council must, within a reasonable period, give the owner or occupier of the land concerned written notice that the work has occurred.
- (5) A local council must pay compensation for any damage caused by the council in carrying out graffiti removal work in accordance with this section.

Note. Section 730 of the Local Government Act 1993 provides for the resolution of claims for compensation relating to damage under this section in cases of dispute between the person claiming the compensation and the council.

13 Register of graffiti removal work

- (1) A local council must keep a register of graffiti removal work carried out in accordance with this Part.
- (2) The register is to specify in respect of each incidence of graffiti removal work carried out:
 - (a) the owner or occupier of the premises on which the graffiti was situated, and
 - (b) the nature of the work carried out, and
 - (c) the actual cost, or an estimate of the cost at current market rates, of carrying out the work, and
 - (d) in the case of graffiti removal work carried out in accordance with section 11 - the actual amount charged by the local council for carrying out the work.

DRAFT

COFFS HARBOUR CITY COUNCIL
Locked Bag 155 COFFS HARBOUR NSW 2450
www.coffsharbour.nsw.gov.au



REPORT TO ORDINARY COUNCIL MEETING

COMMITTEE MEMBERSHIP – TOORMINA COMMUNITY CENTRE MANAGEMENT COMMITTEE AND AYRSHIRE PARK MANAGEMENT COMMITTEE

REPORTING OFFICER:	Community Services Manager
DIRECTOR:	Director, Sustainable Communities
COFFS HARBOUR 2030:	LC1.1 Build pride and identity in Coffs Harbour as a community and a place LC1.4 Promote a caring, inclusive and cohesive community PL2.2 Provide public spaces and facilities that are accessible and safe for all
ATTACHMENTS:	Nil

Recommendation:

That Council appoint the following committee member nominees to the relevant committee:

1. Toormina Community Centre Facility Management Committee – Carmel Hill;
 2. Ayrshire Park Management Committee - Tania Myers.
-

EXECUTIVE SUMMARY

To recommend to Council the appointment of community members to the facility management committee/s.

REPORT

Description of Item:

This report seeks approval from Council for appointment to the following committee/s:

- Toormina Community Centre Facility Management Committee;
- Ayrshire Park Management Committee.

Issues:

The community members have expressed interest in participating on the respective committee. The nomination has been approved for recommendation to Council at the relevant committee meeting:

- Toormina Community Centre Facility Management Committee – Carmel Hill;
- Ayrshire Park Management Committee - Tania Myers.

The use of community committees reflects Council's level of encouragement to actively engage and utilise the expertise within its community. We value the voluntary contribution of our committee members and encourage Council to accept this nomination.

Options:

1. Adopt the recommendation provided to Council – which would enable the continued effective operations of the management committees at these facilities and allow Council to engage the expertise of these volunteers.
2. Amend the recommendations or seek clarification – Council may wish to be provided with further information on a particular facility or applicant in which the committee member application would be put on hold until more detailed information could be brought back to Council to allow for adoption.
3. Reject the recommendation provided to Council – this may result in Council missing the opportunity to effectively engage the volunteer assistance of this community member. Council would also need to provide sound justification for rejecting a particular application as it has been considered by the existing management committee who has given their support to this nomination.

Sustainability Assessment:

• Environment

There are no environmental issues associated with this report.

• Social

The valuable contribution made by community members in the various roles of management and advisory committees adds to Coffs Harbour's significant social capital and sense of connectedness.

• Civic Leadership

This approach is addressed in Coffs Harbour 2030 through:

- LC1.1 Build pride and identity in Coffs Harbour as a community and a place
- LC1.4 Promote a caring, inclusive and cohesive community
- PL2.2 Provide public spaces and facilities that are accessible and safe for all

- **Economic**

Broader Economic Implications

There are no economic implications of the recommendations in this report.

Delivery Program/Operational Plan Implications

There is no delivery program or operational plan implications of the recommendations in this report. However, the time and assistance given to Council by volunteers represents significant cost savings to the organisation.

Risk Analysis:

There are no specific risks associated with the appointment of committee members to these committees.

Consultation:

Consultation has been undertaken with the existing members of the committees.

Related Policy, Precedents and / or Statutory Requirements:

This process is in line with precedents set in the past and addresses the requirements under the Local Government Act, Section 355.

Implementation Date / Priority:

The relevant committees and prospective members will be notified immediately following Council's decision.

Conclusion:

Council appreciates the work that the committees and the volunteers contribute to our community and this report seeks approval from Council for the appointment of new members.



REPORT TO ORDINARY COUNCIL MEETING

RESERVE NAMING APPLICATION - COFFS COAST SPORT & LEISURE PARK EAST PRECINCT BRUCE BARNIER FIELD

REPORTING OFFICER: Senior Technical Officer - Parks
DIRECTOR: Director Sustainable Infrastructure
COFFS HARBOUR 2030: Looking after our community LC1.1 Build provide and identity in Coffs Harbour as a community and place. Places for Living PL1.6 Reinforce the unique identity of villages and communities
ATTACHMENTS: Nil.

Recommendation:

That Council adopt the proposal to name the eastern fields at the Coffs Coast Sport and Leisure Park the “Coffs Coast Sport and Leisure Park East Precinct Bruce Barnier Field” and that the field be signed accordingly, pending funding.

EXECUTIVE SUMMARY

Council adopted the Reserve Naming and Memorial Policy on 23 July, 2015.

This Policy provides for the naming of fields within sports complexes after significant individuals or families in accord with criteria detailed in the Policy.

Council has received an application to name the eastern fields at the Coffs Coast Sport and Leisure Park after the late Bruce Barnier, a long time affiliate of hockey at both the local and State levels. The proposal seeks to rename the eastern precinct as follows the “Coffs Coast Sport and Leisure Park East Precinct Bruce Barnier Field.

Staff have assessed the application and consider that the late Bruce Barnier fulfills the requirements of the Policy. In accord with Policy the proposed name has been advertised and submissions invited from the community

No submissions were received.

This report recommends that Council adopt the proposal to rename the eastern precinct the “Coffs Coast Sport and Leisure Park East Precinct Bruce Barnier Field”.

Note that installation of the sign will be dependent on funding becoming available. Alternatively the applicants can choose to fund the sign if they wish it to be installed more immediately.

REPORT

Description of Item:

Council adopted the Reserve Naming and Memorial Policy on 23 July, 2015.

The Policy defined a number of criteria that applicants would need to address for a person to be considered for perpetual recognition on signage.

In accord with Policy Council has received an application to name the eastern fields at the Coffs Coast Sport and Leisure Park after the late Bruce Barnier. The proposal seeks to rename the eastern precinct the "Coffs Coast Sport and Leisure Park East Precinct Bruce Barnier Field

Mr Barnier was a long time affiliate of hockey at both the local and State levels. Mr Barnier made significant contributions over his lifetime to sport in general in addition to his many years of dedicated civic and community service. It is considered appropriate to acknowledge these contributions through memorial recognition within the Coffs Coast Sport and Leisure Park

Council has assessed the merits of the proposal and confirmed family support for the proposal. Submissions have been invited from the community. No submissions were received.

- **Issues:**

Regional venues are by their nature significant and widely known outside of the local area. They are promoted/ marketed widely as one large facility/venue offering a standard of facility and service beyond what is provided at district community sport fields or gardens. These facilities form the basis of many bids for large state/national events/titles. It is considered that the proposal will not adverse rely impact on the branding of CCSLP.

- **Options:**

1. Adopt the recommendation provided to Council.
2. Modify the recommendation if Councilors wish to propose an alternate name or location to honour Bruce Barnier. Any major departure from the current proposal may require new community consultation
3. Reject the recommendation if Councilors do not wish to proceed with the proposal.

Sustainability Assessment:

- **Environment**

This is not applicable to this report.

- **Social**

The naming of places after significant individual or families within a community preserves and builds local identity and creates a sense of continuity and place. It satisfies the communities to desire to remember and honour those that have gone before.

- **Civic Leadership**

The purpose of Council policies is to ensure transparency and accountability in local government. The proposal has been assessed in accordance with the Reserve Naming and Memorial policy.

- **Economic**

Broader Economic Implications

There are no broad economic impacts associated with the implementation of the recommendation.

Delivery Program/Operational Plan Implications

There are no Delivery Plan implications associated with adopting the recommendation. Replacement of the signage to reflect the recommendation however will cost approximately \$3000. There is currently no allocation within the 15/16 financial program for upgrading signage at CCSLP. Manufacture and installation of the sign would need to be considered within future funding cycles. Alternately the Policy provides that applicants may fund the sign themselves if they desire a more immediate response.

Risk Analysis:

The Reserve Naming and Memorial Policy was developed to enable Council to adopt a preventative risk management approach for managing requests for changes to Reserve names and the placing of memorial style markers and plaques in Reserves. The proposal is considered to be consistent with the Policy.

Consultation:

Internally consultation has occurred with Stadium and Major Events Section.

Externally consultation has occurred with Coffs Harbour Hockey Association and Coffsac.

At the Council meeting on 9 October 2014, Council resolved that the draft Reserve Naming Policy be placed on public exhibition for a period of 28 days. As per this resolution the draft policy was placed on public exhibition for the period specified. At the conclusion of the exhibition period (3) submissions were received. Details of the submissions and the issues raised are included in the Table below.

Related Policy and / or Precedents:

The proposal is considered to be consistent with the intent of Reserve Naming and Memorial Policy.

Statutory Requirements:

This is not applicable to this report.

Implementation Date / Priority:

Implementation is immediate

Conclusion:

It is recommended that Council adopt the proposal to name the Coffs Coast Sport and Leisure Park eastern precinct the "Coffs Coast Sport and Leisure Park East Precinct Bruce Barnier Field.



REPORT TO ORDINARY COUNCIL MEETING

OUTDOOR DINING CHARGES

REPORTING OFFICER:	Property Manager
DIRECTOR:	Director Sustainable Infrastructure
COFFS HARBOUR 2030:	LP 3.1 Establish and maintain balanced mix of commercial and residential opportunities
ATTACHMENTS:	Nil

Recommendation:

That Council provide, during the construction period, a reduction in charges for outdoor dining and display of merchandise for City Square businesses directly impacted by the City Square revitalisation.

EXECUTIVE SUMMARY

To consider reducing charges for outdoor dining and display of merchandise on public footpaths for City Square businesses during construction work as part of the revitalisation of the City Square.

REPORT

Description of Item:

Council at its meeting of 12 November 2015 resolved to consider removing outdoor dining charges from businesses that are located in high stress areas and a report providing greater detail be brought back to Council. It is understood this resolution stems from a Notice of Motion which raised concern about the impact of construction works associated the City Square revitalisation on businesses using the area for outdoor dining. This report provides information to enable Council to further consider this issue.

- **Issues:**

Council and the CBD Masterplan Committee have been working towards refurbishment of the City Square as part of the Special Rate Variation for the Coffs Harbour CBD. City Square concept plans have been exhibited and submissions received. Subject to approval and tender process, it is proposed to commence works on the City Square refurbishment after Easter 2016.

Proposed City Square Refurbishment includes the installation of new shade canopies, cladding of kiosks, raised pedestrian zones over roadways, car park screening, performance area, catenary lighting, repaving/tiling, new seating and flexible open space.

At present there are five cafés in the City Square, all of which use outdoor dining to augment their retail trading area. The majority of these businesses are takeaway food premises, as their size prevents dining within the leased shop. Outdoor dining provided by Council on the adjacent footpath enables these shops to transform into a café at a significantly lower cost than if the business owner was leasing a larger shop with sufficient floor space to accommodate indoor dining.

In addition, one business in the City Square uses the footpath to display merchandise for sale. This use of the footpath provides an extension of the shop floor space as well as providing advertisement of the shop's wares to passing pedestrians.

The Agreements for outdoor dining and display of merchandise provide that, should Council need to carry out any maintenance or repair works to the pavement or services under the pavement, the shop owner shall, upon notification by Council, remove all equipment while the work is being carried out and shall not make any claim upon Council as a result of or arising from the work.

As the footpaths used by these businesses will be impacted by the City Square refurbishment, it is proposed to abate the footpath usage fees payable in the following manner:

- If there is a period where works are so disruptive that a business is not permitted to use the approved area; cannot occupy the approved area; or chooses not to occupy the approved area, no fees shall be payable for that period.
- Where a business chooses to use the footpath for outdoor dining or display of merchandise then fees will remain payable.

- **Options:**

1. Adopt the recommendation as submitted to assist affected City Square businesses during the construction period and enable them to continue to service the area both during and upon completion of the City Square revitalisation.
2. Amend the recommendation by increasing or reducing the abatement, however consideration should be given as to whether too favourable treatment would disadvantage businesses not using Council footpaths or too little abatement may result in the business being adversely impacted financially during the construction phase.
3. Reject the recommendation, in which case Council may continue to enforce the provisions of the agreement. However it is considered fair and reasonable that the fees should abate for the period in which the shop owner is unable to use the footpath.

Sustainability Assessment:

- **Environment**

The impact of the City Square refurbishment has been considered separately by Council. The purpose of this report is to consider the charges for use of the public footpath, which have no environmental impact.

- **Social**

Noting that Council needs to be mindful of being fair to all businesses, abatement of outdoor dining and display of merchandise fees while the area is unusable will assist the affected businesses by removing a cost, whilst being fair to other businesses which may not receive similar concessions from their landlord.

- **Civic Leadership**

Abatement of the charges during the period in which a tenant cannot use an area is considered an ethical and responsible approach for Council to adopt during reconstruction of the City Square for the benefit of the wider community. Removal or reduction of the fees in the long-term could provide an unfair advantage to businesses benefiting from a Council concession at the expense of all rate payers generally.

- **Economic**

Broader Economic Implications

As indicated above, abatement or waiving of the charges to a greater degree than the impact of the works would create an imbalance in the business community, as businesses receiving an excessive reduction in charges for use of the footpath would gain an unfair advantage over businesses paying market rental to private landlords for premises providing indoor dining. In addition, the affected businesses within the City Square will in the long-term gain a benefit from the improved facilities with the City Square upon completion of the project.

Delivery Program/Operational Plan Implications

Abatement of the charges will reduce Council's projected income for the 2015/16 financial year. The non-monetary long-term benefits of refurbishment to the community should outweigh the short-term loss of income.

Risk Analysis:

Waiving the charges should assist the businesses to cope during the period of construction and enable them to benefit from the new revitalized area upon completion.

Consideration needs to be given to the effect of Council waiving fees which are established in the business community. At present the fees are commensurate with the market forces of supply and demand. The fees are at a level which ensures that the business owner does not use an excessive area to the detriment of the pedestrian thoroughfare. Reducing the fees would impact unfairly on businesses which have chosen to pay a higher rent to use an inside all weather dining area. Fees for outdoor dining and display of merchandise cover Council's costs to administer the use of the public footpath with regard to various administration issues including compliance of compliance, insurance and debt recovery.

Consultation:

Council's Community Liaison Officer, who is overseeing the City Square revitalisation, advises: *"works on City Square revitalisation and other City Centre works are planned to take place during the lower trading periods, to minimise impacts on businesses throughout the CBD."*

Preliminary consultations have taken place with City Square property owners and with CBD traders and businesses in regards to possible timing of the revitalisation works and likely impacts. Traders in City Square have differing views of whether they will remain open for trade or close their premises for a short duration while works are undertaken outside their premises.

More detailed and direct consultations will occur with each impacted trader on the City Square prior to construction, and where possible construction will be scheduled to maintain access to premises at all times and to minimise noise and other impacts on business, retail and dining. It is recognised that there will be periods during construction when there will not be access to outdoor dining areas and shelter and that other stages of construction will limit the appeal and amenity of the outdoor dining areas, thereby reducing trade potential.

Council may wish to offer a standard blanket period during which Outdoor Dining fees will not apply, or it may wish to negotiate these periods with individual cafes/restaurants in City Square, pending more detailed consultations as work schedules are finalised and subject to regular review during construction liaison."

With regard to these comments, and in particular the last paragraph, whilst negotiation with businesses on a case by case basis has been deliberated, it is considered that the most administratively efficient and cost-effective approach is to provide abatement when a business is unable or unwilling to use the footpath.

Related Policy, Precedents and / or Statutory Requirements:

The leases for the kiosks in the City Square fall within the provisions of the Retail Leases Act 1994. These lease agreements have only recently been entered into and, in line with the provisions of the Act, documentation associated with the new agreements specifically advised the tenants of the construction works and a period of rental abatement where the tenant is precluded from trading.

Other than outdoor dining areas provided to the kiosks where the lease refers to the provision of an outdoor dining agreement, Council is under no obligation to make the footpath available for use by the adjoining businesses. The agreements for outdoor dining and display of merchandise may be terminated at any time by either party with one month's notice. Council may therefore terminate the agreements during the construction period. However as there are costs associated with entering into new agreements for use of the footpath, the most efficient and cost-effective process is, as per the recommendation, to suspend the agreement and abate the fees during the period the business is unable to trade or unwilling to trade.

Upon completion of the City Square revitalization, new agreements will be required to authorize use of the new outdoor dining area. This would normally incur an application fee to cover processing costs, however it is considered reasonable in the circumstances, to waive the application fee for these new agreements on this occasion.

Implementation Date / Priority:

The works to enable revitalisation of the City Square are proposed to commence after Easter 2016. Construction is proposed to take approximately six months, although it is proposed to stage the works so that the disruption to individual businesses is minimised. Suspension of agreements and abatement of fees for outdoor dining and display of merchandise is expected to be for approximately four to six weeks. The period where the business owners continue to trade, but are impacted by the works, is expected to be for a period of about three months. However the actual impact of works and the extent of the reduction in the fees will need to be assessed on an individual basis.

Conclusion:

It is considered reasonable to provide an abatement and reduction of the fees charged for commercial use of the footpath commensurate with the impact of the construction works for revitalisation of the City Square.



REPORT TO ORDINARY COUNCIL MEETING

CONTINUATION OF ALCOHOL PROHIBITION FOR NEW YEARS EVE & AUSTRALIA DAY

REPORTING OFFICER:	Senior Technical Officer - Parks
DIRECTOR:	Sustainable Infrastructure
COFFS HARBOUR 2030:	Looking after our Community LC1.3 Promote a safe community C3.1 Council support the delivery of high quality, sustainable outcomes for Coffs Harbour
ATTACHMENTS:	ATT Plan showing Reserves proposed for 24 hour Alcohol Prohibition New Years Eve & Australia Day

Recommendation:

That Council:

1. Use the powers granted by section 632A of the Local Government Act 1993 to prohibit alcohol within the Council owned or managed Reserves (exclusive of the Coffs Coast Regional Park) listed in Attachment 1 as follows:
New Year's Eve – 6am New Year's Eve to 6am New Year's Day;
Australia Day – 6am Australia Day to 6am the following day
except for Council licenced events.
2. As the agency responsible for visitor and facility management under the Memorandum of Understanding for the Coffs Coast Regional Park (CCRP), regulate by notice the bringing in or consuming of alcohol within the CCRP Reserves listed in Attachment 1 as follows:
New Year's Eve – 6am New Year's Eve to 6am New Year's Day
Australia Day – 6am Australia Day to 6am the following day
3. That notices, to effect all of the above, be displayed at appropriate locations.
4. Publicise the prohibition through its website and in local media in advance of the holiday period

EXECUTIVE SUMMARY

Council resolved on 25 August 2011 to establish an extended 24 hour alcohol prohibition for New Year's Eve and Australia Day within all alcohol prohibited reserves for a four year period commencing 31 December 2011.

Council also resolved to review the 24 hour New Year's Eve and Australia Day Alcohol Prohibition at the end of the four year period and to return a report to Council, evaluating the effectiveness of the extended prohibition.



REPORT TO ORDINARY COUNCIL MEETING

The four year period has now expired and the effectiveness of the prohibition in regulating anti-social behavior has been reviewed by the Coffs-Clarence Local Area Command and Council.

The review with the Coffs-Clarence Local Area Command, the primary stakeholder in the process, has determined that there has been a significant decrease in the number of alcohol related incidents occurring within public reserves on New Year's Eve and Australia Day since the introduction of the prohibition in 2010 and a continuation of the prohibition is recommended.

This report recommends the continuation of the 24 hour alcohol prohibition within public reserves for New Year's Eve and Australia Day arrangements beyond the cessation of the four year trial period.

REPORT

Description of Item:

Council resolved on 25 August 2011 to establish an extended 24 hour alcohol prohibitions for New Year's Eve and Australia Day within all alcohol regulated areas for a 4 year period commencing December 31 2011.

Council also resolved to review the 24 hour New Year's Eve and Australia Day Alcohol Prohibition at the end of the 4 year period and to return a report to Council, evaluating the effectiveness of the extended prohibition.

The four year period has now expired and the effectiveness of the prohibition in regulating anti-social behavior has been reviewed by the Coffs-Clarence Local Area Command and Council's stakeholder sections.

The review of the effectiveness of the trial measures has determined that there has been a significant decrease in the number of alcohol related incidents occurring within public reserves on New Year's Eve and Australia Day since the introduction of the prohibition in 2010. The Coffs-Clarence Local Area Command and Council strongly support the re-establishment of the 24 hour prohibition for New Year's Eve and Australia Day.

The prohibition is also well supported by the broader community, as evidenced by the absence of negative community feedback in relation to the prohibition.

- **Issues:**

Impacts on regular Reserve users

The 24 hour prohibition has made it illegal for anyone to bring in, or consume alcohol, in the affected reserves on New Year's Eve and Australia Day, occasions where typically families and friends gather and consume moderate quantities of alcohol. Although the prohibition disadvantaged those reserve users who wished to consume alcohol responsibly, Council has received no negative feedback from Reserve users post the events in question. .

Frequently, the high incidence of binge drinking and violence traditionally associated with New Year's Day and Australia Day meant that responsible reserve users were being placed at risk of harm and being deterred from using public reserves/spaces. As evidenced by the Police Report, the prohibition has enabled families to safely use these spaces without the risk of drunken violence.

Current provisions that allow the consumption of alcohol in alcohol prohibited areas for Council licensed events would still be applicable under the proposal.

- **Options:**

1. Adopt the recommendation provided to Council. This will result in the re-establishment of the alcohol prohibition for the 2015 NYE and 2016 Australia Day. The prohibition will then remain in place until such time as Council resolves to remove it.
2. Reject the recommendation and, in consultation with the Coffs-Clarence Local Area Command, assess alternate strategies to regulate alcohol related anti-social on New Year's Eve and Australia Day.

Sustainability Assessment:

- **Environment**

No negative environmental concerns will occur as a result of extending the alcohol controls. Positive benefits will ensue, as alcohol related broken glass is of particular concern to Reserve users including children and requires regular cleaning up by maintenance staff and locals. Local residents and staff put themselves at risk handling broken glass when cleaning up following disturbances involving alcohol.

Problems associated with alcohol consumption on public roads and car parks include underage drinking, excessive noise, unsafe driving, litter, vandalism, break and enters which convert to a significant cost to the whole community.

- **Social**

Extended control on alcohol use in the nominated reserves will have a positive impact on local amenity and increase the appeal of these areas to the wider community for holiday activities. A reduction in night time disturbance will improve the quality of life of adjacent residents through improved sleep patterns and reduction in stress levels. Police will have powers to act to control alcohol use.

Alcohol consumption within reserves during the holiday period resulted in the congregation of intoxicated persons including underage drinkers. Drinkers' anti-social behaviour has been reported to impinge on nearby local residents and retail businesses. The alcohol prohibition has a positive impact by maintaining local amenities for all residents.

- **Civic Leadership**

This proposal works towards achieving the outcomes identified within the Coffs Harbour 2030 Strategic Plan and is directly connected to the themes "Places for Living" and "Looking after our community". The proposal will assist in ensuring that:

- We promote healthy living and safe communities; and
- We protect and expand public spaces and facilities and ensure they are accessible and safe for all.

- **Economic**

Broader Economic Implications

Tourism is a significant economic driver for Coffs Harbour. A reduction in alcohol fuelled violence and other anti-social behaviour within our public spaces will increase Coffs Harbour's appeal as a destination for visitors. Reducing the need to tie up limited Police resources on managing alcohol fuelled violence and reducing injuries to police officers will improve local policing outcomes.

Alcohol abuse and associated crime have a negative impact upon the greater community and is detrimental to the economic development of an area, particularly one that relies upon retail and holiday trade.

Delivery Program/Operational Plan Implications

As the existing stickers on notices displayed within Council Reserves relating to the extended prohibition are generic and reference no dates there will be no costs implications. Should Council resolve to establish the permanent 24 hour prohibition for NYE and Australia Day permanent signage will be progressively updated in conjunction with routine replacement of defective signage.

Risk Analysis:

Alcohol fuelled anti-social behavior is a significant problem within NSW. Failure to reestablish the prohibition may create a return to the high levels of alcohol consumption previously occurring within Reserves on New Year's Eve and Australia Day.

Consultation:

Consultation re the continuation of the alcohol prohibition has occurred with affected and interested stakeholders as follows:

- Coffs Coast State Park Business Manager
- Roads and Open Space Maintenance Section
- Design and Technical Services Section
- Coffs-Clarence Local Area Command
- NSW National Parks and Wildlife Service

All parties are supportive of a continuation of the prohibition beyond the trial period.

Related Policy and / or Precedents:

Council has previously used Section 632A of the Local Government Act 1993 to prohibit the taking and/or consumption of alcohol in reserves controlled by Council. Council has also used the Local Government Act 1993 (Sections 644, 644A, 644B, 644C, 645 and 646) to create Alcohol Free Zones in roads and car parks.

Council implemented the extended prohibition for New Year's Eve and Australia Day for four years commencing 31 December 2011.

The proposal is considered to be consistent with the intent of the existing prohibitions in managing alcohol related anti-social behaviour.

Statutory Requirements:

1. Council owned and Managed Reserves

It is proposed that Council use powers granted under the Local Government Act 1993 Section 632A for all Council owned or managed Reserves currently Alcohol Prohibited (see attachment A) and that all signage be progressively updated to be consistent with the legislative requirements.

2. Coffs Coast Regional Park

As Regional Parks are not "Public Places" as defined by the Local Government Act, this Act cannot be relied upon to regulate activities. The National Parks and Wildlife Act governs Regional parks. Pursuant to Clause 4 of the National Parks and Wildlife Regulations a notice may be erected to regulate the carrying out of any activity within the Park. Notices will be erected prohibiting the bringing in or consuming of alcohol at specified times.

Implementation Date / Priority:

Implementation will commence December 31 2015.

Conclusion:

It is recommended that Council establish the 24 hour extended alcohol prohibition for New Year's Eve and Australia Day within Council owned or managed reserves effective from 31 December 2015.

List of Reserves to which the extended prohibition will apply

Coffs Harbour

Diggers Beach Reserve (CCRP)

Jetty Foreshores Reserve (including Jetty Structure)

Korora Beach Reserve (CCRP)

Park Beach Reserve:

- Northern end (Macauleys)
- Between Hoey Moey and the Bowling Club
- Southern end (Lower Park Beach)

Rotary Park

Shepherds Park

Vost Park

Brelsford Park Adventure Playground & Skatepark surrounds

Lower Coffs Creek

Prince Street

Argyll Street

Southern

Boronia Park, Sawtell

Lyle Rose Memorial RSL Park, Sawtell

Sawtell Surf Club - Public walkway and eastern reserve front of Club

Wonga Park, Sawtell

Northern

Arrawarra Beach Reserve - day picnic area (CCRP)

Emerald Beach Reserve - day picnic/playground area (CCRP)

Mullaway Beach Reserve - day picnic area (CCRP)

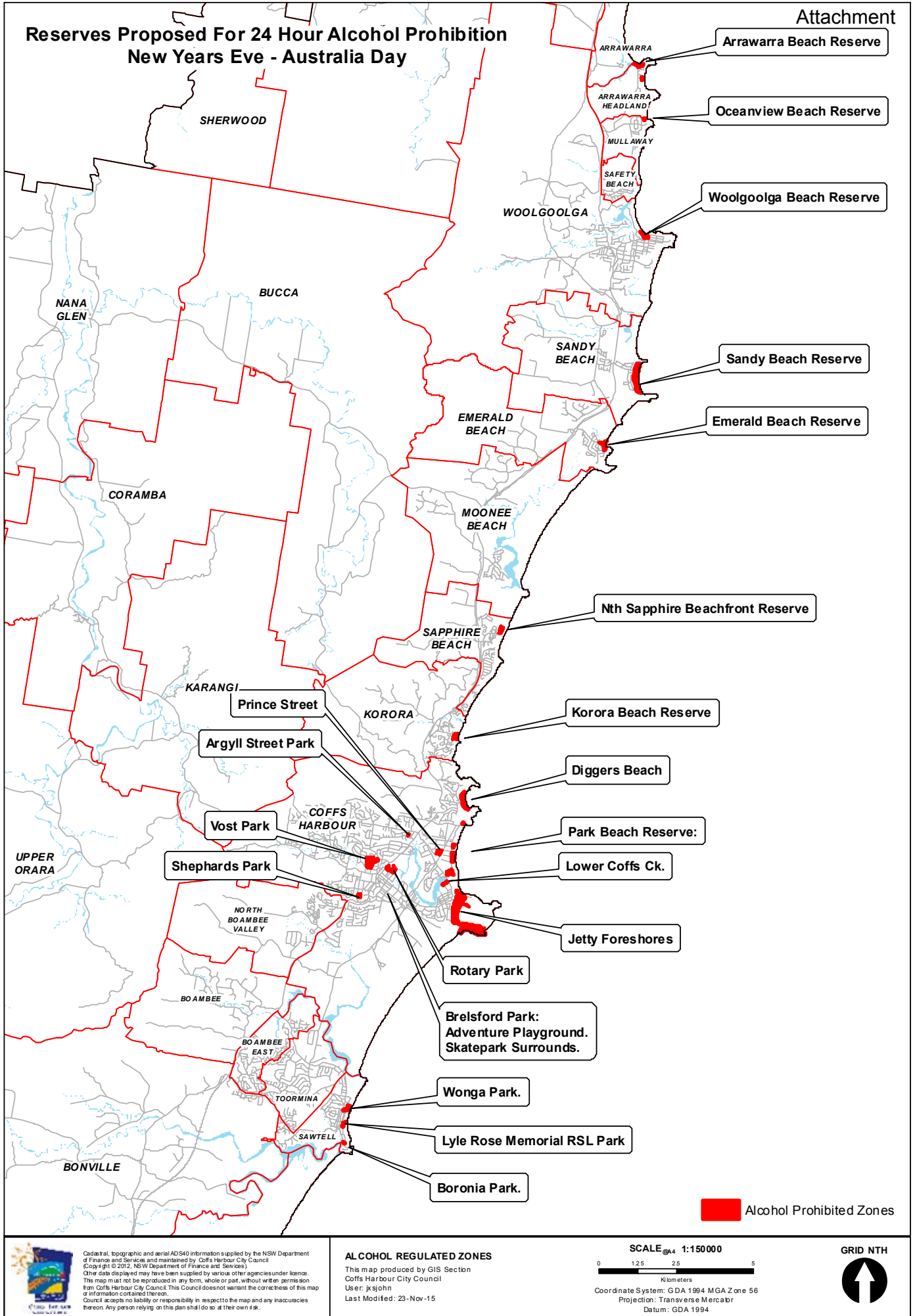
Ocean View Beach Reserve - day picnic area (CCRP)

Sandy Beach Reserve - day picnic/playground area (CCRP)

Woolgoolga Beach Reserve - day picnic area (9pm to 12 noon)

North Sapphire Beachfront Reserve

Beach Street, Woolgoolga





REPORT TO ORDINARY COUNCIL MEETING

CONTRACT NO. RFT-727-TO: DESIGN, SUPPLY AND DELIVERY OF A PRECAST REINFORCED CONCRETE BRIDGE, RHODES BRIDGE

REPORTING OFFICER: Group Leader Infrastructure Construction & Maintenance
DIRECTOR: Sustainable Infrastructure
COFFS HARBOUR 2030: MA1.1.4 Improve the effectiveness of the existing transport system
MA3.1.1 Ensure effective policies and processes exist for prioritising road maintenance and renewal.
ATTACHMENTS: ATT CONFIDENTIAL Tender Assessment Contract RFT-727-TO

Recommendation:

That Council considers tenders received for the design, supply and delivery of precast concrete bridge, Rhodes Bridge, Contract No. RFT - 727 -TO, and move the motion as detailed in the confidential attachment.

EXECUTIVE SUMMARY

To report on tenders received for the design, supply and delivery of prefabricated components for the replacement of Rhodes Bridge on Lower Bobo Road, Ulong and Condons Bridge on Condons Road, Safety Beach and to gain Council's approval to accept a tender.

REPORT

Description of Item:

Rhodes Bridge is a two lane single span timber bridge and Condons Bridge is a single lane single span timber bridge.

Recent inspections have identified that repairs are no longer feasible and that a full replacement of both bridges is required. The inspection identified that the structural integrity of the bridges is compromised and that the bridges are in a state of rapid deterioration and pose a risk to motorists.

Open tenders were called for the design, supply and delivery of a prefabricated bridge for the replacement of Rhodes Bridge and Condons Bridge, advertising in local and capital city newspapers and on Council's Tenderlink portal. Tenders closed 3:30pm on Tuesday 17th November 2015. Three tenders were received as follows:-

1. Waeger Constructions Pty Ltd
2. Schumack Engineering Pty Ltd
3. Fine Form Precast Solutions

Tenders were evaluated on the following criteria:

- Tender Price.
- Construction and delivery program
- Experience and performance in similar works.
- Concept Design

Issues:

Of the three Tenders submitted two Tenders were submitted via Tenderlink however the third Tender submitted by Fine Form Precast Solutions was via direct email to the nominated contact officer. This Tender is deemed non-conforming for the following reasons:

1. Tender submitted incorrectly
2. Tender schedules incomplete
3. Tender was not for the whole of the work as described in Schedule A - Schedule of Rates and Lump Sum Items.

All offers were subjected to Council's Tender Value Selection System using the assessment criteria in the invitation document. From the proposed concept designs submitted by each of the tenderers, the construction costs and site specific constructability issues were examined and quantified for each offer. Each offer was assessed against a whole project cost estimate. Upon completion of the assessment process it became apparent that the cost for design, supply and delivery of Condons Bridge precast elements did not fall within the whole of project budget structure. Therefore, it is recommended that the scope of works be reduced to design, supply and delivery of Rhodes Bridge only.

Options:

The following key options are available to Council:

1. Adopt the recommendations provided in this report. This will allow the replacement for Rhodes Bridge to be constructed providing greater safety to motorists whilst reducing ongoing maintenance costs. The new concrete structure will have 100 year design life and require little to no maintenance.

2. Amend or reject the recommendations and resolve to reissue the tender, hoping for a better response. The risk with this option is receiving no better proposal and significant delays to replacing the deteriorating structure.
3. Amend or reject the recommendations and have the existing timber structure replaced with a like for like structure. The timber structure will provide some initial savings however the savings would be offset due to increased inspection and maintenance costs.

Sustainability Assessment:

- **Environment**

During timber bridge replacement works appropriate environmental assessments are undertaken and environmental controls carried out for the duration of the project to ensure that environmental effects are minimal.

The proposed bridges are a single span and will clear the waterway, and therefore no bridge works are required within the water

The proposed bridges are 12m in length, as opposed to the existing 10m length for Rhodes Bridge and existing 8m in length for Condons Bridge, effectively increasing the existing waterway area. The height of the proposed bridges will be at the same level as the existing bridges, and will be located in the same position as the existing bridges.

- **Social**

Replacing the existing timber bridges with reinforced concrete bridges will benefit the community through improvements to safety, accessibility and longevity.

- **Civic Leadership**

The replacement bridges works towards achieving the outcomes identified within the Coffs Harbour 2030 Community Strategic Plan and is directly connected to the theme "Moving Around".

Relevant strategies include:

- MA1.1.4 Improve the effectiveness of the existing transport system
- MA3.1.1 Ensure effective policies and processes exist for prioritising road maintenance and renewal.

- **Economic**

Broader Economic Implications

The cost/benefit ratio for further repair works and regular maintenance to extend the life of the bridge are not favorable compared to a bridge replacement.

Delivery Program/Operational Plan Implications

Funding has already been allocated within the 2015/16 Delivery Program, as part of Council's Priority Infrastructure Program.

Risk Analysis:

In accordance with Council's enterprise risk management framework the consequences of a bridge failure is major to extreme. By replacing the bridge, Council is mitigating the likelihood of a failure and reducing the associated risk.

Consultation:

The bridge replacement has been assessed in consultation between Councils Branches CityWorks and Infrastructure Programs.

A variable message sign will be erected closer to the replacement date and notices published to inform residents of the works.

Related Policy, Precedents and / or Statutory Requirements:

Tendering procedures were carried out in accordance with Council policy. Council's Tender Value Selection System was applied during the tender review process to determine the most advantageous offer.

The calling, receiving and reviewing of tenders was carried out in accordance with Part 7 Tendering of the Local Government (General) Regulations 2005.

Implementation Date / Priority:

It is anticipated that onsite works will commence February/March 2016 and be completed by April 2016 barring unforeseen delays.

A proposed works schedule is set out below:-

- Design and review December 2015 / January 2016
- Manufacture of bridge components February 2016
- Commencement of works on site by Council staff March 2016
- Completion of works by Council staff April 2016

Conclusion:

As outlined above there were three tenders submitted for RFT-727-TO of which one tender was deemed to be non-conforming for the reasons given. Of the two remaining tenders only one tender fits within the allocated budget for the whole of project cost.

The tenderer that has provided the proposal that fits within the budget has provided similar services in the past and is very experienced with this type of service.

When assessed for whole of project costs the proposal by the recommended tenderer is within the allocated budget. It is not anticipated that a more economical solution would be reached if the works were put out to tender for a second time.

To enable the bridge to be constructed during the current bridge replacement program design work needs to commence as soon as possible so that manufacture of the precast elements can occur in a timely manner.

The program for manufacture of the precast elements submitted with the tender is acceptable and fits within the overall bridge replacement program.

Due to the reasons above it is recommended that the tenderer with the proposal which fits within the allocated budget and having provided satisfactory services to Council in the past be awarded the works.



REPORT TO ORDINARY COUNCIL MEETING

COFFS COAST STATE PARK TRUST AND WOOLGOOLGA BEACH RESERVE TRUST SPECIAL PURPOSE FINANCIAL REPORT AND AUDIT 2015

REPORTING OFFICER:	Manager, Holiday Parks & Reserves
DIRECTOR:	Director Business Services
COFFS HARBOUR 2030:	LP1.1, LP1.3, LP2.2, PL2.2
ATTACHMENTS:	ATT1 Coffs Coast State Park Trust Special Purpose Financial Report 2014/15 ATT2 Woolgoolga Beach Reserve Trust Special Purpose Financial Report 2014/15

Recommendation:

That Council:

1. **As Corporate Manager of the Coffs Coast State Park Trust notes the Special Purpose Financial Report and audit for year ended 30 June 2015.**
2. **As Corporate Manager of the Woolgoolga Beach Reserve Trust, notes the Special Purpose Financial Report and audit for year ended 30 June 2015.**

EXECUTIVE SUMMARY

The purpose of this report is to provide Council, as Corporate Manager of the Coffs Coast State Park Trust (CCSPT) and Woolgoolga Beach Reserve Trust (WBRT), with final audited financial statements for year ending 30 June 2015. A full copy of the two Trusts Special Purpose Financial Reports are attached.

REPORT

Description of Item:

The Coffs Coast State Park Trust (CCSPT) and Woolgoolga Beach Reserve Trust (WBRT) have generally experienced a slight downturn in Operating Surplus/Deficit for 2014/15 in comparison to 2013/14. Despite this downturn, all financial obligations of the Trusts have been met and surplus results were achieved.

The downturn in surplus is attributed to lower than expected revenue from some business activities, increased contributions to other Reserves and major capital improvement projects across the holiday parks which resulted in higher depreciation costs. The CCSPT 2014/15 depreciation increased by \$130,393.00 on 2013/14 and WBRT increased by \$50,378.00 on 2013/14.

Revenue growth was experienced at Park Beach Holiday Park and Lakeside Holiday Park but Sawtell and Woolgoolga Beach both returned zero growth. There were varying factors for the revenue results with Park Beach, Sawtell and Lakeside all experiencing reduced product availability for several months due to expansive capital improvement projects. Woolgoolga Beach was also impacted by changes to product availability with several older accommodation options removed from the park as a result of increasing maintenance costs and declining popularity. These products were not replaced in the short term whilst the Reserve Plan of Management is being finalised. There was also a significant reduction in traditional caravanning at Woolgoolga Beach but this was offset by a marked increase in visitation at the redeveloped Lakeside Holiday Park. Sawtell also recorded a downturn in clients seeking a caravan or camping experience to compound the reduced availability of cabin stock.

The individual holiday park businesses generally showed growth in surplus with Park Beach's surplus growing from 12.7% to 13.2% and Sawtell growing from 20.6% to 22.1%. Woolgoolga Beach's surplus reduced from 20.0% to 15.3% on the back of reduced revenue compounded by increased employee entitlements and a book value loss on disposal of assets. Lakeside returned a deficit but this has improved from -8.0% to -4.2% and is directly attributable to increased depreciation costs as a result of a major redevelopment of the park.

Wage cost percentages for the four holiday parks were satisfactory compared to last financial year with Park Beach reducing by 0.3% to 40.3%, Sawtell reducing by 0.9% to 36.7% and Lakeside reducing by 8.0% to 42.3%. Woolgoolga Beach's wage cost percentage grew 2.7% to 36.3%.

A review of the audited performances for the Trusts is as follows:

COFFS COAST STATE PARK TRUST

Park Beach Holiday Park

	2014/15	2013/14
Revenue		
User Charges	4,277,724	4,148,717
Interest	6,915	(6,367)
Other Income	0	0
Total Revenue	4,284,640	4,142,350

Expenditure		
Employee Costs	1,727,558	1,682,727
Materials and Contracts	488,221	468,267
Depreciation	698,050	584,235
Other Expenses	898,812	882,464
Total Expenditure	3,812,641	3,617,693
Disposal of P&E	92,400	2,490
Operating Surplus/Deficit	564,399	527,147
Operating Surplus/Deficit %	13.2%	12.7%

Sawtell Beach Holiday Park

	2014/15	2013/14
Revenue		
User Charges	2,540,599	2,544,091
Interest	58,917	56,237
Other Income	0	0
Total Revenue	2,599,516	2,600,328
Expenditure		
Employee Costs	954,630	977,943
Materials and Contracts	304,930	291,621
Depreciation	277,596	254,164
Other Expenses	553,005	540,486
Total Expenditure	2,090,161	2,064,214
Disposal of P&E	65,243	485
Operating Surplus/Deficit	574,598	536,599
Operating Surplus/Deficit %	22.1%	20.6%

State Park Operations

	2014/15	2013/14
Revenue		
User Charges	99,537	103,183
Interest	5,389	5,394
Other Income	1,131,676	1,009,896
Total Revenue	1,236,602	1,118,473
Expenditure		
Employee Costs	0	0
Materials and Contracts	266,565	163,091
Depreciation	379,241	377,095
Other Expenses	1,566,133	1,400,133
Total Expenditure	2,211,939	1,940,319
Disposal of P&E	0	0
Operating Surplus/Deficit	(975,337)	(821,846)
Operating Surplus/Deficit %	(78.9%)	(73.5%)

Coffs Coast State Park Trust Consolidated

	2014/15	2013/14
Revenue		
User Charges	6,917,860	6,795,991
Interest	71,221	55,263
Other Income	1,131,676	1,009,896
Total Revenue	8,120,757	7,861,151
Expenditure		
Employee Costs	2,682,188	2,660,670
Materials and Contracts	1,059,716	922,980
Depreciation	1,354,887	1,215,494
Other Expenses	3,017,950	2,823,084
Total Expenditure	8,114,741	7,622,228
Disposal of P&E	157,643	2,975
Operating Surplus/Deficit	163,659	241,898
Operating Surplus/Deficit %	2.0%	3.1%

WOOLGOOLGA BEACH RESERVE TRUST

Woolgoolga Beach Holiday Park

	2014/15	2013/14
Revenue		
User Charges	1,123,707	1,133,329
Interest	21,416	14,823
Other Income	5,408	4,910
Total Revenue	1,150,531	1,153,063
Expenditure		
Employee Costs	417,353	387,534
Materials and Contracts	188,622	183,318
Depreciation	110,713	117,186
Other Expenses	239,538	234,985
Total Expenditure	956,226	923,024
Disposal of P&E	(18,191)	0
Operating Surplus/Deficit	176,114	230,039
Operating Surplus/Deficit %	15.3%	20.0%

Woolgoolga Lakeside Holiday Park

	2014/15	2013/14
Revenue		
User Charges	583,917	483,575
Interest	(8,077)	(4346)
Other Income	0	0
Total Revenue	575,840	479,229

Expenditure		
Employee Costs	247,151	241,344
Materials and Contracts	65,497	59,285
Depreciation	161,128	104,277
Other Expenses	152,415	112,469
Total Expenditure	626,191	517,375
Disposal of P&E	26,573	0
Operating Surplus/Deficit	(23,778)	(38,146)
Operating Surplus/Deficit %	(4.2%)	(8.0%)

Woolgoolga Beach Reserve Trust Consolidated

	2014/15	2013/14
Revenue		
User Charges	1,707,624	1,616,731
Interest	13,339	10,477
Other Income	5,408	4,910
Total Revenue	1,726,371	1,632,118
Expenditure		
Employee Costs	664,504	628,227
Materials and Contracts	254,119	242,429
Depreciation	271,841	221,463
Other Expenses	391,953	347,919
Total Expenditure	1,582,417	1,440,039
Disposal of P&E	8,382	0
Operating Surplus/Deficit	152,336	192,079
Operating Surplus/Deficit %	8.9%	11.8%

2014/15 Capital Investments:

Park Beach Holiday Park

- 2 x Summer Breeze Accessible Villas
- 3 x Surf Villas
- 2 x Duplex Villas
- VW Caddy grounds vehicle
- Roads/Footpaths & Car parks for new villas
- Holiday Villa Refurbishments

Sawtell Beach Holiday Park

- Isuzu D-Max grounds vehicle
- 2 x Summer Breeze Villas
- 3 x Surf Villas
- Footpaths & Car parks for new villas
- CCTV & WIFI Fibre infrastructure

Woolgoolga Beach and Lakeside Holiday Parks

- Beach Access stairs
- Anti-vandal beach shower
- 4 x Refurbished Waterview Villas
- Office/Reception Building
- Residence Building
- 8 x additional tourist sites and associated infrastructure
- Entry road/footpaths & Car parks
- CCTV, WIFI & Security infrastructure

Business contributions to the State Park and Woolgoolga Beach Reserve

The business operations continue to exceed budgeted contributions to the wider reserve system. The Coffs Coast State Park funded a budgeted \$542,200.00 in reserve maintenance and also committed a further \$38,113.00 for additional maintenance works. The State Park also funded a variety of capital projects within the reserve including public showers, access stairs to beaches, Jetty Structure capital improvements, signage and footpaths.

The Woolgoolga Beach Reserve management and maintenance was fully funded through Trust operations.

Relevant Ratios

Current Ratio (CR)

The CR measures the businesses ability to meet short term liabilities and is calculated as Current Assets/Current Liabilities. The CCSPT CR is 1.71:1 and the WBRT CR is 1.74:1. Both these ratios are considered acceptable for the type of business operations undertaken.

Debt Service Cover Ratio (DSR)

The DSR measures the availability of operating cash to service debt including interest and principle payments the minimum should be 2.0. The CCSPT DSR is 4.95 and the WBRT DSR is 6.85.

Operating Performance Ratio (OPR)

The OPR measures the achievement of containing operating expenditure within operating revenue. The minimum should be 0%. The CCSPT OPR is 0.1% and the WBRT OPR is 8.3%.

Issues:

The financial audits for the two Trusts, conducted by DKM Group, revealed no concerns within the scope of the audit and the Special Purpose Financial Reports were free of material misstatement. There was only one auditor's recommendation for each Trust regarding the benefit of using a formalised asset management system. The Trust is considering switching to the Council asset system for this purpose. A copy of the Coffs Coast State Park and Woolgoolga Beach Reserve Trust audits are included in the attachment.

Options:

1. Adopt the recommendation provided to Council
2. Amend the recommendation provided to Council and then adopt
3. Reject the recommendation provided to Council.

Sustainability Assessment:

• **Environment**

Park guests consume resources whilst in the Coffs Harbour local government area (LGA) however this is offset by the fact that they are not consuming resources at their place of residence. Revenue generated within the State Park and Woolgoolga Beach Reserve is put back into the reserve system including the environmental management of the locations. All parks are committed to environmental initiatives aimed at reducing their impact upon the environment.

• **Social**

Holiday Parks and Caravan Parks are an important resource in meeting the recreational needs of the greater community. Funds generated through the parks contribute to the development of social and recreational facilities within the reserve system.

• **Civic Leadership**

The performances of the two Trusts achieved the outcomes set down in the Coffs Harbour 2030 Community Strategic Plan, and were consistent with the following strategies:

- LP1.1 - Develop markets around renewable energy, sustainable tourism, sustainable agriculture and fisheries, local produce, creative and clean industries
- LP1.3 - Support innovation and leadership in sustainable business practices
- LP2.2 – Encourage the provision of facilities and services which attract, create and support career opportunities for young people
- PL2.2 - Protect and expand public spaces and facilities and ensure they are accessible and safe for all.

• **Economic**

Broader Economic Implications

The holiday parks and caravan parks are important tourist facilities drawing visitors to the region. Flow on effect of visitation is deemed to have a generally positive impact upon the economic performance of the region.

Delivery Program/Operational Plan Implications

The State Park and Woolgoolga Beach Reserve generate funds that are used within the reserves and contribute to the management and upkeep of the locations, reducing the demand on alternate fund sources.

Risk Analysis:

Under current operating conditions the Holiday Parks remain a sustainable business model that is well equipped to provide ongoing financial contributions to the wider reserve system.

Consultation:

The operation of the Parks is a team effort with the enthusiastic support of all Council Departments being pivotal in their success. Regular consultation is also undertaken with DPI Crown Lands.

Related Policy, Precedents and / or Statutory Requirements:

Council is Corporate Manager of the Coffs Coast State Park Trust and the Woolgoolga Beach Reserve Trust under the provisions of the Crown Lands Act.

Implementation Date / Priority:

Nil.

Conclusion:

The Trusts' business operations continue to operate at a sustainable level and provide substantial funds for use within the Reserves. Business performance is closely monitored and strategies and actions are appropriately amended to ensure the ongoing financial success of the Trusts.

Coffs Coast State Park Trust
Special Purpose Financial Reports
for the year ended 30th June 2015

TABLE OF CONTENTS

	<u>Page</u>
Principal Financial Statements	
Income Statement	2
Balance Sheet	3
Statement of Changes in Equity	4
Notes to, and forming part of, the Principal Financial Statements	
Note 1 - Significant Accounting Policies	5-6
Note 2 - Operating Revenue	7
Note 3 - Operating Expenses	8
Note 4 - Gain or Loss on Disposal of Assets	9
Note 5 - Cash and Investments	10
Note 6 - Receivables	11
Note 7 - Inventories and Other Assets	12
Note 8 - Property, Plant and Equipment	13
Note 9 - Liabilities	14
Note 10 - Statement of Performance Management	15
Note 11 - Leases or Licences Granted or in Force	16
Note 12 - Disclosure of Pecuniary Interest	16
Note 13 - Capital Commitments	17

Coffs Coast State Park Trust

INCOME STATEMENT
for the year ended 30th June 2015

	Notes	Actual 2015	Actual 2014
INCOME			
<i>Revenue:</i>			
User Charges & Fees	2	6,917,626	6,795,991
Investment Revenues	2	71,221	55,264
Other Revenues	2	969,676	1,009,896
<i>Other Income:</i>			
Profit from Disposal of Assets	4	<u>157,643</u>	<u>2,975</u>
Revenues from Continuing Operations		<u>8,116,166</u>	<u>7,864,126</u>
EXPENSES			
Employee Costs	3	2,682,189	2,660,670
Materials & Contracts		1,059,717	922,981
Depreciation, Amortisation & Impairment	3	1,354,887	1,215,494
Other Expenses	3	2,855,950	2,823,084
Loss from Disposal of Assets	4	-	
Expenses from Continuing Operations		<u>7,952,743</u>	<u>7,622,228</u>
NET OPERATING RESULT FOR YEAR		<u>163,423</u>	<u>241,898</u>
Attributable to Coffs Coast State Park Trust		<u>163,423</u>	<u>241,898</u>
		<u>\$ 163,423</u>	<u>\$ 241,898</u>

This Statement is to be read in conjunction with the attached Notes

Coffs Coast State Park Trust

BALANCE SHEET
as at 30 June 2015

	Notes	Actual 2015	Actual 2014
CURRENT ASSETS			
Cash and cash equivalents	5	3,235,680	3,800,387
Receivables	6	85,856	104,550
Inventories - realisable < 12 months	7	56,133	50,210
Other	7	7,452	7,653
TOTAL CURRENT ASSETS		3,385,123	3,962,800
NON-CURRENT ASSETS			
Receivables	6	-	-
Infrastructure, Property, Plant & Equipment	8	28,600,826	27,962,145
Other	7	-	-
TOTAL NON-CURRENT ASSETS		28,600,826	27,962,145
TOTAL ASSETS		31,985,949	31,924,945
CURRENT LIABILITIES			
Payables	9	1,399,150	1,402,107
Borrowings	9	217,500	150,000
Provisions - payable < 12 months	9	358,834	296,110
TOTAL CURRENT LIABILITIES		1,975,484	1,848,217
NON-CURRENT LIABILITIES			
Payables	9	-	-
Borrowings	9	1,132,500	1,350,000
Provisions	9	9,756	21,942
TOTAL NON CURRENT LIABILITIES		1,142,256	1,371,942
TOTAL LIABILITIES		3,117,740	3,220,159
NET ASSETS	\$	28,868,209	28,704,786
EQUITY			
Accumulated Surplus		18,575,497	18,412,075
Asset Revaluation Reserve		10,292,711	10,292,711
Council Equity Interest		28,868,208	28,704,786
TOTAL EQUITY	\$	28,868,208	28,704,786

This Statement is to be read in conjunction with the attached Notes

Coffs Coast State Park Trust												
STATEMENT OF CHANGES IN EQUITY												
for the year ended 30th June 2015												
	2015						2014					
	Accum Surplus	Asset Reval	Other Reserves	Council Equity	Outside Equity	Total	Accum Surplus	Asset Reval	Other Reserves	Council Equity	Outside Equity	Total
Balance at beginning of the reporting period	18,412,074	10,292,711	-	28,704,785	-	28,704,785	18,170,177	10,292,711	-	28,462,888	-	28,462,888
<i>Change in Net Assets recognised in the Statement of Financial</i>	163,423			163,423	-	163,423	241,898			241,898	-	241,898
Balance at end of the reporting period	18,575,497	10,292,711	-	28,868,208	-	28,868,208	18,412,075	10,292,711	-	28,704,786	-	28,704,786

Note

This Statement is to be read in conjunction with the attached Notes

COFFS COAST STATE PARK TRUST

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2015

NOTE 1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The trust management have prepared the financial statements on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial reports. This financial report is therefore a special purpose financial report that has been prepared in order to meet the needs of the Department of Lands.

The financial report has been prepared on an accruals basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following significant accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report:

a Income Tax

The trust is not subject to income tax under the Crown Lands Act 1989.

b Property, Plant and Equipment

Leasehold improvements and office equipment are carried at cost less, where applicable, any accumulated depreciation.

The depreciable amount of all PPE is depreciated over the useful lives of the assets to the trust commencing from the time the asset is held ready for use.

Leasehold improvements are amortised over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

c Impairment of Assets

At the end of each reporting period, the entity reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is recognised in the income and expenditure statement.

d Employee Benefits

Provision is made for the trust's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits have been measured at the amounts expected to be paid when the liability is settled. The provision includes benefits for contract labour where the trust is responsible for the accrued benefits.

e Provisions

Provisions are recognised when the trust has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured at the best estimate of the amounts required to settle the obligation at the end of the reporting period.

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30 June 2015

Note 1 - Significant Accounting Policies (cont)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2015

NOTE 1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

f Cash and Cash Equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less

g Revenue and Other Income

Revenue is measured at the value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Interest revenue is recognised using the effective interest rate method, which, for floating rate financial assets, is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

Grant and donation income is recognised when the entity obtains control over the funds, which is generally at the time of receipt.

All revenue is stated net of the amount of goods and services tax (GST).

h Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the statement of financial position.

l Accounts Payable and Other Payables

Accounts payable and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the association during the reporting period that remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

Coffs Coast State Park Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 2 - REVENUES FROM ORDINARY ACTIVITIES

	2015	2014
USER CHARGES & FEES		
<u>User Charges</u>		
Short Term Accomodation	5,770,550 78	5,671,473 34
Long Term Accomodation	735,662 05	696,590 12
Electricity Receipts	57,889 49	58,405 92
Shop & Residence Receipts	-	-
Shop Takings	178,349 53	203,136 12
Laundry Receipts	75,460 31	80,731 61
Sundry Receipts	99,714 03	85,653 94
Other Income		
	<u>6,917,626.19</u>	<u>6,795,991 05</u>
INVESTMENT REVENUES		
Interest	<u>71,220.63</u>	<u>55,263 85</u>
Total Investment Revenues	<u>71,220.63</u>	<u>55,263 85</u>
OTHER REVENUES		
Grants and Contributions	-	10,499 99
Council Contribution	<u>969,676.30</u>	<u>999,396 31</u>
Total Other Revenues	<u>969,676 30</u>	<u>1,009,896 30</u>

Coffs Coast State Park Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 3 - EXPENSES FROM ORDINARY ACTIVITIES

	2015 \$	2014 \$
EMPLOYEE COSTS		
Salaries and Wages - CHCC	1,048,365 20	1,009,533 27
Contract Labour	1,288,335 91	1,285,347 07
Employee Leave Entitlements	158,709.79	208,264 29
Superannuation - defined contribution plan contributions	116,214.18	90,387 52
Workers' Compensation Insurance	48,125.94	49,702 49
Fringe Benefits Tax	856.28	-
Training Costs (excluding Salaries)	14,144 37	5,438 79
Uniforms & PPE	7,437 22	11,997 01
Total Operating Employee Costs	<u>2,682,188 89</u>	<u>2,660,670 44</u>
Total Number of Employees	25	27
<i>(Full time equivalent at end of reporting period)</i>		
DEPRECIATION, AMORTISATION & IMPAIRMENT		
Plant and Equipment	34,241.05	34,708 00
Office Equipment	12,309.29	13,541 93
Buildings	819,282 60	688,571 80
Other Structures	20,700 15	12,940 33
Infrastructure		
- roads, bridges & footpaths	68,937 38	62,329 40
- stormwater/water/sewer	26,964.69	26,306 92
Other assets		
- Jetty	338,750.55	344,963 16
- Botanical Gardens	33,701.17	32,132 29
Total Depreciation, Amortisation & Impairment	<u>1,354,886.88</u>	<u>1,215,493 83</u>
	2015 \$	2014 \$
OTHER EXPENSES		
Advertising	94786.46	118607 94
Auditor's remuneration		
- Audit & Other Services	13228 55	8574 9
Bad and Doubtful Debts	1,348 45	200 00
Bank Fees & Interest Charges	44,253 01	32,473 58
Botanical Gardens	395,300 00	383,800 00
Crown Land Reserve Maintenance	969,676.30	965,798 73
Dept of Lands	325,389.88	337,633 25
Foreshores Maintenance	2,172 17	9,090 91
Garbage	111,247 16	106,855 00
Insurances	51,058 25	53,280 31
Interest Expense	75,000.00	1 75
Electricity	334,441.49	338,377 15
Other	62,311.96	90,417 73
Payments to other levels of Government	39,600.00	38,400 00
Refunds	909.19	590 59
Stationery	15,398.83	15,265 73
Swimming Pool Access/Tennis Access	18,555.13	13,761 48
Telephone and Communications	51,793.88	47,686 91
Top Tourist Membership Cards	-	7,463 64
Water & Sewerage	249,479.06	254,803 97
Total Other Expenses	<u>2,855,949.77</u>	<u>2,823,083 57</u>

Coffs Coast State Park Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 4 - GAIN OR LOSS ON DISPOSAL OF ASSETS

	2015	2014
DISPOSAL OF PLANT & EQUIPMENT		
Proceeds from disposal	168,091.63	6,149 60
Less Carrying amount of assets sold	<u>10,448.51</u>	<u>3,174 62</u>
Gain (Loss) on disposal	<u>157,643.12</u>	<u>2,974 98</u>
TOTAL GAIN (LOSS) ON DISPOSAL OF ASSETS	<u>157,643.12</u>	<u>2,974 98</u>

Coffs Coast State Park Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 5 - CASH & INVESTMENTS

	2015		2014	
	<u>Current</u>	<u>Non-Current</u>	<u>Current</u>	<u>Non-Current</u>
CASH & CASH EQUIVALENTS				
Cash on Hand and at Bank	<u>3,235,680.48</u>		<u>3,800,386 94</u>	
Total Cash & Equivalents	<u><u>3,235,680.48</u></u>		<u><u>3,800,386 94</u></u>	

Coffs Coast State Park Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 6 - RECEIVABLES

	2015		2014	
	<u>Current</u>	<u>Non-Current</u>	<u>Current</u>	<u>Non-Current</u>
Trade Debtors	11,648.34		16,913.73	
GST Paid	73,892.64		60,691.46	
Other Debtors	405.93		27,035.52	
Total	85,946.91	-	104,640.71	-
Less Allowance for Doubtful Debts				
User Charges & Fees	90.55		90.55	
Other				
Total Receivables	85,856.36	-	104,550.16	-

Coffs Coast State Park Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 7 - INVENTORIES & OTHER ASSETS

	2015		2014	
	<u>Current</u>	<u>Non-Current</u>	<u>Current</u>	<u>Non-Current</u>
INVENTORIES				
Stores & Materials	36,027.62		32,135 06	
Trading Stock	20,105.81		18,075 33	
Total Inventories	<u>56,133.43</u>	-	<u>50,210 39</u>	-
OTHER ASSETS				
Prepayments	7,452.24	-	7,652 88	-
Total Other Assets	<u>7,452.24</u>	-	<u>7,652 88</u>	-

Coffs Coast State Park Trust

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015

Note 8 - PROPERTY, PLANT & EQUIPMENT

	2014				CARRYING AMOUNT MOVEMENTS DURING YEAR							2015			
	AT COST	AT FAIR VALUE	ACCUM DEPN	CARRYING AMOUNT	Asset Purchases	Council Restructure	Asset Disposals	Depreciation	Impairment	Blank	Adjustment	AT COST	AT FAIR VALUE	ACCUM DEPN	CARRYING AMOUNT
Plant & Equipment	494,983 58	-	(294,318 42)	200,665 16	50,781 49	-	(7,655 76)	(34,241 05)	-	-	-	513,682 86	-	(304,133 02)	209,549 84
Office Equipment	168,100 38	-	(115,648 83)	52,451 55	4,641 82	-	(39 52)	(12,309 29)	-	-	-	171,168 06	-	(126,423 50)	44,744 56
Buildings	14,492,843 68	9,578,600 00	(11,041,342 95)	13,030,100 73	1,852,621 33	-	(2,792 75)	(627,990 29)	-	-	39 35	15,833,425 95	9,578,600 00	(11,360,047 58)	14,051,978 37
Other Structures	464,608 49	-	(214,989 17)	249,619 32	-	-	-	(20,700 15)	-	-	-	464,608 49	-	(235,689 32)	228,919 17
Infrastructure															
- Roads, bndges, footpaths	1,968,794 72	-	(709,829 33)	1,258,965 39	35,195 00	-	-	(53,440 53)	-	-	-	2,003,989 73	-	(763,269 87)	1,240,719 86
- Bulk earthworks (non-deprec)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Stormwater drainage	1,683,954 03	-	(768,162 94)	915,791 09	15,053 56	-	-	(26,964 69)	-	-	-	1,699,007 58	-	(795,127 62)	903,879 96
- Water Supply Network	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Sewerage Network	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Assets															
- Jetty	13,681,206 38	-	(1,758,603 75)	11,922,602 63	68,970 00	-	-	(345,539 72)	-	-	-	13,750,176 37	-	(2,104,143 46)	11,646,032 91
- Botanical Gardens	354,908 10	-	(112,609 48)	242,298 62	-	-	-	(33,701 17)	-	-	0 02	354,908 10	-	(146,310 63)	208,597 47
Capital works in progress	89,650 14	-	-	89,650 14	(23,246 14)	-	-	-	-	-	-	66,404 00	-	-	66,404 00
Totals	33,399,049 50	9,578,600 00	(15,015,504 87)	27,962,144 63	2,004,017 06	-	(10,488 03)	(1,354,886 89)	-	-	39 37	34,857,371 14	9,578,600 00	(15,835,145 00)	28,600,826 14
	Asset acquisitions were apportioned between				2,004,017 06										

Coffs Coast State Park Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 9 - LIABILITIES

	2015		2014	
	<u>Current</u>	<u>Non-Current</u>	<u>Current</u>	<u>Non-Current</u>
PAYABLES				
Goods & Services	848,637.63		970,679.18	
Payments received in advance	550,512.41		431,427.85	
Accrued Expenses				
Total Payables	1,399,150.04	-	1,402,107.03	-
BORROWINGS				
Loans	217,500.00	1,132,500.00	150,000.00	1,350,000.00
Total Borrowings	217,500.00	1,132,500.00	150,000.00	1,350,000.00
PROVISIONS				
Annual Leave	104,319.87		94,281.37	
Sick Leave	-		-	
Long Service Leave	253,805.27	9,755.61	200,666.86	21,941.98
Other	708.96		1,162.01	
Total Provisions	358,834.10	9,755.61	296,110.24	21,941.98

Coffs Coast State Park Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 10 - STATEMENT OF PERFORMANCE MEASUREMENT

	<u>Amounts</u>	2015 <u>Indicators</u>	2014
Current Ratio			
<u>Current Assets</u>	3,385,122 51	1 71	2 14
Current Liabilities	1,975,484 14		

Coffs Coast State Park Trust

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30th June 2015

Note 11 - LEASES OR LICENCES GRANTED OR IN FORCE

1 Leases

Lease Agreements currently entered into by the Trust

- Lease of various premises along Jetty Foreshores
- Leases for various Long Term Residents at Sawtell Beach Caravan Park & Park Beach Holiday Park

2 Licences

Licences are provided to various community groups and for other events

The following list contains a few examples,

- Coffs Harbour Yacht Club Use of reserve for Sailing regattas
- Coffs Harbour Triathlon Club Use of reserve for Training and Events
- Streets Ahead Use of reserve for International Buskers Festival and Food & Wine Festival
- Coffs Harbour Surf Lifesaving Use of Reserve for Surf and Craft Events
- March's Amusements Use of Reserve for Carnival
- Coffs Harbour Jet Ski and Leisure Hire
- Harbourside Markets in Jetty Foreshores
- Rotary Club Use of Reserve for Coffs Coast Ocean Swim
- Mary help of Christians, Sawtell Primary, Bayldon Public and St Augustine's Primary Schools Use of Reserve for Cross Country Events
- Surf Schools - Lee Winkler/East Coast/Sawtell
- Liquid Assets Adventure tours
- Commercial Fitness

Note 12- DISCLOSURE OF PECUNIARY INTERESTS

There are no pecuniary interests held within the Coffs Coast State Park Trust

Coffs Coast State Park Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 13 - CAPITAL COMMITMENTS

Capital commitments contracted but not provided for in the financial statements are as follows

	2015	2014
Moveable dwellings (inc GST)	<u>-</u>	<u>1,595,000 00</u>



INDEPENDENT AUDITOR'S REPORT TO THE MANAGEMENT OF COFFS COAST STATE PARK TRUST

We have audited the accompanying financial report, being a special purpose financial report, of Coffs Coast State Park Trust, which comprises, the assets and liabilities statement as at 30 June 2015, the income and expenditure statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the statement by members of the committee.

The Responsibility of the Management of the Trust

The management of the Trust are responsible for the preparation of the financial report and have determined that the accounting policies described in Note 1 to the financial statements, which form part of the financial report are consistent with the financial reporting requirements of Section 32 (4) of the Crown Lands Regulation 2006. As such it is intended for the following users:

- Department of Trade & Investment – Crown Lands
- Coffs Harbour City Council as Corporate Manager of the Trust

The management of the trusts' responsibilities also includes such internal control as the management of the trust determines is necessary to enable the preparation of a financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. No opinion is expressed as to whether the accounting policies used, as described in Note 1, are appropriate to meet the needs of the members. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to management of the Trust, Department of Lands and Coffs Harbour City Council as Corporate Manager of the trust. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

South Bank
 Level 4, 179 Grey Street
 PO Box 3685
 South Brisbane BC QLD 4101
 Phone 07 3340 3800
 Facsimile 07 3340 3700
 Email southbank@dkm.com.au

Beenleigh
 71 York Street
 PO Box 165
 Beenleigh QLD 4207
 Phone 07 3287 2266
 Facsimile 07 3807 3648
 Email beenleigh@dkm.com.au

Grafton
 Level 1,
 53 Victoria Street
 Grafton NSW 2460
 Phone 02 6643 3000
 Facsimile 02 6643 3250
 Email grafton@dkm.com.au

Coffs Harbour
 10 Moonee Street
 PO Box 525
 Coffs Harbour NSW 2450
 Phone 02 6650 5959
 Facsimile 02 6652 6559
 Email coffsharbour@dkm.com.au

"Liability limited by a scheme approved under Professional Standards Legislation"
 Davies Knox Maynards Pty Ltd ABN 40 116 137 798



www.dkm.com.au

- Accounting
- Taxation
- Audit & Assurance
- Superannuation
- Financial Planning & Investment Advice
- Business Advisory
- Insurance
- Risk Management
- Valuations
- Finance

**INDEPENDENT AUDITOR'S REPORT TO THE MANAGEMENT OF COFFS COAST STATE PARK
TRUST**

Independence

In conducting our audit, we have complied with the independence requirements of the Australian professional ethical pronouncements.

Auditor's Opinion

In our opinion, the financial report presents fairly, in all material respects the financial position of Coffs Coast State Park Trust as at 30 June 2015 and of its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements and the financial reporting requirements of Section 32 (4) of the Crown Lands Regulation 2006.

Basis of Accounting and Restriction on Distribution

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist Coffs Coast State Park Reserve Trust to meet the requirements of the Department of Lands and Coffs Harbour City Council as Corporate Manager of the trust. As a result, the financial report may not be suitable for another purpose

Davies Knox Maynards



Mark Davies
Coffs Harbour
16 October 2015

Woolgoolga Beach Reserve Trust

Special Purpose Financial Reports for the year ended 30th June 2015

TABLE OF CONTENTS

	<u>Page</u>
Principal Financial Statements	
Income Statement	2
Balance Sheet	3
Statement of Changes in Equity	4
Notes to, and forming part of, the Principal Financial Statements	
Note 1 - Significant Accounting Policies	5-6
Note 2 - Operating Revenue	7
Note 3 - Operating Expenses	8
Note 4 - Gain or Loss on Disposal of Assets	9
Note 5 - Cash and Investments	10
Note 6 - Receivables	11
Note 7 - Inventories and Other Assets	12
Note 8 - Property, Plant and Equipment	13
Note 9 - Liabilities	14
Note 10 - Statement of Performance Management	15
Note 11 - Leases or Licences Granted or in Force	16
Note 12 - Disclosure of Pecuniary Interest	16

Woolgoolga Beach Reserve Trust

INCOME STATEMENT
for the year ended 30th June 2015

	Notes	Actual 2015	Actual 2014
INCOME			
Revenue:			
User Charges & Fees	2	1,707,624	1,616,731
Investment Revenues	2	13,340	10,477
Other Revenues	2	5,408	4,910
Other Income:			
Profit from Disposal of Assets	4	8,382	-
Revenues from Continuing Operations		1,734,754	1,632,118
EXPENSES			
Employee Costs	3	664,738	628,486
Materials & Contracts		254,118	242,429
Depreciation, Amortisation & Impairment	3	271,841	221,463
Other Expenses	3	391,720	347,660
Loss from Disposal of Assets	4	-	-
Expenses from Continuing Operations		1,582,418	1,440,039
NET OPERATING RESULT FOR YEAR		152,337	192,079
Attributable to			
Woolgoolga Beach Reserve Trust		152,337	192,079
		\$ 152,337	\$ 192,079

This Statement is to be read in conjunction with the attached Notes

Woolgoolga Beach Reserve Trust

BALANCE SHEET as at 30 June 2015

	Notes	Actual 2015	Actual 2014
CURRENT ASSETS			
Cash and cash equivalents	5	717,266	894,007
Receivables	6	4,554	20,008
Inventories - realisable < 12 months	7	11,620	9,145
Other	7	2,311	4,068
TOTAL CURRENT ASSETS		<u>735,750</u>	<u>927,228</u>
NON-CURRENT ASSETS			
Receivables	6	-	-
Infrastructure, Property, Plant & Equipment	8	3,634,196	3,303,748
Other	7	-	-
TOTAL NON-CURRENT ASSETS		<u>3,634,196</u>	<u>3,303,748</u>
TOTAL ASSETS		<u>4,369,946</u>	<u>4,230,975</u>
CURRENT LIABILITIES			
Payables	9	323,861	302,416
Borrowings	9	40,000	40,000
Provisions	9	59,582	54,392
TOTAL CURRENT LIABILITIES		<u>423,443</u>	<u>396,809</u>
NON-CURRENT LIABILITIES			
Payables	9	-	-
Borrowings	9	320,000	360,000
Provisions	9	-	-
TOTAL NON CURRENT LIABILITIES		<u>320,000</u>	<u>360,000</u>
TOTAL LIABILITIES		<u>743,443</u>	<u>756,809</u>
NET ASSETS	\$	<u>3,626,503</u>	<u>3,474,166</u>
EQUITY			
Accumulated Surplus		2,194,503	2,042,166
Asset Revaluation Reserve		1,432,000	1,432,000
Council Equity Interest		<u>3,626,503</u>	<u>3,474,166</u>
TOTAL EQUITY	\$	<u>3,626,503</u>	<u>3,474,166</u>

This Statement is to be read in conjunction with the attached Notes

Woolgoolga Beach Reserve Trust													
STATEMENT OF CHANGES IN EQUITY													
for the year ended 30th June 2015													
		2015					2014						
	Note	Accum Surplus	Asset Reval Reserve	Other Reserves	Council Equity Interest	Outside Equity Interest	Total	Accum Surplus	Asset Reval Reserve	Other Reserves	Council Equity Interest	Outside Equity Interest	Total
Balance at beginning of the reporting period		2,042,167	1,432,000	-	3,474,167	-	3,474,167	1,850,087	1,432,000	-	3,282,087	-	3,282,087
Change in Net Assets recognised in the Statement of Financial performance		152,337			152,337	-	152,337	192,079			192,079	-	192,079
Balance at end of the reporting period		2,194,503	1,432,000	-	3,626,503	-	3,626,503	2,042,166	1,432,000	-	3,474,166	-	3,474,166

This Statement is to be read in conjunction with the attached Notes

WOOLGOOLGA BEACH RESERVE TRUST

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2015

NOTE 1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The trust management have prepared the financial statements on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial reports. This financial report is therefore a special purpose financial report that has been prepared in order to meet the needs of the Department of Lands.

The financial report has been prepared on an accruals basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following significant accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report:

a Income Tax

The trust is not subject to income tax under the Crown Lands Act 1989.

b Property, Plant and Equipment

Leasehold improvements and office equipment are carried at cost less, where applicable, any accumulated depreciation.

The depreciable amount of all PPE is depreciated over the useful lives of the assets to the trust commencing from the time the asset is held ready for use.

Leasehold improvements are amortised over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

c Impairment of Assets

At the end of each reporting period, the entity reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is recognised in the income and expenditure statement.

d Employee Benefits

Provision is made for the trust's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits have been measured at the amounts expected to be paid when the liability is settled. The provision includes benefits for contract labour where the trust is responsible for the accrued benefits.

e Provisions

Provisions are recognised when the trust has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured at the best estimate of the amounts required to settle the obligation at the end of the reporting period.

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30 June 2015

Note 1 - Significant Accounting Policies (cont)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2015

NOTE 1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

f Cash and Cash Equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less

g Revenue and Other Income

Revenue is measured at the value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Interest revenue is recognised using the effective interest rate method, which, for floating rate financial assets, is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

Grant and donation income is recognised when the entity obtains control over the funds, which is generally at the time of receipt.

All revenue is stated net of the amount of goods and services tax (GST).

h Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the statement of financial position.

l Accounts Payable and Other Payables

Accounts payable and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the association during the reporting period that remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

Woolgoolga Beach Reserve Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 2 - REVENUES FROM ORDINARY ACTIVITIES

	2015	2014
USER CHARGES & FEES		
<u>User Charges</u>		
Short Term Accomodation	1,596,994 29	1,508,591 84
Long Term Accomodation	46,627 10	45,646 67
Electricity Receipts	8,525 75	8,664 92
Residents Rent	15,733 86	20,558 00
Laundry Receipts	23,127 29	21,706 36
Sundry Receipts	16,615.94	11,563 04
	<u>1,707,624 23</u>	<u>1,616,730 83</u>
INVESTMENT REVENUES		
Interest	<u>13,339.85</u>	<u>10,477 00</u>
Total Investment Revenues	<u>13,339.85</u>	<u>10,477 00</u>
OTHER REVENUES		
Other	<u>5,407.73</u>	<u>4,909 75</u>
Total Other Revenues	<u>5,407.73</u>	<u>4,909 75</u>

Woolgoolga Beach Reserve Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 3 - EXPENSES FROM ORDINARY ACTIVITIES

	2015 \$	2014 \$
EMPLOYEE COSTS		
Salaries & Wages - CHCC	154,116.15	140,243.71
Contract Labour	460,048.27	450,580.92
Superannuation - defined contribution plan contributions	13,922.12	11,916.05
Workers' Compensation Insurance	7,155.14	6,364.34
Protective Clothing/Uniforms	233.48	258.87
Training Costs	3,931.30	436.95
Employee Leave Entitlements	25,331.76	18,685.31
Total Operating Employee Costs	<u>664,738.22</u>	<u>628,486.15</u>
Total Number of Employees	6	6
<i>(Full time equivalent at end of reporting period)</i>		
DEPRECIATION, AMORTISATION & IMPAIRMENT		
Plant and Equipment	5,518.28	5,794.74
Office Equipment	750.00	795.08
Land and Buildings	234,436.18	196,141.64
Other Structures	9,129.22	4,462.50
Infrastructure		
- Roads	9,894.44	4,227.99
- water supply network not elsewhere included	12,113.28	10,041.37
Total Depreciation, Amortisation & Impairment	<u>271,841.40</u>	<u>221,463.32</u>
	2015 \$	2014 \$
OTHER EXPENSES		
Advertising	25359.82	23951.39
Auditor's remuneration		
- Audit & Other Services	10000.00	7498.64
Bad and Doubtful Debts	18.19	
Bank Fees & Interest Charges	11,449.78	8,191.39
Commission	1,290.19	5.53
Dept of Lands	72,122.19	81,745.68
Garbage	29,288.33	27,606.38
Insurances	8,543.50	12,270.79
Interest Expense	20,000.00	-
Legal Expenses		
- Other legal expenses/Plan of Management	14,152.51	10,737.62
Electricity	101,691.62	83,355.71
Other	2,160.49	3,054.16
Payments to other levels of Government	3,041.04	2,808.28
Refunds	38.14	28.20
Stationery	2,658.21	4,350.80
Telephone and Communications	17,884.65	27,300.27
Water & Sewerage	72,021.21	54,755.07
Total Other Expenses	<u>391,719.87</u>	<u>347,659.91</u>

Woolgoolga Beach Reserve Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 4 - GAIN OR LOSS ON DISPOSAL OF ASSETS

	2015	2014
DISPOSAL OF PLANT & EQUIPMENT		
Proceeds from disposal	37,453.87	
Less Carrying amount of assets sold	<u>29,071.41</u>	
Gain (Loss) on disposal	<u>8,382.46</u>	<u>-</u>
TOTAL GAIN (LOSS) ON DISPOSAL OF ASSETS	<u>8,382.46</u>	<u>0 00</u>

Woolgoolga Beach Reserve Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 5 - CASH & INVESTMENTS

	2015		2014	
	<u>Current</u>	<u>Non-Current</u>	<u>Current</u>	<u>Non-Current</u>
CASH & CASH EQUIVALENTS				
Cash on Hand and at Bank	<u>717,265.74</u>		<u>894,007 09</u>	
Total Cash & Equivalents	<u><u>717,265.74</u></u>		<u><u>894,007 09</u></u>	

Woolgoolga Beach Reserve Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 6 - RECEIVABLES

	2015		2014	
	<u>Current</u>	<u>Non-Current</u>	<u>Current</u>	<u>Non-Current</u>
Trade Debtors	3,010.13		446 18	
GST Paid	1,543.40		19,561 53	
Other Debtors	-		-	
Total	<u>4,553.53</u>	<u>-</u>	<u>20,007 71</u>	<u>-</u>

Woolgoolga Beach Reserve Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 7 - INVENTORIES & OTHER ASSETS

	2015		2014	
	<u>Current</u>	<u>Non-Current</u>	<u>Current</u>	<u>Non-Current</u>
INVENTORIES				
Stores & Materials	11,619.92		9,145.24	
Total Inventories	<u>11,619.92</u>	<u>-</u>	<u>9,145.24</u>	<u>-</u>
OTHER ASSETS				
Prepayments	2,310.88		4,067.72	
Total Other Assets	<u>2,310.88</u>	<u>-</u>	<u>4,067.72</u>	<u>-</u>

Woolgoolga Beach Reserve Trust

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015

Note 8 - PROPERTY, PLANT & EQUIPMENT

	2014				CARRYING AMOUNT MOVEMENTS DURING YEAR							2015			
	AT COST	AT FAIR VALUE	ACCUM DEPN	CARRYING AMOUNT	Asset Purchases	Council Restructure	Asset Disposals	Depreciation	Impairment	Blank	Rounding	AT COST	AT FAIR VALUE	ACCUM DEPN	CARRYING AMOUNT
Plant & Equipment	73,139 06	-	(36,836 04)	36,303 02	-	-	-	(5,518 28)	-	-	-	73,139 05	-	(42,354 31)	30,784 74
Office Equipment	11,488 19	-	(8,740 26)	2,747 93	-	-	-	(750 00)	-	-	-	11,488 19	-	(9,490 26)	1,997 93
Buildings	2,437,009 47	1,432,000 00	(1,013,660 15)	2,855,349 32	693,555 96	-	(29,071 41)	(234,436 18)	-	-	0 02	2,950,000 98	1,432,000 00	(1,096,603 27)	3,285,397 71
Other Structures	90,993 20	-	(81,062 06)	29,931 14	28,337 99	-	-	(9,129 22)	-	-	-	119,331 19	-	(70,191 28)	49,139 91
Infrastructure															
- Roads, bridges, footpaths	42,670 94	-	(6,014 87)	36,656 07	96,780 38	-	-	(9,894 44)	-	-	-	140,234 75	-	(16,692 74)	123,542 01
- Water/Sewerage Supply Net	102,278 70	-	(18,176 37)	84,102 33	71,344 18	-	-	(12,113 28)	-	-	-	173,622 88	-	(30,289 65)	143,333 23
Other Assets															
- Jetty	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Botanical Gardens	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Work In Progress	258,657 75	-	-	258,657 75	(258,657 75)	-	-	-	-	-	-	-	-	-	-
Totals	2,757,579 56	1,432,000 00	(1,144,489 75)	3,303,747 56	631,360 76	-	(29,071 41)	(271,841 40)	-	-	0 02	3,467,817 04	1,432,000 00	(1,265,621 51)	3,634,195 53

Asset acquisitions were apportioned between

Woolgoolga Beach Reserve Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 9 - LIABILITIES

	2015		2014	
	<u>Current</u>	<u>Non-Current</u>	<u>Current</u>	<u>Non-Current</u>
PAYABLES				
Goods & Services	214,622.12		203,303.55	
Payments received in advance	109,238.57		99,112.85	
Total Payables	323,860.69	-	302,416.40	-
BORROWINGS				
Loan	40,000.00	320,000.00	40,000.00	360,000.00
Total Borrowings	40,000.00	320,000.00	40,000.00	360,000.00
PROVISIONS				
Annual Leave	16,101.59		17,691.37	
Sick Leave	-			
Long Service Leave	43,480.32		34,341.91	
Other	-		2,359.21	
Total Provisions	59,581.91	-	54,392.49	-

Woolgoolga Beach Reserve Trust

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30th June 2015

Note 10 - STATEMENT OF PERFORMANCE MEASUREMENT

	<u>Amounts</u>	<u>Indicators</u>	2015	2014
Current Ratio				
<u>Current Assets</u>	735,750 07	1 74	927,227 76	2 34
<u>Current Liabilities</u>	423,442 60		396,808 89	

Woolgoolga Beach Reserve Trust

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
for the year ended 30th June 2015**

Note 11 - LEASE OR LICENCE GRANTED OR IN FORCE

1 Leases

Lease Agreements currently entered into by the Trust

- Caretakers residential leases for Woolgoolga Beach and Lakeside Caravan Parks
- Leases for various Long Term residents at Woolgoolga Beach and Lakeside Caravan Parks

2 Licences

- Licence agreements for use of Woolgoolga Beach Reserve
- Bollywood Beach Markets
- Bananacoast Credit Union use of reserve for Woolgoolga Triathlon
- Woolgoolga Volunteer Sea Rescue use of reserve for markets
- Use of reserve for Weddings
- Woolgoolga Curry Festival
- SLSC Championships use of reserve
- Aust Blue Water Free Diving Classic
- Woolgoolga High School P&C Markets
- Commercial fitness, Girfit Pty Ltd

Note 12 - DISCLOSURE OF PECUNIARY INTEREST

There are no pecuniary interests held within Woolgoolga Beach Reserve Trust



**Davies Knox
Maynards**

"Helping you create and
manage your wealth"

**INDEPENDENT AUDITOR'S REPORT TO THE MANAGEMENT OF WOOLGOOLGA BEACH
RESERVE TRUST**

We have audited the accompanying financial report, being a special purpose financial report, of Woolgoolga Beach reserve Trust, which comprises, the assets and liabilities statement as at 30 June 2015, the income and expenditure statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the statement by members of the committee.

The Responsibility of the Management of the Trust

The management of the Trust are responsible for the preparation of the financial report and have determined that the accounting policies described in Note 1 to the financial statements, which form part of the financial report are consistent with the financial reporting requirements of Section 32 (4) of the Crown Lands Regulation 2006. As such it is intended for the following users:

- Department of Trade and Investments - Crown Lands
- Coffs Harbour City Council as Corporate Manager of the Trust

The management of the trusts' responsibilities also includes such internal control as the management of the trust determines is necessary to enable the preparation of a financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. No opinion is expressed as to whether the accounting policies used, as described in Note 1, are appropriate to meet the needs of the members. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to management of the Trust, Department of Lands and Coffs Harbour City Council as Corporate Manager of the trust. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

South Bank

Level 4, 179 Grey Street
PO Box 3685
South Brisbane BC QLD 4101
Phone 07 3340 3800
Facsimile 07 3340 3700
Email southbank@dkm.com.au

Beenleigh

71 York Street
PO Box 165
Beenleigh QLD 4207
Phone 07 3287 2266
Facsimile 07 3807 3648
Email beenleigh@dkm.com.au

Grafton

Level 1,
53 Victoria Street
Grafton NSW 2460
Phone 02 6643 3000
Facsimile 02 6643 3250
Email grafton@dkm.com.au

Coffs Harbour

10 Moonee Street
PO Box 525
Coffs Harbour NSW 2450
Phone 02 6650 5959
Facsimile 02 6652 6559
Email coffsharbour@dkm.com.au

"Liability limited by a scheme approved
under Professional Standards Legislation"
Davies Knox Maynards Pty Ltd ABN 40 116 137 798



www.dkm.com.au

- Accounting
- Taxation
- Audit & Assurance
- Superannuation
- Financial Planning & Investment Advice
- Business Advisory
- Insurance
- Risk Management
- Valuations
- Finance

**INDEPENDENT AUDITOR'S REPORT TO THE MANAGEMENT OF WOOLGOOLGA BEACH
RESERVE TRUST**

Independence

In conducting our audit, we have complied with the independence requirements of the Australian professional ethical pronouncements.

Auditor's Opinion

In our opinion, the financial report presents fairly, in all material respects the financial position of Woolgoolga Beach Reserve Trust as at 30 June 2015 and of its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements and the financial reporting requirements of Section 32 (4) of the Crown Lands Regulation 2006.

Basis of Accounting and Restriction on Distribution

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist Woolgoolga Beach Reserve Trust to meet the requirements of the Department of Lands and Coffs Harbour City Council as Corporate Manager of the trust. As a result, the financial report may not be suitable for another purpose

Davies Knox Maynards



Mark Davies

Coffs Harbour

16 October 2015



REPORT TO ORDINARY COUNCIL MEETING

HOLIDAY PARKS TOURIST ACCOMMODATION TARIFFS 2016/17 AND 2017/18

REPORTING OFFICER: Manager, Holiday Parks & Reserves
DIRECTOR: Director Business services
COFFS HARBOUR 2030: LP1.1, LP1.3, LP2.2, PL2.2
ATTACHMENTS: ATT Tariff Chart 2016/17 and Tariff Chart 2017/18

Recommendation:

That Council, as Corporate Manager of the Coffs Coast State Park Trust and Woolgoolga Beach Reserve Trust

- 1. Approve the 2016/17 Tariffs within the report for the four holiday parks and note the intent to adjust tariffs throughout the year, where required, in line with proactive yield management practices.**
- 2. Approve the 2017/18 Tariffs within the report and note the intent to resubmit the 2017/18 Tariffs for review in 12 months.**

EXECUTIVE SUMMARY

Council, as Corporate Manager of the Coffs Coast State Park Trust (CCSPT) and Woolgoolga Beach Reserve Trust (WBRT), operate four holiday parks at Park Beach, Sawtell, Woolgoolga Beach and Woolgoolga Lakeside.

In line with various marketing strategies and business objectives, the Trust establishes tariffs for a wide cross section of tourist accommodation types ranging from unpowered sites through to 4.5 star villas. The tariffs vary between parks and are commensurate with the level of investment, and the products, services and facilities available.

The proposed tariffs represent a conservative approach to increases this year. They are aimed at meeting the predicted growth in operating costs without placing undue financial pressure upon our customer base. The tariffs presented are also in keeping with industry competition providing similar products and services.

In addition to the 2016/17 tariffs, the report also contains tariffs for the 2017/18 period. Historically only one tariffs period has been approved but in response to feedback from customers seeking longer term clarity on tariffs, it is recommended that two tariffs periods be approved under the proviso that the second period be reviewed in 12 months to ensure they remain appropriate to the market.

REPORT

Description of Item:

Council, as Corporate Manager of the Coffs Coast State Park Trust and Woolgoolga Beach Reserve Trust operate four holiday parks at Park Beach, Sawtell, Woolgoolga Beach and Woolgoolga Lakeside. The Trusts have continued to invest funds towards capital improvements along with the ongoing maintenance of existing facilities and services at the parks. These investments are in line with each parks individualised Improvement Strategies and Masterplans and the overall business Marketing Plan.

The proposed tariffs (see table) focus upon covering predicted increases in operational costs whilst ensuring tariff increases do not adversely impact upon the customers perceptions of value for money. The tariff increases also ensure the businesses remain competitive within the wider market place by establishing tariffs benchmarked against like competitors.

Issues:

Park Beach and Sawtell have not renewed their membership to the Top Tourist Parks marketing chain and have instead introduced a new Coffs Coast Holiday Parks guest VIP Card which was designed to increase guest engagement with accommodation discounts and specials. The card offers similar discounts to the Top Tourist chain but has the added benefits of collaborating with local businesses by offering deals at local restaurants, cafes, clubs and attractions.

Historically only one tariffs period has been approved by the Trust but in response to feedback from customers seeking longer term clarity on tariffs, it is recommended that two tariffs periods be approved under the proviso that the second period be reviewed in 12 months to ensure they remain appropriate to the market.

Options:

1. Adopt the recommendation provided to Council
2. Amend the recommendation provided to Council and then adopt
3. Reject the recommendation provided to Council.

Sustainability Assessment:

• Environment

The parks at Park Beach, Sawtell and Lakeside operate under Plans of Management and Sustainable Improvement Strategies which provide a balance between recreational use and environmental issues. Woolgoolga Beach has a Draft Plan of Management that has been on public exhibition and submissions are currently being reviewed.

Whilst tourists increase environmental pressure on the locations visited the impact is offset by a reduction in environmental pressures at their place of origin. All Parks generate funds that contribute to the environmental maintenance of the adjoining reserve system.

• Social

The Parks are part of the local tourism infrastructure and provide a major recreational resource. Funds generated through the holiday parks are used to maintain the greater reserve system and provide locations for social and recreational use by tourists and local residents.

- **Civic Leadership**

The two Trusts work towards achieving the outcomes set down in the Coffs Harbour 2030 Community Strategic Plan, and are consistent with the following strategies:

- LP1.1 - Develop markets around renewable energy, sustainable tourism, sustainable agriculture and fisheries, local produce, creative and clean industries
- LP1.3 - Support innovation and leadership in sustainable business practices
- LP2.2 – Encourage the provision of facilities and services which attract, create and support career opportunities for young people
- PL2.2 - Protect and expand public spaces and facilities and ensure they are accessible and safe for all.

- **Economic**

Broader Economic Implications

Through profitable trading the Parks provide a direct economic benefit to the community and, through guest spending, provide a stimulus to the localities in which they operate.

Delivery Program/Operational Plan Implications

The tariffs proposed will assist in achieving the desired financial outcomes for the business unit and all profits will be directed back into the reserve system in which the Parks operate.

Risk Analysis:

Increasing tariffs can have a negative impact upon customer perceptions, especially when they no longer represent value for money or there is an absence of reinvestment into the facilities. The Parks have all had varying levels of reinvestment and received improvements to products and services. In the case of the four holiday parks, the tariff increases are commensurate with the improvements already made and those proposed for the near future.

Consultation:

A review of competitor pricing was undertaken and discussions were held with Board members and Park members of the NSW Caravan and Camping Industry Association.

Related Policy, Precedents and / or Statutory Requirements:

Council reviews its fees and charges annually.

Council, as Corporate Manager of the Coffs Coast State Park Trust and Woolgoolga Beach Reserve Trust, is required to set fees and charges for the facilities within the reserves.

Implementation Date / Priority:

The new tariffs for 2016/17 become effective from 1 March 2016.

Conclusion:

The proposed tariffs represent sustainable increases that will continue to meet the financial goals of the businesses whilst delivering value for money and increased satisfaction levels to our customers. It is recommended that they be adopted as published with the acknowledgement that tariffs will be adjusted from time to time in line with proactive yield management practices.

Tariff Review November 2015 - 2015/16 to 2016/17																			
Park Beach	Current 15/16					Type	Proposed 16/17					% Change							
	Off Peak		High	Peak	Xmas		Weekly	Off Peak		High	Peak	Xmas	Weekly	Off Peak		High	Peak	Xmas	Weekly
	Sun-Thu	Fri-Sat						Sun-Thu	Fri-Sat					Sun-Thu	Fri-Sat				
	34.00		39.00	49.00	53.00	222.00	Unpowered Site	35.00		40.00	50.00	55.00	230.00	2.94%		2.56%	2.04%	3.77%	3.60%
	40.00		50.00	62.00	66.00	250.00	Powered Site	41.00		51.00	64.00	68.00	260.00	2.50%		2.00%	3.23%	3.03%	4.00%
	50.00		60.00	70.00	78.00	305.00	Drive Through	51.00		62.00	73.00	81.00	316.00	2.00%		3.33%	4.29%	3.85%	3.61%
	58.00		67.00	79.00	83.00	350.00	Ensuite Site	60.00		69.00	81.00	87.00	363.00	3.45%		2.99%	2.53%	4.82%	3.71%
	60.00		68.00	81.00	85.00	360.00	Ensuite Drive Thru	62.00		70.00	84.00	88.00	372.00	3.33%		2.94%	3.70%	3.53%	3.33%
	8.00		9.00	10.00	10.00	48.00	Extra Person	8.00		9.00	10.00	10.00	48.00	0.00%		0.00%	0.00%	0.00%	0.00%
	86.00	94.00	103.00	147.00	158.00	545.00	Beach Cabin	89.00	97.00	107.00	152.00	164.00	566.00	3.49%	3.19%	3.88%	3.40%	3.80%	3.85%
	92.00	100.00	115.00	159.00	170.00	580.00	Studio Cabin	95.00	103.00	119.00	164.00	176.00	604.00	3.26%	3.00%	3.48%	3.14%	3.53%	4.14%
	125.00	143.00	170.00	238.00	256.00	808.00	Sunset Studio	128.00	147.00	175.00	245.00	265.00	840.00	2.40%	2.80%	2.94%	2.94%	3.52%	3.96%
	125.00	143.00	170.00	238.00	256.00	808.00	Sunset Duplex	128.00	147.00	175.00	245.00	265.00	840.00	2.40%	2.80%	2.94%	2.94%	3.52%	3.96%
	136.00	148.00	178.00	248.00	267.00	855.00	Hibiscus Villa	141.00	153.00	185.00	256.00	276.00	892.00	3.68%	3.38%	3.93%	3.23%	3.37%	4.33%
	143.00	155.00	187.00	272.00	285.00	898.00	Holiday Villa	147.00	160.00	194.00	283.00	297.00	935.00	2.80%	3.23%	3.74%	4.04%	4.21%	4.12%
	148.00	162.00	192.00	275.00	292.00	920.00	Sea Breeze Villa	153.00	168.00	200.00	287.00	305.00	960.00	3.38%	3.70%	4.17%	4.36%	4.45%	4.35%
	153.00	166.00	206.00	295.00	312.00	975.00	Beach Villa	159.00	172.00	215.00	308.00	325.00	1015.00	3.92%	3.61%	4.37%	4.41%	4.17%	4.10%
	157.00	169.00	215.00	308.00	322.00	1015.00	Surf Villa	164.00	176.00	224.00	321.00	335.00	1060.00	4.46%	4.14%	4.19%	4.22%	4.04%	4.43%
	161.00	175.00	218.00	312.00	330.00	1045.00	Summer Breeze	168.00	183.00	228.00	326.00	345.00	1095.00	4.35%	4.57%	4.59%	4.49%	4.55%	4.78%
	180.00	200.00	235.00	350.00	372.00	1145.00	Ocean Villa	180.00	200.00	235.00	350.00	372.00	1145.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	9.00		10.00	12.00	12.00	54.00	Extra Person	9.00		10.00	12.00	12.00	54.00	0.00%		0.00%	0.00%	0.00%	0.00%

Sawtell Beach	Current 15/16					Type	Proposed 16/17					% Change							
	Off Peak		High	Peak	Xmas		Weekly	Off Peak		High	Peak	Xmas	Weekly	Off Peak		High	Peak	Xmas	Weekly
	Sun-Thu	Fri-Sat						Sun-Thu	Fri-Sat					Sun-Thu	Fri-Sat				
	33.00	37.00	47.00	51.00	211.00		Unpowered Site	34.00	38.00	49.00	53.00	220.00	3.03%	2.70%	4.26%	3.92%	4.27%		
	38.00	49.00	61.00	65.00	240.00	Powered Site	39.00	50.00	63.00	67.00	249.00	2.63%	2.04%	3.28%	3.08%	3.75%			
	55.00	66.00	76.00	81.00	335.00	EnsuiteSite	57.00	68.00	79.00	84.00	346.00	3.64%	3.03%	3.95%	3.70%	3.28%			
	8.00	9.00	10.00	10.00	48.00	Extra Person	8.00	9.00	10.00	10.00	48.00	0.00%	0.00%	0.00%	0.00%	0.00%			
	78.00	87.00	94.00	138.00	148.00	500.00	Cabin	81.00	90.00	98.00	144.00	155.00	520.00	3.85%	3.45%	4.26%	4.35%	4.73%	4.00%
	90.00	99.00	113.00	156.00	167.00	576.00	Studio Cabin	95.00	103.00	119.00	164.00	176.00	604.00	5.56%	4.04%	5.31%	5.13%	5.39%	4.86%
	97.00	104.00	136.00	177.00	198.00	635.00	Ensuite Cabin	100.00	108.00	142.00	185.00	206.00	662.00	3.09%	3.85%	4.41%	4.52%	4.04%	4.25%
	136.00	148.00	178.00	248.00	267.00	855.00	Hibiscus Villa	141.00	153.00	185.00	256.00	276.00	892.00	3.68%	3.38%	3.93%	3.23%	3.37%	4.33%
	148.00	162.00	192.00	275.00	292.00	920.00	Sea Breeze Villa	153.00	168.00	200.00	287.00	305.00	960.00	3.38%	3.70%	4.17%	4.36%	4.45%	4.35%
	153.00	166.00	206.00	295.00	312.00	975.00	Beach Villa	159.00	172.00	215.00	308.00	325.00	1015.00	3.92%	3.61%	4.37%	4.41%	4.17%	4.10%
	157.00	169.00	215.00	308.00	322.00	1015.00	Surf Villa	164.00	176.00	224.00	321.00	335.00	1060.00	4.46%	4.14%	4.19%	4.22%	4.04%	4.43%
	161.00	175.00	218.00	312.00	330.00	1045.00	Summer Breeze	168.00	183.00	228.00	326.00	345.00	1095.00	4.35%	4.57%	4.59%	4.49%	4.55%	4.78%
	180.00	200.00	235.00	350.00	372.00	1145.00	Ocean Villa	180.00	200.00	235.00	350.00	372.00	1145.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	9.00	10.00	12.00	12.00	54.00	Extra Person	9.00	10.00	12.00	12.00	54.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
	Holiday Van (Quarterly)					1250.00		Holiday Van (Quarterly)					1300.00	Holiday Van (Quarterly)					4.00%

Long Stay Rates Site PB and SB															
Current 15/16						Proposed 16/17					% Change				
Wk1	Wk2	Wk3	Wk4	Wk5+	Type	Wk1	Wk2	Wk3	Wk4	Wk5+	Wk1	Wk2	Wk3	Wk4	Wk5+
250.00	222.00	222.00	222.00	184.00	PB PS	260.00	230.00	230.00	230.00	190.00	4.00%	3.60%	3.60%	3.60%	3.26%
350.00	342.00	342.00	342.00	302.00	PB ES	363.00	355.00	355.00	355.00	312.00	3.71%	3.80%	3.80%	3.80%	3.31%
305.00	278.00	278.00	278.00	245.00	PB DT	316.00	289.00	289.00	289.00	253.00	3.61%	3.96%	3.96%	3.96%	3.27%
360.00	344.00	344.00	344.00	314.00	PB ESDT	372.00	355.00	355.00	355.00	325.00	3.33%	3.20%	3.20%	3.20%	3.50%
240.00	214.00	214.00	214.00	178.00	SB PS	249.00	222.00	222.00	222.00	184.00	3.75%	3.74%	3.74%	3.74%	3.37%
335.00	328.00	328.00	328.00	292.00	SB ES	346.00	340.00	340.00	340.00	302.00	3.28%	3.66%	3.66%	3.66%	3.42%

WBHP	Current 15/16					Type	Proposed 16/17					% Change							
	Off Peak		High	Peak	Xmas		Weekly	Off Peak		High	Peak	Xmas	Weekly	Off Peak		High	Peak	Xmas	Weekly
	Sun-Thu	Fri-Sat						Sun-Thu	Fri-Sat					Sun-Thu	Fri-Sat				
	36.00		44.00	52.00	58.00	230.00	Powered Site	37.00		45.00	54.00	60.00	238.00	2.78%		3.85%	3.45%	3.48%	
	42.00		52.00	57.00	62.00	278.00	Drive Through	43.00		54.00	59.00	64.00	288.00	2.38%		3.85%	3.51%	3.60%	
	78.00	86.00	106.00	155.00	170.00	520.00	Studio / Van	80.00	89.00	110.00	160.00	176.00	540.00	2.56%	3.49%	3.77%	3.23%	3.53%	3.85%
	100.00	106.00	120.00	192.00	205.00	625.00	Cabin	103.00	110.00	124.00	198.00	212.00	645.00	3.00%	3.77%	3.33%	3.13%	3.41%	3.20%
	111.00	124.00	144.00	218.00	234.00	692.00	Surf Studio	115.00	128.00	149.00	225.00	242.00	716.00	3.60%	3.23%	3.47%	3.21%	3.42%	3.47%
	125.00	137.00	152.00	237.00	256.00	800.00	Surfside Cabin	128.00	142.00	157.00	245.00	265.00	822.00	2.40%	3.65%	3.29%	3.38%	3.52%	2.75%
	135.00	148.00	162.00	247.00	264.00	875.00	Beach View	140.00	152.00	166.00	256.00	272.00	908.00	3.70%	2.70%	2.47%	3.64%	3.03%	3.77%
	155.00	170.00	211.00	298.00	316.00	1000.00	Ocean View Villa	160.00	175.00	218.00	308.00	328.00	1040.00	3.23%	2.94%	3.32%	3.36%	3.80%	4.00%
	8.00		8.00	10.00	10.00	48.00	Extra Person	8.00		8.00	10.00	10.00	48.00	0.00%		0.00%	0.00%	0.00%	0.00%

WLHP	Current 15/16					Type	Proposed 16/17					% Change							
	Off Peak		High	Peak	Xmas		Weekly	Off Peak		High	Peak	Xmas	Weekly	Off Peak		High	Peak	Xmas	Weekly
	Sun-Thu	Fri-Sat						Sun-Thu	Fri-Sat					Sun-Thu	Fri-Sat				
	30.00		33.00	45.00	48.00	180.00	Unpowered Site	31.00		34.00	47.00	50.00	186.00	3.33%		3.03%	4.44%	4.17%	3.33%
	36.00		44.00	52.00	58.00	230.00	Powered Site	37.00		45.00	54.00	60.00	238.00	2.78%		2.27%	3.85%	3.45%	3.48%
	38.00		47.00	55.00	60.00	240.00	Ocean View Sites	39.00		48.00	57.00	62.00	248.00	2.63%		2.13%	3.64%	3.33%	3.33%
	110.00	123.00	142.00	171.00	182.00	706.00	Lakeview Cabins	113.00	126.00	146.00	176.00	187.00	730.00	2.73%	2.44%	2.82%	2.92%	2.75%	3.40%
	114.00	126.00	146.00	176.00	188.00	720.00	Banksia	117.00	130.00	150.00	181.00	194.00	740.00	2.63%	3.17%	2.74%	2.84%	3.19%	2.78%
	130.00	142.00	155.00	240.00	260.00	804.00	Waterview Villas	134.00	146.00	159.00	247.00	270.00	822.00	3.08%	2.82%	2.58%	2.92%	3.85%	2.24%
	8.00		8.00	10.00	10.00	48.00	Extra Person	8.00		8.00	10.00	10.00	48.00	0.00%		0.00%	0.00%	0.00%	0.00%

Other Fees and Charges

Item	Location	Current 14/15	Proposed 15/16
Washing Machines	All	\$4.00	\$4.00
Dryers	All	\$3.00	\$3.00
Key Bond	All	\$20.00	\$20.00
TV Cable Bond	All	\$10.00	\$10.00
Discount Group 10+	All	10%	10%
Discount Group 5-10	All	5%	5%
Hall Hire	PB	\$100/\$150	\$100/\$150
Hall Hire	SB	\$20.00	\$20.00
Tennis Equipment Hire	SB	\$5.00	\$5.00
Internet Hour	PB & SB	\$5.00	\$5.00
Cot Hire - Hair Dryer & Iron	All	\$10	\$10
Ironing Board Bond	All	\$5	\$5

New Tariff Period Dates

Value		Shoulder		Holiday		Christmas	
From	To	From	To	From	To	From	To
1/03/2016	24/03/2016	9/04/2016	25/04/2016	25/03/2016	28/03/2016	26/12/2016	1/01/2017
29/03/2016	8/04/2016	24/09/2016	8/10/2016	17/12/2016	25/12/2016		
26/04/2016	23/09/2016	15/01/2017	26/01/2017	2/01/2017	14/01/2017		
9/10/2016	16/12/2016						
27/01/2017	28/02/2017						

1. All tariffs include GST. After 27 days no GST is payable and the tariff is reduced accordingly
2. Group booking rates by negotiation
3. Promotional package rates as appropriate
4. Discounts may be given for commercial reasons within delegations

Group Camping Per Person

Product	Current	Proposed
Unpowered Camping	12.00	15.00
Cabins	34.00	34.00

VIP Card

10% Discount up to \$30 Value - Only during Off Peak

Tariff Review November 2015 - 2016/17 to 2017/18																			
Park Beach	Proposed 16/17						Type	Proposed 17/18					% Change						
	Off Peak		High	Peak	Xmas	Weekly		Off Peak		High	Peak	Xmas	Weekly	Off Peak		High	Peak	Xmas	Weekly
	Sun-Thu	Fri-Sat						Sun-Thu	Fri-Sat					Sun-Thu	Fri-Sat				
	35.00		40.00	50.00	55.00	230.00	Unpowered Site	36.00		42.00	52.00	57.00	240.00	2.86%		5.00%	4.00%	3.64%	4.35%
	41.00		51.00	64.00	68.00	260.00	Powered Site	43.00		53.00	67.00	71.00	272.00	4.88%		3.92%	4.69%	4.41%	4.62%
	51.00		62.00	73.00	81.00	316.00	Drive Through	53.00		65.00	76.00	85.00	330.00	3.92%		4.84%	4.11%	4.94%	4.43%
	60.00		69.00	81.00	87.00	363.00	Ensuite Site	63.00		72.00	85.00	92.00	379.00	5.00%		4.35%	4.94%	5.75%	4.41%
	62.00		70.00	84.00	88.00	372.00	Ensuite Drive Thru	65.00		73.00	88.00	92.00	388.00	4.84%		4.29%	4.76%	4.55%	4.30%
	8.00		9.00	10.00	10.00	48.00	Extra Person	8.00		9.00	10.00	10.00	48.00	0.00%		0.00%	0.00%	0.00%	0.00%
	89.00	97.00	107.00	152.00	164.00	566.00	Beach Cabin	92.00	100.00	111.00	158.00	170.00	589.00	3.37%	3.09%	3.74%	3.95%	3.66%	4.06%
	92.00	100.00	115.00	159.00	170.00	580.00	Studio Cabin	96.00	106.00	122.00	169.00	180.00	620.00	4.35%	6.00%	6.09%	6.29%	5.88%	6.90%
	128.00	147.00	175.00	245.00	265.00	840.00	Sunset Studio	134.00	154.00	183.00	256.00	278.00	875.00	4.69%	4.76%	4.57%	4.49%	4.91%	4.17%
	128.00	147.00	175.00	245.00	265.00	840.00	Sunset Duplex	134.00	154.00	183.00	256.00	278.00	875.00	4.69%	4.76%	4.57%	4.49%	4.91%	4.17%
	141.00	153.00	185.00	256.00	276.00	892.00	Hibiscus Villa	147.00	160.00	193.00	267.00	289.00	930.00	4.26%	4.58%	4.32%	4.30%	4.71%	4.26%
	147.00	160.00	194.00	283.00	297.00	935.00	Holiday Villa	153.00	167.00	202.00	295.00	310.00	974.00	4.08%	4.38%	4.12%	4.24%	4.38%	4.17%
	153.00	168.00	200.00	287.00	305.00	960.00	Sea Breeze Villa	160.00	175.00	208.00	300.00	320.00	1000.00	4.58%	4.17%	4.00%	4.53%	4.92%	4.17%
	159.00	172.00	215.00	308.00	325.00	1015.00	Beach Villa	166.00	180.00	225.00	322.00	340.00	1057.00	4.40%	4.65%	4.65%	4.55%	4.62%	4.14%
	164.00	176.00	224.00	321.00	335.00	1060.00	Surf Villa	171.00	184.00	235.00	335.00	350.00	1105.00	4.27%	4.55%	4.91%	4.36%	4.48%	4.25%
	168.00	183.00	228.00	326.00	345.00	1095.00	Summer Breeze	175.00	191.00	238.00	340.00	345.00	1095.00	4.17%	4.37%	4.39%	4.29%	0.00%	0.00%
	180.00	200.00	235.00	350.00	372.00	1145.00	Ocean Villa	182.00	200.00	242.00	350.00	372.00	1145.00	1.11%	0.00%	2.98%	0.00%	0.00%	0.00%
	9.00		10.00	12.00	12.00	54.00	Extra Person	9.00		10.00	12.00	12.00	54.00	0.00%		0.00%	0.00%	0.00%	0.00%

Sawtell Beach	Proposed 16/17					Type	Proposed 17/18					% Change							
	Off Peak		High	Peak	Xmas		Weekly	Off Peak		High	Peak	Xmas	Weekly	Off Peak		High	Peak	Xmas	Weekly
	Sun-Thu	Fri-Sat				Sun-Thu		Fri-Sat	Sun-Thu					Fri-Sat					
		34.00		38.00	49.00	53.00	220.00	Unpowered Site	35.00		40.00	51.00	55.00	226.00	2.94%		5.26%	4.08%	3.77%
	39.00		50.00	63.00	67.00	249.00	Powered Site	40.00		52.00	66.00	70.00	260.00	2.56%		4.00%	4.76%	4.48%	4.42%
	57.00		68.00	79.00	84.00	346.00	Ensuite Site	59.00		71.00	82.00	88.00	360.00	3.51%		4.41%	3.80%	4.76%	4.05%
	8.00		9.00	10.00	10.00	48.00	Extra Person	8.00		9.00	10.00	10.00	48.00	0.00%		0.00%	0.00%	0.00%	0.00%
	81.00	90.00	98.00	144.00	155.00	520.00	Cabin	84.00	93.00	101.00	149.00	160.00	540.00	3.70%	3.33%	3.06%	3.47%	3.23%	3.85%
	93.00	102.00	118.00	163.00	174.00	600.00	Studio Cabin	96.00	106.00	122.00	169.00	180.00	620.00	3.23%	3.92%	3.39%	3.68%	3.45%	3.33%
	100.00	108.00	142.00	185.00	206.00	662.00	Ensuite Cabin	100.00	108.00	142.00	185.00	206.00	662.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	141.00	153.00	185.00	256.00	276.00	892.00	Hibiscus Villa	147.00	160.00	193.00	267.00	289.00	930.00	4.26%	4.58%	4.32%	4.30%	4.71%	4.26%
	153.00	168.00	200.00	287.00	305.00	960.00	Sea Breeze Villa	160.00	175.00	208.00	300.00	320.00	1000.00	4.58%	4.17%	4.00%	4.53%	4.92%	4.17%
	159.00	172.00	215.00	308.00	325.00	1015.00	Beach Villa	166.00	180.00	225.00	322.00	340.00	1057.00	4.40%	4.65%	4.65%	4.55%	4.62%	4.14%
	164.00	176.00	224.00	321.00	335.00	1060.00	Surf Villa	171.00	184.00	235.00	335.00	350.00	1105.00	4.27%	4.55%	4.91%	4.36%	4.48%	4.25%
	168.00	183.00	228.00	326.00	345.00	1095.00	Summer Breeze	175.00	191.00	238.00	340.00	345.00	1095.00	4.17%	4.37%	4.39%	4.29%	0.00%	0.00%
	180.00	200.00	235.00	350.00	372.00	1145.00	Ocean Villa	182.00	200.00	242.00	350.00	372.00	1145.00	1.11%	0.00%	2.98%	0.00%	0.00%	0.00%
	9.00		10.00	12.00	12.00	54.00	Extra Person	9.00	10.00	12.00	12.00	54.00		0.00%		0.00%	0.00%	0.00%	0.00%
	Holiday Van (Quarterly)					1200.00		Holiday Van (Quarterly)					1250.00	Holiday Van (Quarterly)					4.17%

Proposed 16/17					Type	Long Stay PB and SB Proposed 17/18					% Change				
Wk1	Wk2	Wk3	Wk4	Wk5+		Wk1	Wk2	Wk3	Wk4	Wk5+	Wk1	Wk2	Wk3	Wk4	Wk5+
260.00	230.00	230.00	230.00	190.00	PB PS	272.00	240.00	240.00	240.00	198.00	4.62%	4.35%	4.35%	4.35%	4.21%
363.00	355.00	355.00	355.00	312.00	PB ES	379.00	370.00	370.00	370.00	325.00	4.41%	4.23%	4.23%	4.23%	4.17%
316.00	289.00	289.00	289.00	253.00	PB DT	330.00	302.00	302.00	302.00	265.00	4.43%	4.50%	4.50%	4.50%	4.74%
372.00	355.00	355.00	355.00	325.00	PB ESDT	388.00	370.00	370.00	370.00	340.00	4.30%	4.23%	4.23%	4.23%	4.62%
249.00	222.00	222.00	222.00	184.00	SB PS	260.00	231.00	231.00	231.00	192.00	4.42%	4.05%	4.05%	4.05%	4.35%
346.00	340.00	340.00	340.00	302.00	SB ES	360.00	355.00	355.00	355.00	315.00	4.05%	4.41%	4.41%	4.41%	4.30%

WBHP	Proposed 16/17					Type	Proposed 17/18					% Change							
	Off Peak		High	Peak	Xmas		Weekly	Off Peak		High	Peak	Xmas	Weekly	Off Peak		High	Peak	Xmas	Weekly
	Sun-Thu	Fri-Sat						Sun-Thu	Fri-Sat					Sun-Thu	Fri-Sat				
	37.00		45.00	54.00	60.00	238.00	Powered Site	38.00		47.00	56.00	62.00	248.00	2.70%	4.44%	3.70%	3.33%	4.20%	
	43.00		54.00	59.00	64.00	288.00	Drive Through	45.00		56.00	61.00	67.00	300.00	4.65%	3.70%	3.39%	4.69%	4.17%	
	8.00		8.00	10.00	10.00	48.00	Extra Person	8.00		8.00	10.00	10.00	48.00	0.00%	0.00%	0.00%	0.00%	0.00%	
	80.00	89.00	110.00	160.00	176.00	540.00	Studio/ Van	83.00	92.00	114.00	167.00	183.00	565.00	3.75%	3.37%	3.64%	4.38%	3.98%	4.63%
	103.00	110.00	124.00	198.00	212.00	645.00	Cabin	108.00	115.00	129.00	205.00	220.00	675.00	4.85%	4.55%	4.03%	3.54%	3.77%	4.65%
	115.00	128.00	149.00	225.00	242.00	716.00	Surf Studio	120.00	134.00	155.00	235.00	252.00	745.00	4.35%	4.69%	4.03%	4.44%	4.13%	4.05%
	128.00	142.00	157.00	245.00	265.00	822.00	Surfside Cabin	134.00	148.00	164.00	255.00	277.00	855.00	4.69%	4.23%	4.46%	4.08%	4.53%	4.01%
	140.00	152.00	166.00	256.00	272.00	908.00	Beach View	146.00	159.00	173.00	267.00	284.00	950.00	4.29%	4.61%	4.22%	4.30%	4.41%	4.63%
	160.00	175.00	218.00	308.00	328.00	1040.00	Ocean View Villa	167.00	182.00	226.00	322.00	340.00	1080.00	4.38%	4.00%	3.67%	4.55%	3.66%	3.85%
	8.00		8.00	10.00	10.00	48.00	Extra Person	8.00		8.00	10.00	10.00	48.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

WLHP	Proposed 16/17					Type	Proposed 17/18					% Change							
	Off Peak		High	Peak	Xmas		Weekly	Off Peak		High	Peak	Xmas	Weekly	Off Peak		High	Peak	Xmas	Weekly
	Sun-Thu	Fri-Sat						Sun-Thu	Fri-Sat					Sun-Thu	Fri-Sat				
	31.00		34.00	47.00	50.00	186.00	Unpowered Site	32.00		35.00	49.00	52.00	194.00	3.23%	2.94%	4.26%	4.00%	4.30%	
	37.00		45.00	54.00	60.00	238.00	Powered Site	38.00		47.00	56.00	62.00	248.00	2.70%	4.44%	3.70%	3.33%	4.20%	
	39.00		48.00	57.00	62.00	248.00	Ocean View Sites	40.00		50.00	59.00	65.00	258.00	2.56%	4.17%	3.51%	4.84%	4.03%	
	8.00		8.00	10.00	10.00	48.00	Extra Person	8.00		8.00	10.00	10.00	48.00	0.00%	0.00%	0.00%	0.00%	0.00%	
	113.00	126.00	146.00	176.00	187.00	730.00	Lakeview Cabins	117.00	132.00	152.00	184.00	195.00	760.00	3.54%	4.76%	4.11%	4.55%	4.28%	4.11%
	117.00	130.00	150.00	181.00	194.00	740.00	Banksia	122.00	135.00	156.00	189.00	202.00	770.00	4.27%	3.85%	4.00%	4.42%	4.12%	4.05%
	134.00	146.00	159.00	247.00	270.00	822.00	Waterview Villas	140.00	152.00	166.00	258.00	282.00	855.00	4.48%	4.11%	4.40%	4.45%	4.44%	4.01%
	8.00		8.00	10.00	10.00	48.00	Extra Person	8.00		8.00	10.00	10.00	48.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Other Fees and Charges

Item	Location	Current 15/16	Proposed 16/17
Washing Machines	All	\$4.00	\$4.00
Dryers	All	\$3.00	\$3.00
Key Bond	All	\$20.00	\$20.00
TV Cable Bond	All	\$10.00	\$10.00
Discount Group 10+	All	10%	10%
Discount Group 5-10	All	5%	5%
Hall Hire	PB	\$100/\$150	\$100/\$150
Hall Hire	SB	\$20.00	\$20.00
Tennis Equipment Hire	SB	\$5.00	\$5.00
Internet Hour	PB & SB	\$5.00	\$5.00
Cot Hire	All	\$10	\$10
Hair Dryer Bond / Iron Bond	All	\$10	\$10
Ironing Board Bond	All	\$5	\$5

New Tariff Period Dates

Value		Shoulder		Holiday		Christmas	
From	To	From	To	From	To	From	To
1/03/2017	7/04/2017	8/04/2017	14/04/2017	15/04/2017	17/04/2017	26/12/2017	1/01/2018
23/04/2017	22/09/2017	18/04/2017	22/04/2017	18/12/2017	25/12/2017		
8/10/2017	17/12/2017	23/09/2017	7/10/2017	2/01/2018	14/01/2018		
28/01/2018	28/02/2018	15/01/2018	27/01/2018				

1. All tariffs include GST. After 27 days no GST is payable and the tariff is reduced accordingly
2. Group booking rates by negotiation
3. Promotional package rates as appropriate
4. Discounts may be given for commercial reasons within delegations

Group Camping Per Person

Product	Current	Proposed
Unpowered Camping	15.00	15.00
Cabins	34.00	35.00

VIP Card

10% Discount up to \$30 Value - Only during Off Peak