

Richmond
Valley
Council



AGENDA

Ordinary Council Meeting

I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: Tuesday, 19 March 2019

Time: 5.00 pm

**Location: Council Chambers
10 Graham Place, Casino**

**Vaughan Macdonald
General Manager**

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1 ACKNOWLEDGEMENT OF COUNTRY

The Mayor will provide an Acknowledgement of Country by reading the following statement on behalf of Council:

"Richmond Valley Council recognises the people of the Bundjalung Nations as Custodians and Traditional Owners of this land and we value and appreciate the continuing cultural connection to lands, their living culture and their unique role in the life of this region in the past, present and future."

2 PRAYER**3 PUBLIC ACCESS AND QUESTION TIME****4 APOLOGIES**

5 MAYORAL MINUTES

5.1 MAYORAL MINUTE - TECHNICAL TOUR SUMMARY

Author: Robert Mustow, Mayor

RECOMMENDATION

That Council receives and notes the report on the Technical Tour.

REPORT

As approved at Council's December 2018 meeting, a delegation from Council visited Japan for a technical tour of leading construction consulting company Pacific Consultants' facilities in Tokyo and Nagano. The team was made up of Mayor Robert Mustow, Deputy Mayor Steve Morrissey, General Manager Vaughan Macdonald, Director Infrastructure and Environment Angela Jones, Manager Property & Economic Projects Mike Perkins, Manager Infrastructure Services David Timms, and Coordinator Economic Development Cherie Holdsworth. The tour was funded by Pacific Consultants via a grant received from the Japanese Government to pursue foreign investment opportunities.

Pacific Consultants was introduced to the Richmond Valley in August 2018 and has been exploring business opportunities in the waste industry since then. The company has built hundreds of energy-from-waste (EfW) plants across Europe, Asia, Japan and the USA.

Federal and NSW government agencies have been involved in discussions on the opportunities for a project of this scale. This all fits with Council's focus on delivering economic benefit to the Richmond Valley, which is one of the highest priorities in the Richmond Valley Made 2030 Community Strategic Plan.

Council has also been investigating new technologies to meet the challenges the waste management industry is facing, as well as opportunities to reduce our environmental footprint and energy costs. The tour commenced on Sunday 24 February with travel to Japan, with the week's tour as follows:

Monday

- The delegation visited the Mt Fuji Eco-Park Incineration Centre, which is a four-year-old energy-from-waste facility at the foot of Mt Fuji, about two hours from Tokyo. It was a three-hour visit including presentations, discussions and a site tour.



Mt Fuji Eco-Park Incineration Centre

Tuesday

- The tour took in the 20-year-old Tokyo Chou Ginza energy-from-waste facility, which is across the road from the athletes village which is under construction for the Tokyo 2020 Olympic Games.
- The delegation also met with the NSW Government's Trade Commissioner to Japan, Peter Knight, to discuss investment opportunities and what the Richmond Valley has to offer. Peter was integral in linking RVC and Pacific Consultants.
- Pacific Consultants convened an energy-from-waste seminar at its offices in Tokyo, which was attended by Japanese Environment Ministry representatives, Waste Association representatives, Peter Knight, Pacific Consultants Managing Director and a number of the team. It was an informative session on the challenges it has faced with educating the community and gaining acceptance of the technology.
- A formal reception for Council's delegation was then held at Pacific Consultants with Peter Knight also attending.



Control room at Tokyo Chou Ginza facility



Energy from Waste Seminar at Pacific Consultants

Wednesday

- The delegation travelled to Nagano on the Shinkansen (bullet train) to visit the Nagano Environmental Energy Centre, which only opened that week.
- The team also visited the neighbouring new \$75M aquatic centre which sources power from the Energy Centre. The aquatic centre includes a 25m pool, wave pool, therapy pool, slide and other community facilities including and indoor tip shop.



Nagano Environmental Energy Centre



Mayor with staff from the Nagano Environmental Energy Centre



Education areas feature at Nagano Environment Energy Centre



Aquatic Centre across the road from Nagano Environmental Energy Centre



Adaptable design – EfW facility near Yudanaka in skiing region

Thursday

- The delegation returned to Tokyo with the Mayor, Deputy Mayor and General Manager meeting with Pacific Consultants and the Deputy Minister for the Environment to discuss the Japanese Government's support for the introduction of Japan's energy-from-waste technology into Australia.
- The Government of Japan has provided grant funding for the pre-feasibility study and included funding for a technical tour by an Australia delegation, which RVC secured through this relationship.



Meeting with State Minister of the Environment, Mr Tsukasa Akimoto

CONCLUSION

The tour provided valuable insights into energy-from-waste facilities and the technology which enables it to use landfill waste to generate energy while not polluting the environment. The facilities were of a very high standard and very clean and odourless, and provide a much better outcome than landfilling waste which cannot be recycled.

A detailed report is being prepared to inform the next steps in pursuing the introduction of energy-from-waste to the Northern Rivers of NSW. The success of this project will rely on support from the Federal and NSW Government and key agencies.

It is very early days for the project and the technical tour was an important step to understand and experience the technology, processes and scale of the facilities which provide a market driven energy from waste solution that the private market is seeing as an emerging long term investment opportunity.

ATTACHMENT(S)

Nil

6 CONFIRMATION OF MINUTES

6.1 MINUTES ORDINARY MEETING HELD ON 19 FEBRUARY 2019

Author: Vaughan Macdonald, General Manager

RECOMMENDATION

That Council confirms the Minutes of the meeting held on 19 February 2019.

ATTACHMENT(S)

- 1. Ordinary Minutes 19 February 2019. (under separate cover)**

6.2 MINUTES RESERVE TRUST MEETING HELD 19 FEBRUARY 2019.

Author: Vaughan Macdonald, General Manager

RECOMMENDATION

That Council receive and note the minutes of the Reserve Trust meeting held on 19 February 2019.

REPORT

ATTACHMENT(S)

- 1. Minutes Reserve Trust meeting held 19 February 2019. (under separate cover)**

6.3 MINUTES OF INTERNAL AUDIT AND RISK COMMITTEE MEETING HELD 19 FEBRUARY 2019.

Author: Vaughan Macdonald, General Manager

RECOMMENDATION

That Council receives and adopts the minutes of the Internal Audit and Risk Committee meeting held 19 February 2019.

ATTACHMENT(S)

- 1. Minutes Internal Audit and Risk Committee meeting held 19 February 2019. (under separate cover)**

7 MATTERS ARISING OUT OF THE MINUTES

8 DECLARATION OF INTERESTS

(Councillors to specify details of item and nature of interest)

9 PETITIONS

Nil

10 NOTICE OF MOTION

Nil

11 MAYOR'S REPORT**11.1 MAYOR'S ATTENDANCES 12 FEBRUARY - 12 MARCH 2019**

Author: Robert Mustow, Mayor

RECOMMENDATION

That Council receive and note the Mayor's attendance report 12 February – 12 March 2019.

REPORT**February**

- 12th Main Camp onsite visit
- 14th Food-bank
- 14th Seniors Week Concert and luncheon
- 16th Broadwater Youth Space opening
- 16th 88.9 Open Day
- 19th Mens' Shed Regional Meeting
- 19th Internal Audit Meeting
- 19th Reserve Trust Meeting
- 19th Ordinary Meeting
- 20th Rous County Council meeting
- 21st Chris Gulaptis - Campaign office opening
- 21st Annual General Meeting of Richmond River Rescue Inc
- 22nd St Mary's Primary School Leadership day
- 24th – 28th Japan Technical tour

March

- 11th Meet the candidates forum - Woodburn
- 12th Councillor Information Session/Capital Works Tour

ATTACHMENT(S)

Nil

12 DELEGATE'S REPORTS**12.1 DELEGATES' REPORT SUBMITTED TO MARCH 2019 ORDINARY MEETING.**

Author: Robert Mustow, Mayor

RECOMMENDATION

That Council receive and note the Delegates' report for the month of February 2019

REPORT

Council delegates are required to report on meetings/forums attended on Council's behalf.

The following information has been provided in regards to meetings/functions attended by Councillors.

Rous County Council

Cr Robert Mustow and Cr Sandra Humphrys have provided the following summary of the main items of business for the Rous County Council meeting held on 20 February 2019.



**Summary of main items of business for
Rous County Council meeting
20 February 2019**

i). Termination of the current Electronic document Records Management System (EDRMS)

In mid-2016, a significant change to the scope of the initial EDRMS project was approved. This decision to change the project's scope coincided with the formation of Rous County Council, which occurred when the three existing county councils merged – Rous Water, Far North Coast Weeds and Richmond River County Council. The rationale for building a 'custom' information architecture was that it would provide an EDRMS that was better tailored to the new organisation's unique role and operations as a multi-purpose county council. Since the project's change in scope more than two years ago, it had still not been completed and continued to be impacted by major delays.

Council's Leadership Team agreed that the organisation still required a modern, compliant and robust EDRMS to be implemented, and to that end, it was in the organisation's best interests to terminate the current project to develop a 'custom' EDRMS and instead implement a commercial 'off the shelf' EDRMS.

Councillors received and noted the EDRMS report as presented.

ii). Quarterly Budget Review Statement for quarter ending 31 December 2018

The results presented in the QBRs were noted and variations were authorised to the amounts from those previously estimated.

It was noted that all budget items, other than those identified in the Council report, had performed within the parameters set by Council in adopting the 2018/19 Operational Plan.

Council also agreed to write to the Office of Environment and Heritage (OEH) expressing concern regarding changes to the approval process for funding for the Voluntary House Raising Program, particularly in relation to community members affected by the 2017 flood. The letter will also be forwarded to Sitting Members and forthcoming local State election candidates.

iii). Letting of Contract 2550.1: Water Management Database supply and implementation

Council agreed to let the contract for the Supply and Implementation of a Water Management Database software solution to SRA Information Technology Pty Ltd, for the amount of \$196,830 (excluding GST). An additional amount of \$177,000 (inclusive of a \$37,800 contingency) was also allocated to the project from savings in the 2018/19 budget.

The objectives of the Water Management Database (WMDB) are to improve Council's ability to monitor, analyse and report data, and to reduce demand on existing resources. The system will enable:

- Automatic upload of data from external databases and other sources, including Richmond Water Laboratories and ClearSCADA.
- Real-time capture of data in the field.
- Automatic data-quality checking and alert monitoring.
- Statistical analysis and trending.
- Data export.
- Scheduled and custom reporting.

iv). Drinking water quality: annual report card

Rous does not currently provide a publicly accessible report card on overall drinking water quality. It was proposed to provide an annual report card, which would bring Council in line with many other water utilities. A drinking water quality annual report card, incorporating fluoride testing results, would present all relevant chemical, biological, physical and aesthetic results for water supplied.

In proposing the annual report card concept, staff reviewed the existing Council resolution to provide a quarterly fluoride performance report incorporating chemical suppliers and testing data and dosing plant performance. It was proposed that the quarterly reporting on plant performance to Council was no longer necessary given plant reliability, as well as the introduction of an annual drinking water quality report card, that would report on the full suite of chemicals used in the water treatment process, not just fluoride.

Council noted the level of public interest in relation to the use of fluoride and resolved to retain the existing quarterly plant performance report, incorporating the results of any testing of fluoride chemicals received during the previous quarter. Council also resolved in support of an annual drinking water quality report card.

v). Work Health and Safety (WHS) policy (revised)

The WHS Policy is subject to a scheduled review every two years to ensure that the content remains legislatively compliant and relevant to the organisation's objectives, values and activities.

The revised policy reconfirms Council's strong position on worker and workplace health and safety and is designed to promote a culture where safety comes first.

Council adopted the policy as presented.

INFORMATION REPORTS**i). Investments – January 2019**

Total funds invested for January 2019 was \$35,872,799. This is an increase of \$1,384,389 compared to the November 2018 figure, primarily due to Section 64 development contributions received from constituent councils.

The weighted average return on funds invested for January 2019 was 2.73%. This represents an increase of six basis points compared to the November result (2.67%) and is 67 basis points above Council's benchmark (the average 90-day BBSW rate of 2.06%).

Interest earned for January 2019 was \$82,163.

Cheque account balance as at 31 January 2019 was \$80,557.

Ethical holdings represent 75.96% of the total portfolio: Current holdings in Ethical Financial Institutions equals \$27,250,000. The assessment of Ethical Financial Institutions is undertaken using www.marketforces.org.au which is an affiliate project of the Friends of the Earth Australia.

ii). Water production and usage – December 2018 and January 2019**December 2018**

Daily source usage for December averaged 34.133ML. This was an increase from the November 2018 daily average of 33.378ML. As at ?? December 2018, Rocky Creek Dam was at 91.81% of full capacity.

January 2019

Daily source usage for January averaged 45.516ML. This was a 33% increase from the December 2018 daily average of 34.133ML. As at 31 January 2019, Rocky Creek Dam Rocky Creek Dam was at 82.12% of full capacity.

iii). Delivery program progress update: 1 July to 31 December 2018

This report contained information about progress on achievement of the performance targets prescribed in the Integrated Planning and Reporting Delivery Program. The result for the reporting period was: 86% *Acceptable* (achieved or on track according to schedule); 5% *Monitor* (in progress but behind schedule); and 9% *Review* (corrective action required).

CONFIDENTIAL REPORTS**i). Development Servicing Plan for Bulk Water Supply 2016 – request for deferred payment arrangement**

Council considered the report and agreed to:

1. Receive and note the report;
2. Approve the proposal for deferred payment arrangements as set out in the report;
3. Receive a subsequent report on policy options for deferred payment arrangements having regard to the Development Servicing Plan for Bulk Water Supply and the policy positions of the constituent councils; and
4. Reject any further consideration of similar requests until point 3. is complete and a policy position is determined.

ii). Annual performance review: General Manager

Council noted the Performance Review Panel's rating of the General Manager as set out in the performance agreement, at the annual performance review, to 31 December 2018.

For a copy of the draft minutes for this meeting and the business paper please go to Council's website www.rous.nsw.gov.au

Council meeting summary February 2019

ATTACHMENT(S)

Nil

13 MATTERS DETERMINED WITHOUT DEBATE

Each Councillor is given the opportunity to indicate which items they wish to debate or question. Item numbers identified for debate or questioning will be read to the Meeting.

Following identification of the above items a motion will be moved in regard to the balance of items being determined without debate.

13.1 MATTERS TO BE DETERMINED WITHOUT DEBATE**RECOMMENDATION**

That items identified be determined without debate.

14 GENERAL MANAGER'S REPORTS**14.1 PROPOSED PURCHASE OF 148 BARKER STREET CASINO (FORMER RMS BUILDING)**

Author: Vaughan Macdonald, General Manager

EXECUTIVE SUMMARY

In conjunction with their rebranding and restructure from Roads and Maritime Service (RMS) to Service NSW, RMS relocated from 148 Barker Street Casino to a new location at 158 Walker Street Casino. The former RMS building has been vacant since mid-2017.

The NSW Government commenced advertising the sale of the property at 148 Barker Street Casino (former RMS building). Interest in acquiring the building for use as an Art Gallery was expressed by the Casino Art Group to Council and the Local Member Chris Gulaptis MP.

A business case was prepared by Casino Art Group which demonstrated the need and potential for the building to be operated in a financially viable manner as an art gallery. The former RMS building presented an ideal location for the proposed gallery.

The Casino Art Group additionally utilised local media to promote and gather support for the proposal of an art gallery to be established in Casino.

Council entered into preliminary negotiations with the NSW Government to ascertain a purchase price for the property. The 'peppercorn' price of \$1 (one dollar) was agreed to on the proviso that the property be used for community purposes for a period of not less than 15 years.

This restriction allows for the classification of the property as Operational, accommodating future potential uses and opportunity.

Council will negotiate with the Casino Art Group on the funding required to initiate the Art Gallery, as the intent is that this acquisition comes at no cost to Council. Prior to establishing a formal tenancy agreement, Council has estimated that \$10,000 of preparatory works will be required. Other works and improvements required prior to and during the operation of the Art Gallery will be the responsibility of the tenant.

This report outlines the details of the proposal from the Casino Art Group and proposes the recommendation to Council to proceed with the purchase of the property with operational classification.

RECOMMENDATION

That Council resolve to:-

1. Authorise the General Manager to negotiate the purchase of Lot 1 DP 513400 being 148 Barker Street Casino generally in accordance with the details contained within this report; and
2. Authorise the General Manager to enter into and endorse relevant documents, contracts and transfers, including affixing the seal of Council where appropriate, for the purchase of the land generally in accordance with the details contained within this report; and
3. Classify Lot 1 DP 513400 as Operational Land.

DELIVERY PROGRAM LINKS

Connecting People and Places

PP3: Working Together

PP3.4: Partnering with and supporting community organisations to achieve their aims

BUDGET IMPLICATIONS

The purchase price of the property is \$1.00 (one dollar).

The approximate costs for the conveyance to acquire the land are \$500.00.

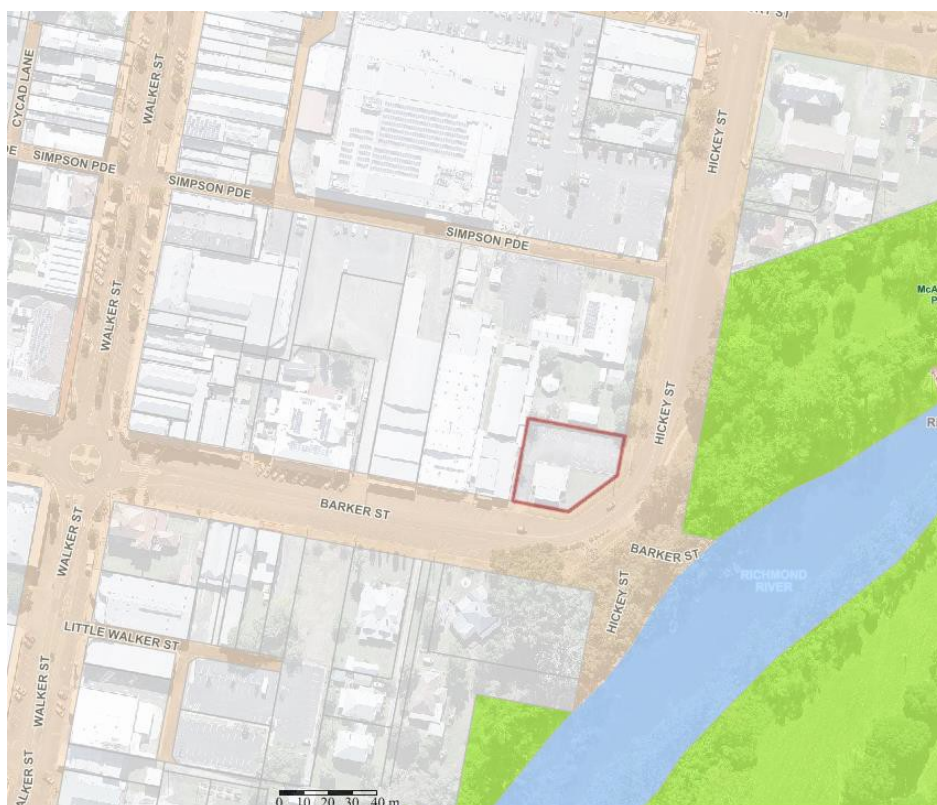
After acquisition, the land and building will be included on Council's asset register and will require a valuation as the asset will need to be depreciated. Council will need to absorb this cost.

It is intended that the building will be leased to Casino Art Group at a nominal rent, the terms of which are yet to be finalised. Casino Art Group has presented a business case which includes provision for ongoing operational and maintenance costs. Accordingly, it is intended that Council will not contribute to these costs.

Prior to commencement of a tenancy to Casino Art Group, minor repairs and maintenance will be required. These works are estimated to cost in the vicinity of \$10,000 (ten thousand dollars).

REPORT

The former RMS Building is located at 148 Barker Street Casino and is identified as Lot 1 DP 513400 (see map below and Property Report attached as Annexure 1). The property is 1239m² total area with the building having a gross lettable area of 123m².



The site has been vacant since mid-2017 when RMS was merged and relocated to the new Service NSW facility on Walker Street Casino. The NSW Government through its property division, Property NSW, identified this property to be sold.

After becoming aware of the NSW Government's intention to sell the property, the Casino Art Group developed a business case for the use of the site as an Art Gallery.

In summary, the business case proposes:

Initial works required at the property for the opening of a Gallery

Removal of internal partitions, painting, curtains, signage, IT equipment.

Long term works / concepts for expansion

Outdoor paved area with tables and chairs, expanding floor area, storage area for display equipment, retail sales for art supplies, coffee shop.

Opening hours

- Monday to Friday 11.30 till 5.00pm
- Saturday 10.00 till 5.00 pm
- Sunday 10.00 till 5.00 pm.
- Special hours by arrangement.
- Evenings for functions determined by demand.

Proposed events/programs

Exhibitions, art classes, student days (School age), SCU collaborative art programs, management training with TAFE, NORTEC etc.

Management proposal

Proposed establishment of a not for profit "Casino Gallery Management Inc" operated by a board of 6 (three business/professional people, three local artists).

Proposed capital raising

A list of ideas for capital raising has been prepared and will be considered by the Board when it is established.

Regular fundraising activities

Concepts proposed include a fortnightly artisans market, carpark rental during big events, 'Supper and Show – Mini Music Hall' (will be held at Civic Hall), Friday night piano bar or mini concerts in the Gallery, eat the street, soup afternoons, themed events (Parisian, Italian, mafia, cool jazz etc), walking tours of Casino's heritage buildings.

Ongoing operational costs

A draft budget has been prepared and will be refined by the Board when it is established.

Casino Art Group's Vision for the property

The belief is that this is a once-in-a-generation opportunity to acquire land in the heart of Casino CBD and establish a cultural hub. There are multiple avenues to raise funds to ensure the long-term viability of the project. There are risks in developing this project, but they have been clearly identified and include plans for mitigation. There are very few significant threats as a Gallery is generally viewed as a public asset that will add sophistication to the town. It will help invigorate the far end of Barker Street without causing any adverse effects to any of the local businesses.

The business case developed by Casino Art Group presents a viable solution for the management of the facility after purchase. It identifies income streams, operational challenges and opportunities for future uses of the site.

Following receipt by Council of the business case, which aims to establish a viable sustainable business plan, Council then engaged in preliminary negotiations with Property NSW as to the acquisition of the property. As a result, the nominal purchase price of \$1.00 (one dollar) was agreed on the proviso that the property be purchased for community purposes for a minimum period of fifteen years.

This restriction will be safeguarded by the registration of a restriction on the title limiting the use to community purposes, with a primary purpose of an art gallery. Ancillary uses are permissible where the use is subordinate or subservient, and not inconsistent, with the primary use of the land for "Community Purposes".

This restriction allows for the classification of the property as Operational, accommodating future potential uses and opportunity.

Should the building be acquired by Council, it is proposed that Council will enter into a lease with the Casino Art Group (or applicable entity representing the art group) which outlines the terms of occupation of the premises. Based on the business case provided, the terms shall include, among other things, that all outgoing and expenses relating to the operation and maintenance of the building shall be borne by the tenant. A nominal rental fee is proposed, commensurate with the minor administration costs which will be borne by Council.

Council Assets Officers have inspected the building with the end purpose use in mind, and with the information/condition reports supplied by Property NSW.

The building in its current form would require a switchboard upgrade to comply with safety regulations, as well as fire systems check, prior to handover to a lessee. This cost would be in the vicinity of \$10,000 (ten thousand dollars).

As a public space building the current toilets would need to be altered to allow accessible toilet facilities. Estimates for this work would be approximately \$10,000. The cost and undertaking of these toilet works could be negotiated with the proposed lessee.

Demolition and removal of partitions, benches, wiring looms and surplus fittings would be the responsibility of the lessee, unless negotiated otherwise with Council.

Council Officers believe that the structure of the building in its current form for the purpose of an art gallery does not need any further works than those described above.

CONSULTATION

The Casino Art Group undertook extensive political and community lobbying for the acquisition of the site as a community asset. This led to further community support for the establishment of an Art Gallery in Casino and initiated investigation by Council.

CONCLUSION

The property at 148 Barker Street Casino (former RMS building) presents an opportunity for council to acquire a parcel of B3 Commercial Core zoned land in a strategic location close to the Casino CBD at a nominal cost.

The proposal by Casino Art Group presents a business case which aims to establish a viable solution for the ongoing operation and maintenance of the site as an art gallery. The establishment of an art gallery in Casino would be a positive outcome for the Community.

Council has engaged in preliminary negotiations with Property NSW into the acquisition of the property and as a result, the nominal purchase price of \$1.00 (one dollar) was agreed on the proviso that the property be purchased for community purposes for a minimum of fifteen years.

This restriction allows for the classification of the property as Operational, accommodating future potential uses and opportunity.

The building will require minor works to be undertaken in order to prepare for a tenant. These works will cost in the vicinity of \$10,000 (ten thousand dollars).

After considering the information presented and the contents of this report, it is recommended that Council proceed with the purchase of the site with classification as Operational Land.

ATTACHMENT(S)

Nil

15 FINANCIAL REPORTS**15.1 STAGE 2 OF THE NORTHERN RIVERS LIVESTOCK EXCHANGE UPGRADE - ADMINISTRATION BUILDING UPGRADE**

Author: Ben Zeller, Manager Projects and Performance

EXECUTIVE SUMMARY

In addition to the original scoped works for the Stage 2 upgrade of the Northern Rivers Livestock Exchange, Council has the opportunity to enter into a tenancy agreement with a state government department which will provide both financial and operational benefits to the facility.

The tenancy requires additional infrastructure changes to the Administration Building where the costs on completion would exceed the original project budget. It is proposed that the extra capital investment over the project budget is funded from the NRLX reserve.

RECOMMENDATION

That Council:

1. Approve a contribution from the NRLX Reserve fund up to a maximum of \$250,000, to fund the expanded project scope as outlined in this report to support a new long term tenancy at the facility;
2. Authorise the General Manager to formalise the NRLX Administration Building upgrade variation with AGS Commercial in line with the details in this report;
3. Authorise the General Manager to enter into and endorse relevant documents, leases and contracts, including affixing the seal of Council where appropriate, to formalise the tenancy arrangement proposed for the Northern Rivers Regional Livestock Exchange, generally in accordance with the details contained within this report.

DELIVERY PROGRAM LINKS

Making Council Great

CS1: Leading and Advocating for our Community

CS1.4: Provide high level financial and business analysis advice to monitor performance

BUDGET IMPLICATIONS

NRLX Stage 2 Project Budget:

Restart NSW Government Funding \$7,000,000.00

National Stronger Regions Fund Federal Government Stage 1 surplus \$18,042.34

Restart NSW Government Fixing Country Truck Washes surplus \$112,666.58

Total Stage 2 Project Budget = \$7,130,708.92

NRLX Reserve balance at 30 June 2018 \$555,130

NRLX Reserve budgeted balance at 30 June 2019 \$796,702

REPORT

The second stage of the Northern Rivers Livestock Exchange upgrade project commenced its planning phase in January 2018 after the announcement of a \$7 million grant under the State Government's Restart Program.

The original project scope, which also formed part of an overall master plan, aimed to deliver Stage 2 works including:

- Design, survey and planning approvals
- Site establishment, civil works and demolition works
- Roof structure over existing yards footprint
- Hydraulics, troughs and dust suppression infrastructure
- New rails, gates and latches through the holding yards
- Soft flooring
- Delivery area upgrade
- Technology improvements for future online selling capability
- Weighing Area reconfiguration
- Bull selling pens
- Electrical and power upgrades for future capacity
- New transit yard area including new B Double capable ramp
- Canteen / Administration Building upgrade including a buyers lounge and toilet upgrade
- Septic system upgrade
- Scale House refurbishment
- New maintenance shed for operational staff
- Extensive stormwater solution including 744kl tank and reshaping works at effluent ponds and channel
- Sealing and line marking of existing car park
- New cattle crush with veterinary gate
- Site ring road for fire compliance

Current project budgeted expenditure for these works amount to \$7,196,392.00 which includes a project contingency amount of \$100,000. As stated in the Budget Implications section, the current project budget is \$7,130,708.92.

Recently, an opportunity has arisen for Council to enter negotiations with a NSW State government department for a tenancy arrangement at the Northern Rivers Livestock Exchange. The tenant is directly involved with the Livestock industry and would provide a tangible benefit to our operations if they were to establish an onsite presence.

As part of any potential tenancy agreement, the department would require office space, access to meeting rooms and toilets, a waiting room and reception area. Additionally the department require a section of the new maintenance shed and an associated compound area. The works require an increase in footprint and would also include a reception area, offices and a meeting / training room for NRLX operational staff and other stakeholders.

These prospective works would provide the NRLX with a modern business centre and reception space that would provide other council services as well as being the first contact point for NRLX operations.

The draft tenancy agreement is as follows:

- Five year lease term with five year option
- Rent amount \$27,180 per annum ex GST
- 3% annual increase of rental amount
- Lessee contribution of \$30,000 to fit out

Necessary design changes to cater for this tenancy have been completed and DA2019/0146 Alterations and Additions to existing NRLX canteen have been lodged and approved in preparedness to capitalise on this opportunity if and when funds become available. See Attachment 1.

Due to the timing of this opportunity, budget restrictions will determine whether Council pursues the tenancy and the required infrastructure upgrades. The proposed works were submitted to AGS Commercial as a variation to the existing contract and will cost \$211,861.

As the arrangements will provide a future revenue stream for Council but were not in the scope of works used to secure grant funding, it is recommended that any budget shortfall be funded when necessary from the NRLX reserve. If none of the project contingency of \$100,000 is required through to the conclusion of the project, it is estimated that the required Reserve contribution would be approximately \$150,000. If the contingency is required to its maximum of \$100,000 on variations through to the projects conclusion, the required Reserve contribution would amount to approximately \$250,000

The estimated budget implications are summarised as follows:

Project Budget Stage 2	7,130,708.92
Less:	
Cost of Stage 2 works (includes \$100k contingency)	(7,196,392.65)
Budget Deficit	(65,683.73)
 Budget deficit less:	
Variation cost of Proposed Works	(211,861.00)
Add back:	
Tenants capital contribution	30,000.00
Remaining budget if proposed works undertaken (required reserve contribution) - Worst Case	(247,544.73)
 Add back:	
If remaining contingency is not required through to project conclusion	100,000.00
 Remaining budget (required reserve contribution) - Best Case	(147,544.73)

At June 30 2018 the NRLX Reserve balance was \$555,130.

At June 30 2019 the projected NRLX Reserve balance is \$796,702.

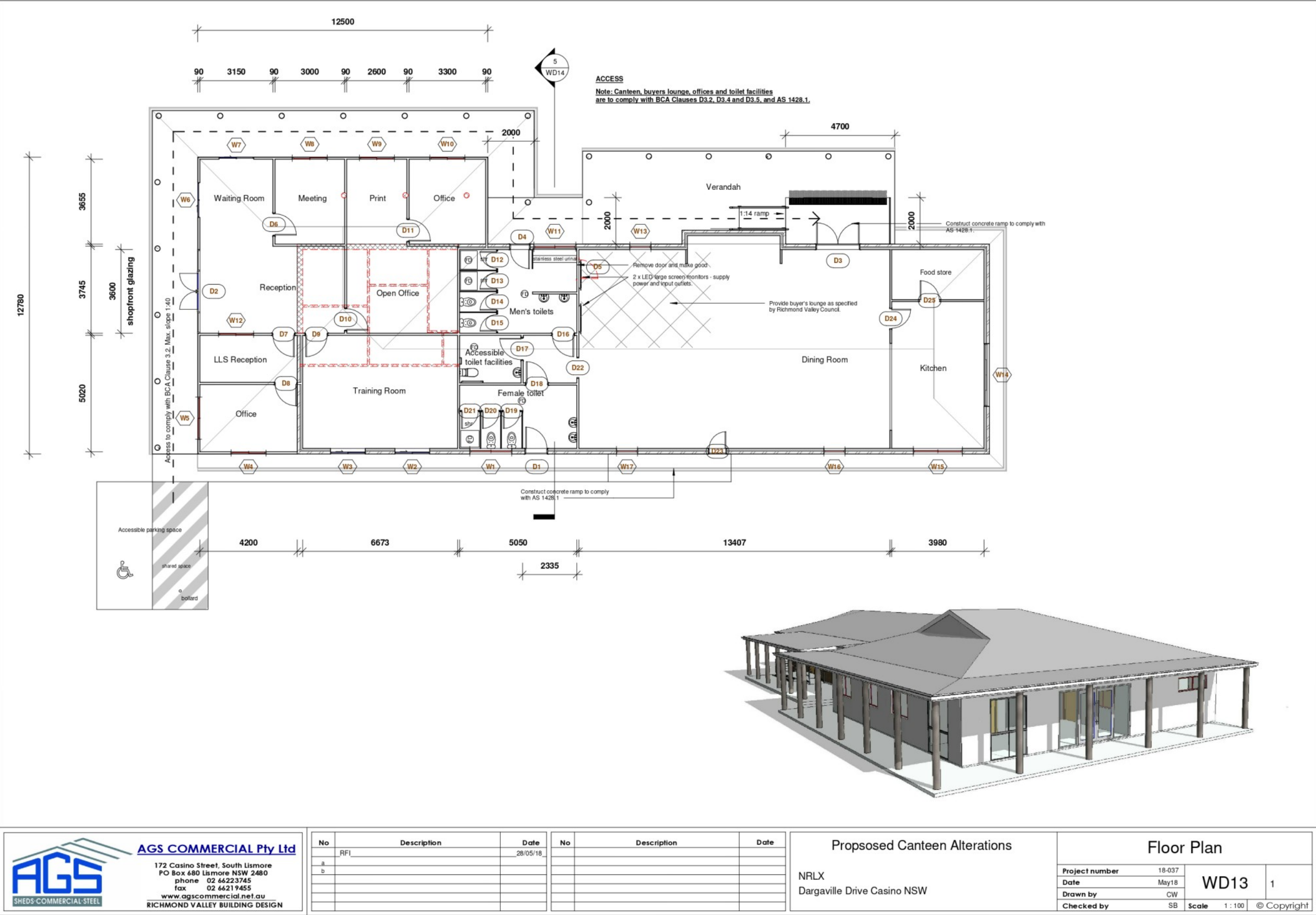
CONCLUSION

The current scope of the Stage 2 project, including a contingency amount of \$100,000, is estimated to be delivered for \$7,196,392.65 (\$7,096,392.65 if contingency not required) on a working budget of \$7,130,708.92. If Council were to pursue the tenancy and the associated required upgrade works, this budget would be exceeded by between \$150,000 and \$250,000 depending on the reliance on contingency allowances through to the projects conclusion. It is recommended that when required, the necessary shortfall be funded from the NRLX reserve.

The proposed tenancy provides both future revenue streams to NRLX operations and other indirect benefits to NRLX stakeholders and management due to the tenant's integral involvement in the livestock industry. The upgrade works to the administration building would also provide a modern and professional frontage for the NRLX and ensure Council has delivered all elements envisioned in the original NRLX master plan.

ATTACHMENT(S)

- 1. Proposed NRLX Administration Building floorplan (following page)**



15.2 MONTHLY BUDGET ADJUSTMENTS FEBRUARY 2019

Author: Ryan Gaiter, Chief Financial Officer / Manager Mid-Richmond

EXECUTIVE SUMMARY

This report details the proposed budget adjustments for the month of February 2019. The main adjustment includes the transfer of \$417,150 in funding for Bora Ridge Cell Capping to the 2019/2020 year as the full allocation is not expected to be spent this financial year. Further adjustments include a reallocation of funding between a number of projects including \$63,533 in surplus funding from the Broadwater Youth Space Planning towards the continuation and delivery of the Casino Drill Hall project, along with a proposed transfer of \$22,000 towards the replacement of a pump at the Casino sewer pump station and the purchase of a backup air conditioning unit at the Casino Raw Water Pump Station.

Other adjustments include transfers from reserves for Council's contribution of \$60,000 towards the NRLX Truck wash upgrade project, funding from Water Infrastructure Reserve for the overhaul of water softeners at the Casino Water Treatment Plant and a water main replacement at the South Casino Booster Pump Station.

In summary, the proposed budget adjustments will have no impact on Council's projected surplus of \$305,120 for 2018/2019 as all of the proposed changes are fully funded from reserves or reallocations from other project budgets. The report provides further details of the proposed changes as well as the revised budget position as at 28 February 2019.

RECOMMENDATION

That

1. Council approve the proposed budget adjustments for the month of February 2019.
2. Council note the revised budget position for 2018/2019 as at 28 February 2019.

DELIVERY PROGRAM LINKS

Making Council Great

CS2 Great Support

CS2.14 Provide efficient, effective and highly valued financial services to the organisation

BUDGET IMPLICATIONS

As detailed in the report.

REPORT

During the month of February 2019, the following adjustments have been proposed.

Reallocation of Funds between Projects*Broadwater Youth Space Planning and Casino Drill Hall*

The full budget allocation for Broadwater Youth Space Planning was not required and it is therefore proposed to transfer surplus funding of \$63,533 towards the continuation and delivery of the Casino Drill Hall new VIC Centre, Carpark and Landscaping.

Project Description	Revised Budget 31-Dec-18	Proposed Adjustment	Revised Budget 28-Feb-19
Casino Drill Hall New VIC, Carpark & Landscaping	837,500	63,533	901,033
Broadwater Youth Space Planning & Specs	64,118	(63,533)	585

NRLX – Truck wash 2 Additional Bays

As per the original funding arrangement, it is proposed to transfer council contribution of \$60,000 from the NRLX reserve towards the truck wash upgrade at the NRLX.

Project Description	Revised Budget 31-Dec-18	Proposed Adjustment	Revised Budget 28-Feb-19
Saleyards – Truck wash 2 Additional Bays	103,912	60,000	163,912
Saleyards Reserve Funding	0	(60,000)	(60,000)

Bora Ridge Cell Capping

It is proposed to transfer \$417,150 from the Bora Ridge Cell Capping allocation for 2018/2019 into the following 2019/2020 financial year as it is not expected to be expended in the current year.

Project Description	Revised Budget 31-Dec-18	Proposed Adjustment	Revised Budget 28-Feb-19
Bora Ridge Cell Capping	1,117,150	(417,150)	700,000
Waste Fund Reserve Funding	0	417,150	417,150

Addition of New Projects***Raw Water Pump Station Air-conditioning***

Council's raw water pump station electrical room is currently serviced by one split system air conditioner. Should this unit fail, the variable speed drives on the river pump will shut down due to high ambient temperature. Installing a standby unit will make it possible to maintain the required temperature for this equipment. Funding is recommended to be transferred from Water Infrastructure Reserves.

Project Description	Revised Budget 31-Dec-18	Proposed Adjustment	Revised Budget 28-Feb-19
Water Treatment Plant – RWPS Air Cond.	0	4,000	4,000
Water Infrastructure Reserve Funding	0	(4,000)	(4,000)

Water Treatment Plant – Water Softeners

Water softeners at the Casino water treatment plant require new internal resin and service. The main chlorine softeners also require new control heads. This is proposed to be transferred from the Water Infrastructure Reserve.

Project Description	Revised Budget 31-Dec-18	Proposed Adjustment	Revised Budget 28-Feb-19
WTP Overhaul Water Softeners	0	15,000	15,000
Water Infrastructure Reserve Funding	0	(15,000)	(15,000)

New Pump at Casino SPS 2

Pump 1 has failed at the Casino Sewer Pump Station 2 and requires replacement. It is proposed to fund this from surplus funding in the replacement of the Casino STP Generator and blower room ventilation.

Project Description	Revised Budget 31-Dec-18	Proposed Adjustment	Revised Budget 28-Feb-19
Casino SPS2 Replacement Pump	0	22,000	22,000
Casino STP Generator	80,000	(10,000)	70,000
Casino STP Blower Room Ventilation	15,677	(12,000)	3,677

Water Main - South Casino Booster Pump Station

This section of water main is of steel construction and badly corroded, requiring replacement with uPVC, including new valves and a new chlorine injection quill. This is proposed to be transferred from the Water Infrastructure Reserve.

Project Description	Revised Budget 31-Dec-18	Proposed Adjustment	Revised Budget 28-Feb-19
Water Main – South Casino Booster PS	0	42,000	42,000
Water Infrastructure Reserves	0	(42,000)	(42,000)

Revised Budget Position

The effect of the proposed adjustments on the 2018/2019 budget is summarised in the table below, with the important information for Council to note being the recommended changes for resolution.

Budget Adjustments February 2019	Revised Budget 31-Dec-18	Recommended Changes for Council Resolution	Revised Budget 28-Feb-19
Income from Continuing Operations	73,665,829	0	73,665,829
Expenses from Continuing Operations	61,292,024	0	61,292,024
Operating Result from Continuing Operations	12,373,805	0	12,373,805
Add: Non-cash Expenses	17,866,929	0	17,866,929
Add: Non-Operating Funds Employed	4,900,934	0	4,900,934
Less: Capital Expenditure	33,477,311	(300,150)	33,177,161
Less: Loan Repayments	2,369,833	0	2,369,833

Estimated Funding Result - Surplus/(Deficit)	(705,476)	300,150	(405,326)
Restricted Funds - Increase/(Decrease)	(1,010,596)	300,150	(710,446)
Working Funds - Increase/(Decrease)	305,120	0	305,120

CONCLUSION

In conclusion, the proposed budget adjustments for the month of February 2019 will have no impact on the projected budget surplus of \$305,120 for 2018/2019 as all works are fully funded from reserves or the reallocation of funding from other project budgets.

ATTACHMENT(S)

Nil

15.3 FINANCIAL ANALYSIS REPORT - FEBRUARY 2019

Author: Ryan Gaiter, Chief Financial Officer / Manager Mid-Richmond

EXECUTIVE SUMMARY

The purpose of this report is to inform Council on the status and performance of its investment portfolio in accordance with the *Local Government Act 1993* (Section 625), *Local Government (General) Regulation 2005* (Clause 212), Australian Accounting Standard (AASB 139) and Council's Investment Policy.

The value of Council's Investment Portfolio as at 28 February 2019 including General Bank Accounts and Trust Funds is shown below.

Month	Investment Portfolio	General Bank Accounts	Trust Funds	Total
February 2019	\$44,765,177	\$1,794,624	\$87,050	\$46,646,851

The average rate of return on Council's investments for February 2019 was 3.50% which is above the 90 Day Bank Bill Index for February of 1.87%.

RECOMMENDATION

Recommended that Council adopt the Financial Analysis Report detailing investment performance for the month of February 2019.

DELIVERY PROGRAM LINKS

Making Council Great

CS 2 Great Support

CS2.14 Provide efficient, effective and highly valued financial services to the organisation

BUDGET IMPLICATIONS

As at 28 February 2019, Council had earned \$309,685 in interest and \$418,823 in fair value gains for total investment revenue of \$728,508 against a budget of \$810,953 (which equates to 89.83%).

REPORT**Reserve Bank of Australia (RBA) Cash Rate Update**

The RBA left the cash rate unchanged at 1.50% per annum at its February 2019 meeting.

Rate of Return

The average rate of return on investments increased in February 2019 to 3.50%, an increase of 2 basis points from the previous month. This rate of return is 163 basis points above the 90 Day Bank Bill Index of 1.87% which is Council's benchmark.

Council's Investment Portfolio

The value of Council's Investment Portfolio as at 28 February 2019 including General Bank Accounts and Trust Funds are shown below.

Month	Investment Portfolio	Face Value	General Bank Accounts	Trust Funds
February 2019	\$44,765,177	\$44,111,635	\$1,794,624	\$87,050

The Investment Portfolio balance at 28 February 2019 of \$44,765,177 is made up of Council's Business Online Saver Account (\$4,608,324), Term Deposits (\$25,000,000) and NSW Treasury Corporation Investments (\$15,156,853).

Council's investment portfolio has maturity dates ranging from same day up to 732 days. Term deposits of \$25,000,000 represented 55.85% of the total portfolio as at 28 February 2019. Council made two new term deposits during the month of February 2019; one with each of Australian Military Bank and AMP Ltd of which AMP Ltd support the fossil fuel industry. These term deposits were chosen as they offered the highest available return after diversification principles were applied. Two term deposits matured during the period.

Council had \$15,156,853 in longer term investments being the Cash Facility Trust and Medium Term Growth Fund with NSW Treasury Corporation as at 28 February 2019. The investment values as at 28 February 2019 are shown below.

Month	Cash Facility Trust	Medium Term Growth Trust
February 2019	\$6,059,439	\$9,097,414

Environmentally Sustainable Investments (ESI's)

The current holdings in ESI's is \$16,000,000 or 35.74% of the total portfolio. The information for the assessment has been sourced from the website www.marketforces.org.au which is an affiliate project of the Friends of the Earth Australia.

TCorp and CDO Update

Council's Medium Term Growth Fund investment of \$9,005,029 experienced a fair value gain of \$160,158 for the month of February 2019, which means that the total investment return is now \$92,385 year to date after recouping losses incurred in previous months.

Council received further revenue of \$3,834 from Ferrier Hodgson (the liquidator for Lehman Brothers) in February 2019, total received to date \$193,588.96.

CONCLUSION

During the month of February 2019 Council's investments have been made in accordance with the Act, the Regulations and Council's Investment Policy. As at 28 February 2019 Council's investments totalled \$44,765,177 with a further \$1,881,674 held in bank accounts. The average rate of return was 3.50% for the month of February and total investment revenue equals 89.83% of budgeted revenue for the year to 28 February 2019.

ATTACHMENT(S)

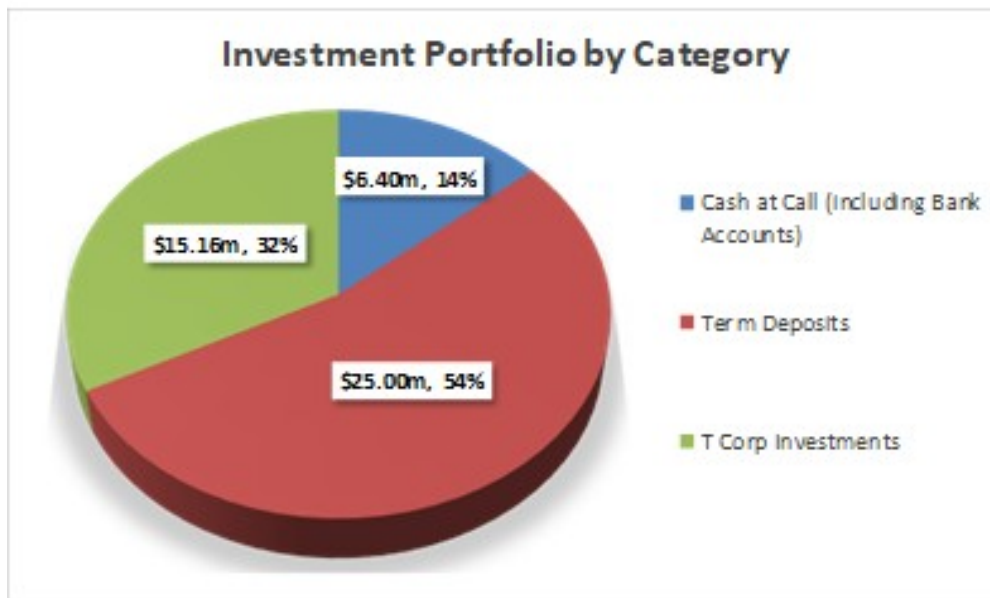
1. Financial Analysis Report Attachments

Attachment(s)

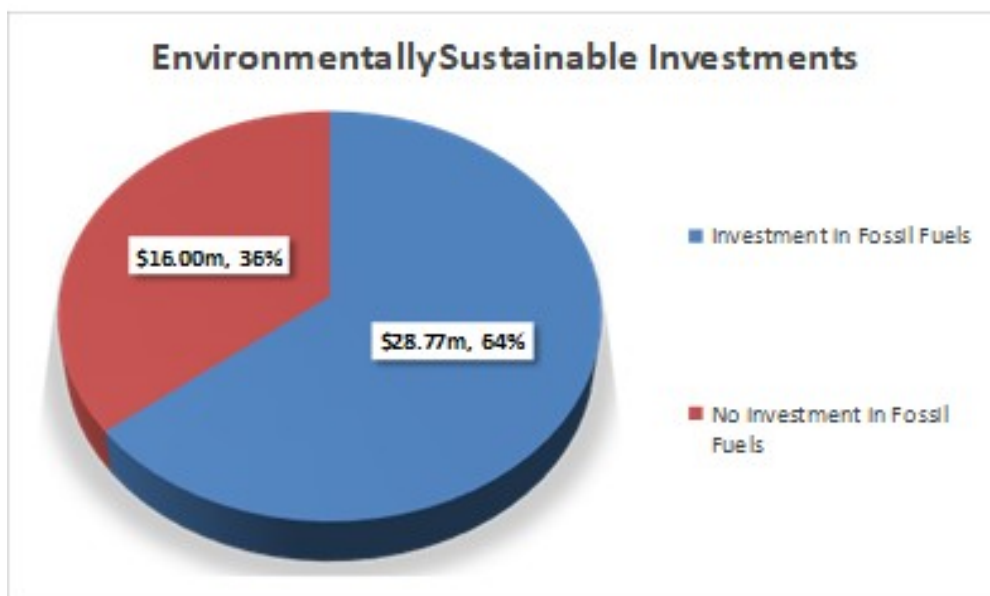
Included below:

1. Supporting Graphs; and
2. Investment Portfolio as at 28 February 2019

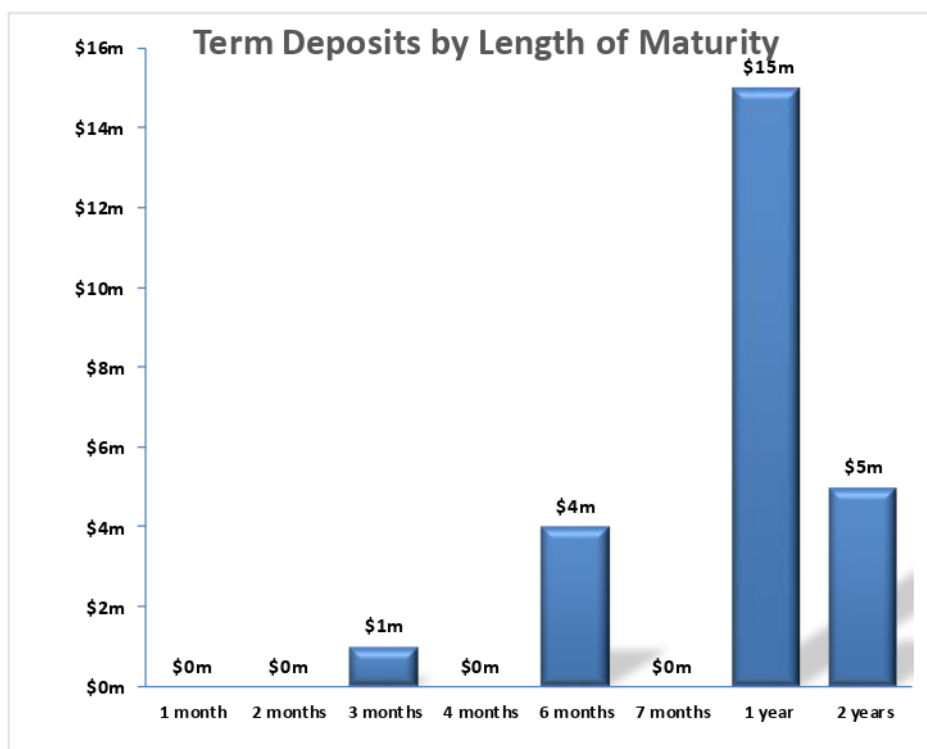
The following graph shows Council's investment portfolio by investment category as at 28 February 2019.



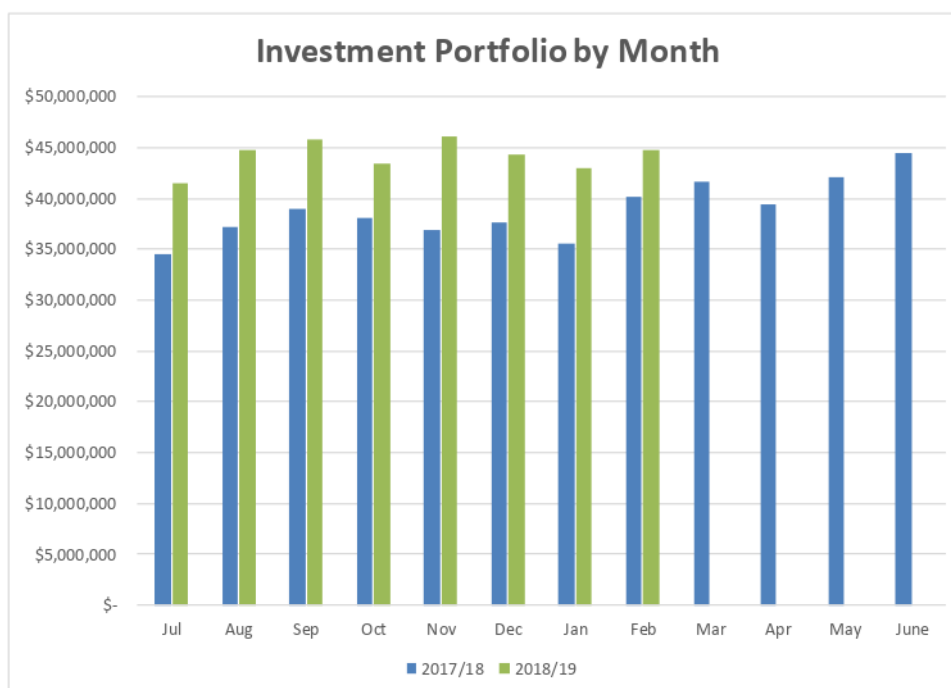
The following graph details Council's Environmentally Sustainable Investments as a percentage of Council's investment portfolio as at 28 February 2019.



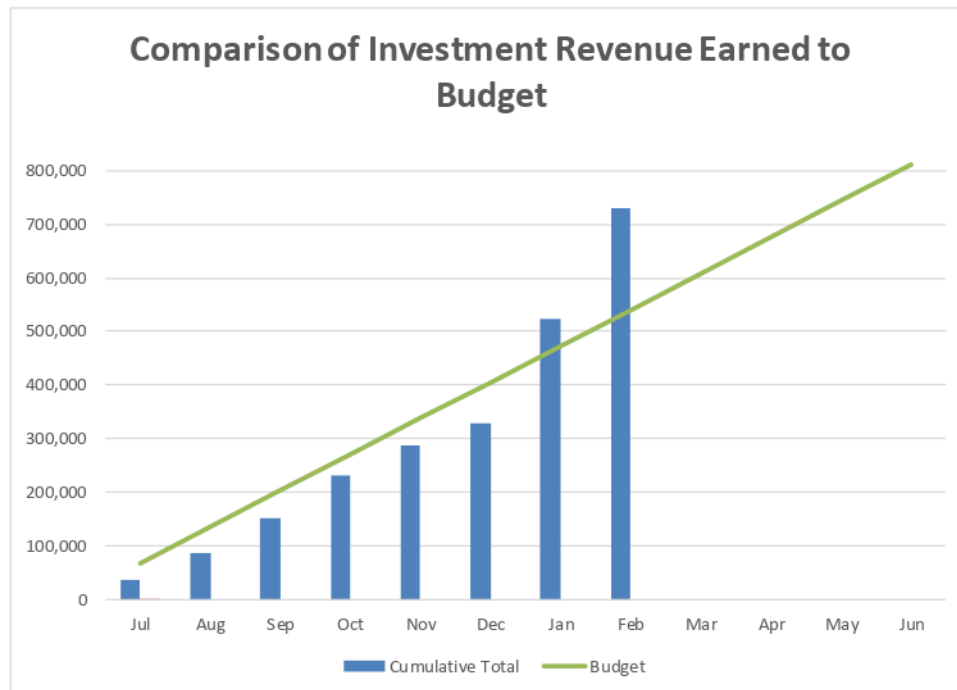
The following graph shows the length of time of Council's term deposit maturities as at 28 February 2019.



The following graph shows Council's total investment portfolio by month over the past two financial years to date.



The following graph compares Council's total investment revenue by month to the budgeted revenue.



RICHMOND VALLEY COUNCIL FINANCIAL ANALYSIS REPORT AS AT 28 FEBRUARY 2019											
Investment Source	Investment Type	Rating	Environmentally Sustainable Investments	Investment Date	Maturity Date	Rate of Return	Original Investment Value	Current Investment Fair Value	Interest/ Fair Value Gain Received	% of Total Portfolio	
Cash at Call											
CBA Business Online Saver	At Call	A1+/AA	N	At Call		1.40%	N/A	4,608,324	4,325	10.29%	
Interest on Other Bank Accounts								442			
						Total		4,608,324	4,767	10.29%	
Term Deposits											
ING Direct	Term Deposit	A2/A-	N	21/02/2018	21/02/2020	2.90%	N/A	1,000,000	0	2.23%	
Westpac	Term Deposit	A1+/AA-	N	1/03/2018	1/03/2019	2.62%	N/A	1,000,000	0	2.23%	
ING Direct	Term Deposit	A2/A-	N	1/03/2018	2/03/2020	2.88%	N/A	1,000,000	0	2.23%	
ING Direct	Term Deposit	A2/A-	N	5/03/2018	5/03/2020	2.88%	N/A	1,000,000	0	2.23%	
MyState Bank Limited	Term Deposit	A2/BBB	Y	6/03/2018	6/03/2019	2.75%	N/A	1,000,000	0	2.23%	
Bank of QLD	Term Deposit	A2/BBB+	N	28/05/2018	28/05/2019	2.75%	N/A	1,000,000	0	2.23%	
Members Equity Bank	Term Deposit	A2/BBB	Y	29/05/2018	29/05/2019	2.80%	N/A	1,000,000	0	2.23%	
AMP Ltd	Term Deposit	A1-A	N	1/06/2018	3/06/2019	2.95%	N/A	1,000,000	0	2.23%	
Peoples Choice Credit Union	Term Deposit	A2/BBB	Y	12/06/2018	12/06/2019	2.90%	N/A	1,000,000	0	2.23%	
Greater Bank	Term Deposit	A2/BBB	Y	13/06/2018	12/06/2020	3.00%	N/A	1,000,000	0	2.23%	
Greater Bank	Term Deposit	A2/BBB	Y	13/06/2018	13/06/2019	2.90%	N/A	1,000,000	0	2.23%	
Heritage Bank	Term Deposit	A3/P2	Y	28/06/2018	28/06/2019	3.10%	N/A	1,000,000	0	2.23%	
Defence Bank	Term Deposit	A2/BBB	Y	3/09/2018	2/09/2020	3.00%	N/A	1,000,000	0	2.23%	
Westpac	Term Deposit	A1+/AA-	N	3/09/2018	3/09/2019	2.76%	N/A	1,000,000	0	2.23%	
AMP Ltd	Term Deposit	A1-A	N	10/09/2018	11/03/2019	3.00%	N/A	1,000,000	0	2.23%	
Police Credit Union Limited	Term Deposit	Unrated	Y	9/10/2018	9/04/2019	2.85%	N/A	1,000,000	0	2.23%	
Bank of Us	Term Deposit	Unrated	Y	29/11/2018	29/11/2019	2.95%	N/A	1,000,000	0	2.23%	
Bank of Us	Term Deposit	Unrated	Y	29/11/2018	29/11/2019	2.95%	N/A	1,000,000	0	2.23%	
Auswide Bank	Term Deposit	A3/BBB-	Y	29/11/2018	28/05/2019	2.75%	N/A	1,000,000	0	2.23%	
MyState Bank Limited	Term Deposit	A2/BBB	Y	3/12/2018	3/12/2019	2.85%	N/A	1,000,000	0	2.23%	
Australian Military Bank	Term Deposit	Unrated	Y	4/12/2018	4/12/2019	2.99%	N/A	1,000,000	0	2.23%	
Auswide Bank	Term Deposit	A3/BBB-	Y	12/12/2018	12/12/2019	2.90%	N/A	1,000,000	0	2.23%	
Heritage Bank	Term Deposit	A3/P2	Y	13/12/2018	14/03/2019	2.90%	N/A	1,000,000	0	2.23%	
Australian Military Bank	Term Deposit	Unrated	Y	20/02/2019	20/02/2020	2.90%	N/A	1,000,000	0	2.23%	
AMP Ltd	Term Deposit	A1-A	N	25/02/2019	26/08/2019	3.00%	N/A	1,000,000	0	2.23%	
AMP Rebate									0		
Westpac	Term Deposit	A1+/AA-		20/02/2018	20/02/2019				6,629		
AMP Ltd	Term Deposit	A1-A		27/08/2018	25/02/2019				13,962		
						Total		25,000,000	20,591	55.85%	
NSW Treasury Corporation Hourglass Investments											
Cash Facility Trust	Trust		N	Various	N/A	3.00%	5,498,282	6,059,439	15,062	13.54%	
Medium Term Growth Fund	Trust		N	Various	N/A	21.48%	9,005,029	9,097,414	160,158	20.32%	
								3,834			
						Total	14,503,311	15,156,853	179,054	33.86%	
Bank Accounts											
Account Name		Balance \$		28-Feb-19		Total Investment Portfolio at Face Value		44,111,635		Total Investment Portfolio at Fair Value	
General Fund Bank Account		1,794,624				Interest Revenue Received				204,411	
Trust Fund Bank Account		87,050				Overall Average Interest Rate		3.50%			
NAB Cheque Account		0				Total Bank Account Portfolio		1,881,674			
Total		1,881,674				Total Portfolio		46,646,851			

16 TENDER REPORTS

16.1 TENDER RVC-846057 DESIGN AND CONSTRUCT BRIDGE OVER NEILEYS CREEK, NEILEYS LAGOON ROAD, BUNGAWALBYN

Author: Ben Zeller, Manager Projects and Performance

EXECUTIVE SUMMARY

Richmond Valley Council sought tenders from appropriately qualified and experienced tenderers for the Design and Construction of a concrete bridge over Neileys Creek, Neileys Lagoon Road, Bungawalbin, NSW 2469.

The tenderer with the highest total score was Ozwide Bridge and Rail Civil Pty Ltd and is identified as the most advantageous, based upon both price and non-price criteria.

The tendered rates submitted by Ozwide Bridge and Rail Civil Pty Ltd are considered reasonable. The recommended tender amount is \$337,762.00 exclusive of GST.

RECOMMENDATION

1. Ozwide Bridge and Rail Civil Pty Ltd be approved as the preferred tenderer for the construction of the Neileys Creek Bridge at the assessed tendered rate of \$337,762.00 exclusive of GST.
2. Council authorise the General Manager to enter into and endorse relevant contracts and documents, including affixing the Seal of Council where appropriate, generally in accordance with the details contained within this report.

DELIVERY PROGRAM LINKS

Making Council Great

CS2.11 Examine all revenue and expenditure reduction opportunities within legislative powers

CS2.11.2 Ensure council's procurement practices deliver best value for money

BUDGET IMPLICATIONS

Council has allocated a budget of \$437,000.00 from the Special Rates Variation to deliver the design and construction of a bridge structure and the reconstruction including the raising of the pavement height of the approaches of the bridge structure.

The assessed prices (exclusive of GST) are as follows:

- Coffs Harbour Council (Coastal Works) \$370,363.70
- Innovative Builders and Engineering \$340,000.00
- Murray Valley Piling \$145,000.00
- Ozwide Bridge and Rail Civil \$337,762.00
- TnW Construction \$305,850.00
- Waeger Group \$504,900.00

REPORT

Council uses contractors to undertake construction works including bridge structures throughout the council area. This bridge is located on an unsealed road and is in extremely poor condition. The replacement works include the demolition of the existing timber bridge and construction of a new structure in the same alignment with the reinstatement of the pavement to meet bridge approaches.

Tenders were called for on 13 February 2019 and closed at 10am on 13 March 2019 under the provisions of the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and the requirements of the Richmond Valley Council Purchasing Policy.

Tenders were received from the following companies (amounts are exclusive of GST)

Tenderer	ABN	Tendered Amount (\$)	Assessed Tender Amount (\$)	Total Score	Recommended Tender Amount
Coffs Harbour Council	79 126 214 487	370,363.70	370,363.70	74.7	370,363.70
Innovative Builders and Engineering Pty Ltd	Not Supplied	340,000.00	340,000.00	N/A	340,000.00
Murray Valley Piling Pty Ltd	98 059 405 659	145,000.00	145,000.00	N/A	145,000.00
Ozwide Bridge and Rail Civil Pty Ltd	64 010 809 033	337,762.00	337,762.00	81.1	337,762.00
TnW Construction	69 611 323 696	272,100.00	305,850.00	79.4	305,850.00
Waeger Group	13 110 364 737	504,900.00	504,900.00	56.1	504,900.00

Note: TnW Construction were asked to reevaluate and confirm the tender submitted. The road construction and the installation of guard rail were added to their tendered price as agreed.

Tender Evaluation

Tenders were evaluated by the Tender Evaluation Panel of two PMO officers and one Assets team officer on a 65:35 method with price being 65% and the non-priced criteria being 35%.

1. Pre-Evaluation Actions

A Tender Evaluation Plan consistent with the Regulation and the Conditions of Tendering in the Request for Tender documents was prepared and endorsed by the Tender Evaluation Panel prior to close of tenders.

2. Initial Evaluation

All tenders were received prior to the nominated closing date and time.

3. Evaluation of Non-Price Criteria (35%)

The information submitted by the tenderers was evaluated against the specified non-price criteria, in accordance with the Tender Evaluation Plan.

The non-price criteria for evaluation are as follows:

- Tenderers experience and delivery of comparable works including, relevant qualifications, competence and experience of proposed personnel
- Proposed construction methodology (including technical information) and program,
- Benefit to the local economy

The non-price scores were weighted and totalled as shown in the table below.

Tenderer	Total non-price score	Rank
Ozwide Bridge and Rail Civil Pty Ltd	22.2	1
Coffs Harbour Council	21.0	2
Waeger Group	16.7	3
TnW Construction	14.4	4
Innovative Builders and Engineering	Non-Conforming	
Murray Valley Piling Pty Ltd	Non-Conforming	

4. Evaluation of Price Criteria (65%)

The tenders were compared based on the assessed tender amounts and ranked based on a weighted price score using the method set out in the Tender Evaluation Plan with the results stated in the table below.

Tenderer	Weighted Price Score	Rank
TnW Construction	65.0	1
Ozwide Bridge and Rail Civil Pty Ltd	58.9	2
Coffs Harbour Council	53.7	3
Waeger Group	39.4	4
Innovative Builders and Engineering	Non-Conforming	
Murray Valley Piling Pty Ltd	Non-Conforming	

5. Selection of the successful Tender

Total scores were obtained for each of the tenders by adding the total non-price score and weighted price score as shown in the table below.

Tenderer	Total non-price score	Weighted price score	Total Score	Ranking
Ozwide Bridge and Rail Civil Pty Ltd	22.2	58.9	81.1	1
TnW Construction	14.4	65.0	79.4	2
Coffs Harbour Council	21.0	53.7	74.7	3
Waeger Group	16.7	39.4	56.1	4
Innovative Builders and Engineering	N/A	N/A	N/A	
Murray Valley Piling Pty Ltd	N/A	N/A	N/A	

The tenderer with the highest total score was Ozwide Bridge and Rail Civil Pty Ltd and is identified as the most advantageous.

The assessed tendered price of Ozwide Bridge and Rail Pty Ltd was \$337,762.00 exclusive of GST. This figure will become the tender price.

Consultation

Referee reports on recent contracts were incorporated into tender evaluations.

Conclusion

The tenderer with the highest total score was Ozwide Bridge and Rail Civil Pty Ltd and is identified as the most advantageous, based upon both price and non-price criteria. The tendered rates submitted by Ozwide Bridge and Rail Civil Pty Ltd are considered reasonable.

The recommended tender amount is \$337,762.00 exclusive of GST.

ATTACHMENT(S)

Nil

17 GENERAL BUSINESS**17.1 LIVING MUSEUM RELOCATION & VISITOR INFORMATION CENTRE ESTABLISHMENT UPDATE**

Author: Ryan Gaiter, Chief Financial Officer / Manager Mid-Richmond

EXECUTIVE SUMMARY

Council Officers have been continuing negotiations with Crown Lands and Reflections Holiday Park's Trust Executive Officers to establish the best way forward to co-locate and re-establish two community facilities being the Evans Head Living Museum, and former Community Technology Centre, both within Reserve 82910, Reflections Holiday Park's Central Precinct.

The reserve is Crown Land under the control of two Crown Land Managers, Richmond Valley Council and Reflections Holiday Park. To proceed with the co-location and re-establishment of both buildings within the reserve under the one Crown Land Manager, it was imperative for Council to negotiate an extension of the current gazetted parcel which previously housed the gazebo structure. By doing so, Council will maintain the ownership of both assets, and it will negate the need to utilise Stan Payne Oval as a temporary storage site for the second building while Plans of Management are altered.

By Council maintaining ownership of both assets the second building will be utilised as a visitor information centre. Research shows visitor information centres have a major influence on decision making in destinations through the sharing of local knowledge, with visitors staying an extra night, taking an additional tour, or visiting an additional attraction. This means visitors spend more than budgeted. Once established and accredited with the Australia Visitor Information Centre Network, managed by Tourism Group on behalf of Destination NSW, Council can obtain the accreditation which will allow our LGA to feature in Australia wide advertising.

As a result of extending the gazetted land under Council management the proposed layout of the buildings for re-establishment has been altered to suit the contours of the surveyed site as shown in *Figure 1*.

RECOMMENDATION

That

1. Council proceed with the relocation and re-establishment of both community buildings within Reserve 82910 as set out in Figure 1 of this report, pending approval from Crown Lands for the extension of the gazetted land,
2. Council note that the interim storage option on land adjacent to the entry to Stan Payne Oval for one building will not be required.

DELIVERY PROGRAM LINKS

Connecting People and Places

PP1 Fresh and Vibrant Community

PP1.3 Provide clean, safe and accessible open spaces and recreational services to the community and visitors

BUDGET IMPLICATIONS

The negated need to utilise Stan Payne Oval for temporary storage of the second building will keep the costing of the project at the original estimated \$429,000.

REPORT

Background

A HealthOne facility for Evans Head was announced by the NSW Government in November 2017. Council was approached by NSW Health for assistance in identifying a suitable site in Evans Head for the establishment of HealthOne, an integrated primary and community health care facility. Council resolved at its August 2018 Ordinary Meeting to proceed with the sale of part of the land at 19-25 Woodburn Street Evans Head to NSW Health to enable the Health One facility establishment to proceed at this site.

As a result of the Council decision, existing occupiers on the site, The Evans Head Living Museum and Community Technology Centre Incorporated, were advised of this decision and provided a notice to vacate. Council also resolved to assist the Museum to find a new location.

The community of Evans Head provided Council with a petition of over 200 signatures to save the buildings and following this Reflections Holiday Parks tabled the possibility to re-establish the museum building/s within the Central Precinct of the Holiday Park. This option was favoured by the Living Museum Committee and Council as it kept the facilities within the central area of Evans Head, and provided an opportunity to generate tourism to the Central precinct of Reflections Holiday Park.

Project Update

The area within the Reflections Holiday Park, for the proposed relocation of both community facilities, is Crown Land with parcels being separately managed by both Council and Reflections Holiday Parks as Crown Land Managers.

Council resolved at the Ordinary Meeting held 18 December 2018, to proceed with the demolition of the gazebo on Lot 3 DP 829998 to allow for the relocation of the current Living Museum building to this parcel.

Resolution was also met to continue negotiations with Reflections Holiday Parks and Crown Lands to establish the best way forward in co-locating the second building to also be re-established within this reserve.

Following extensive consultation with Crown Lands and Reflections Holiday Park Trust Executive Officers, the preferred option was to have both the buildings sit with the one Crown Land Manager and for Council to maintain ownership of both assets. To reach this outcome it was imperative that a resolution be sought from Reflections Holidays Park's Trust Executive Officers allowing for the extension of the gazetted land within Reserve 82910 as shown in *Figure 1*.



Council resolved at the February 2019 Evans Head Recreation Reserve Trust Meeting to:

1. Note the report provided which outlines the need for this land transfer to occur to enable a HealthOne to be developed and The Evans Head Living Museum to be relocated.
2. Consent to the extension of the gazetted Crown Land parcel under the control of the Reserve Trust within Reserve 82910, as shown in Figure 1 of this report and approved by Reflections Holiday Parks.
3. Authorise the General Manager to execute the required documents, including affixing the Council seal where required, to enable this land transfer to be completed.

Proposed Building Layout

Through investigations of the site with engineers, it was advised that the layout should be changed so that the former CTC building is placed on the area of the old gazebo and the museum building placed in the extended reserve area. By doing this no vegetation will be required to be removed

and the cost to reconnect essential services to the facilities will be less as the internal fittings of the buildings will be closer to services.

CONSULTATION

Council received a petition from members of the Evans Head community supporting the re-location of the buildings from 19-25 Woodburn Street Evans Head which will allow for the development of the Health One facility. Another issue raised by the community was with regard to the demolition of the shelter shed on the Council controlled land in the Recreation Reserve. Council considered these views as well as the evidence and support for its removal to activate the central precinct of the Holiday Park, and determined to proceed with the demolition which has now been completed. Suggestions were received from a number of members from the community for the Living Museum building to be relocated to the Evans Head Aerodrome and another for Council owned land in the industrial area which had both been considered by Council and determined to not be a viable solution nor preferable to the desires of the Living Museum.

Consultation has occurred with Crown Lands, Reflections Holiday Parks Trust and The Living Museum Committee who have all provided support for the required changes and through this, a resolution to permit the extension of the land parcel has been forwarded to Crown Lands for consideration.

CONCLUSION

This report is to notify Council of the proposed change in positioning of the buildings. The changed location creates cost saving measures in relation to the connection of essential services and allows relocation to occur without the removal of any vegetation from the area. The report also is to advise Council that the temporary storage of the second building will not be required, pending the approval of the extension to the gazetted land area managed by Council.

ATTACHMENT(S)

1. **Reflections Holiday Park Resolution of Executive Officers for extension to gazetted land.**



8 February 2019

Mr Vaughan Macdonald
General Manager
Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

cc - via email: Latoya Cooper – latoya.cooper@richmondvalley.nsw.gov.au

Dear Vaughan

Re: Evans Head Living Museum Relocation – Resolution of NSW Crown Holiday Parks
Land Manager Board (trading as Reflections Holiday Parks)

Further to our recent correspondence and discussions in relation to the above matter, I can advise that the NSW Crown Holiday Parks Land Manager Board (*trading as Reflections Holiday Parks*), has adopted the following resolution:

The NSW Crown Holiday Parks Land Manager resolved on 8 February 2019 to:

Approve the transfer of management of land within Reserve 82910 (Evans Head) to Richmond Valley Council through the increase in Lot 3 as per drawings P-E_9370-1001 dated 23 January 2019.

Attachment 1 of this correspondence is a copy of the drawing quoted within this resolution.

We look forward to working with Council as your plans evolve.

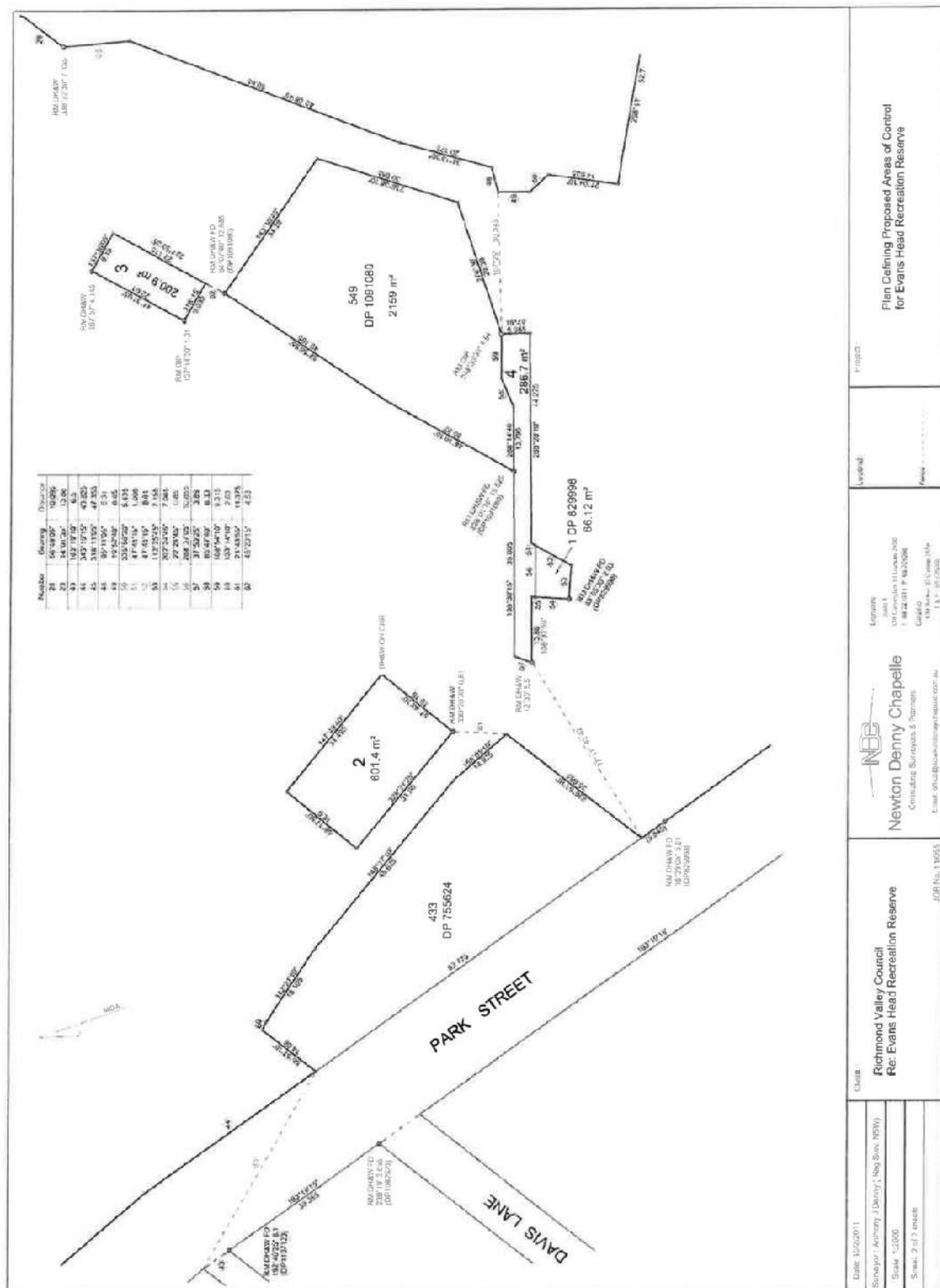
In the meantime, you are welcome to contact our Executive Manager, Capital Works, Mr Jack Plimmer, if you require any further information or assistance on telephone 0438 147 335.

Yours sincerely

Steve Edmonds
Chief Executive Officer

Reflections Holiday Parks is the trading name for NSW Crown Holiday Parks Trust | ABN 26 087 692 248
PO Box 212 Carrington NSW 2294 | (02) 49145500 | reception@reflectionsolidayparks.com.au
www.reflectionsolidayparks.com.au

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17.2 PLANNING PROPOSAL PP2019/0003 FOR A GENERAL INDUSTRIAL REZONING OF LAND IMMEDIATE TO THE EAST OF CASSINO DRIVE INDUSTRIAL ESTATE, CASINO

Author: Tony McAteer, Coordinator Planning Services

EXECUTIVE SUMMARY

Council has received a Planning Proposal application (PP2019/0003) to amend the *Richmond Valley Local Environmental Plan 2012* (the LEP) to enable rural land on Johnston Street, Casino (Bruxner Highway), being Lots 1 to 12 and 14 to 20 Section 6 DP976660, Lot 1 DP783330, and a section of unformed Crown Road, to be developed for general industry. The proposed development is sited immediately to the east of the existing Cassino Drive industrial estate (Zoned IN1 General Industry), and is strategically supported as future employment land within the *North Coast Regional Plan 2036* and the *Casino Urban Land Release Strategy 2005*.

The Land is currently zoned RU1 Primary Production, with a minimum lot size for subdivision of 40ha. To facilitate general industrial development of the land, the LEP requires amendment to change the:

- Land Zone Map—by applying *Zone IN1 General Industry* to the land; and
- Lot Size Map—by applying a minimum lot size (MLS) of 750m² to the land.

Council's support for the Planning Proposal is required to commence the rezoning process. This will cause the Planning Proposal to be submitted to the Department of Planning and Environment (DPE) for a Gateway Determination, which normally incorporates conditional agency and community consultation.

A further report on the Planning Proposal will be required at the conclusion of the consultation phase, where Council must decide whether to proceed with the LEP amendment, in whole or part; or not at all. If it is to proceed, Council may use Ministerial Plan Making delegations to prepare and make the final LEP amendment, but only where such delegations have been sought, and granted, through the Gateway process. These delegations should be sought for this Planning Proposal and assigned to the General Manager.

RECOMMENDATION

That:

1. Council support Planning Proposal PP2019/0003 which proposes to amend the *Richmond Valley LEP 2012*, as it applies to Lots 1 to 12 and 14 to 20 Section 6 DP976660, Lot 1 DP783330, and a section of enclosed unformed Crown Road, by rezoning the land to facilitate its development for general industry (Zone IN1) with a minimum lot size of 750m²;
2. PP2019/0003 be directed to the DPE for a Gateway Determination; and
3. EP&A Act Ministerial Plan Making delegations be requested for the General Manager.

DELIVERY PROGRAM LINKS

Growing our Economy

EC1 Driving Economic Growth

EC1.7 Provide flexible and innovative planning controls

EC1.8 Provide sustainable Urban Development Opportunities

BUDGET IMPLICATIONS

Nil.

REPORT

Council is in receipt of Planning Proposal application (PP2019/0003) prepared by Newton Denny Chapelle and lodged on behalf of Mr J & Mr G Imeson. The application seeks to amend the *Richmond Valley Local Environmental Plan 2012* (the LEP) by rezoning a 14.41ha parcel of land adjoining the Cassino Drive Industrial Estate, and described as:

- Lots 1 to 12 and 14 to 20 Section 6 DP976660,
- Lot 1 DP783330, and
- a section of enclosed unformed Crown road,

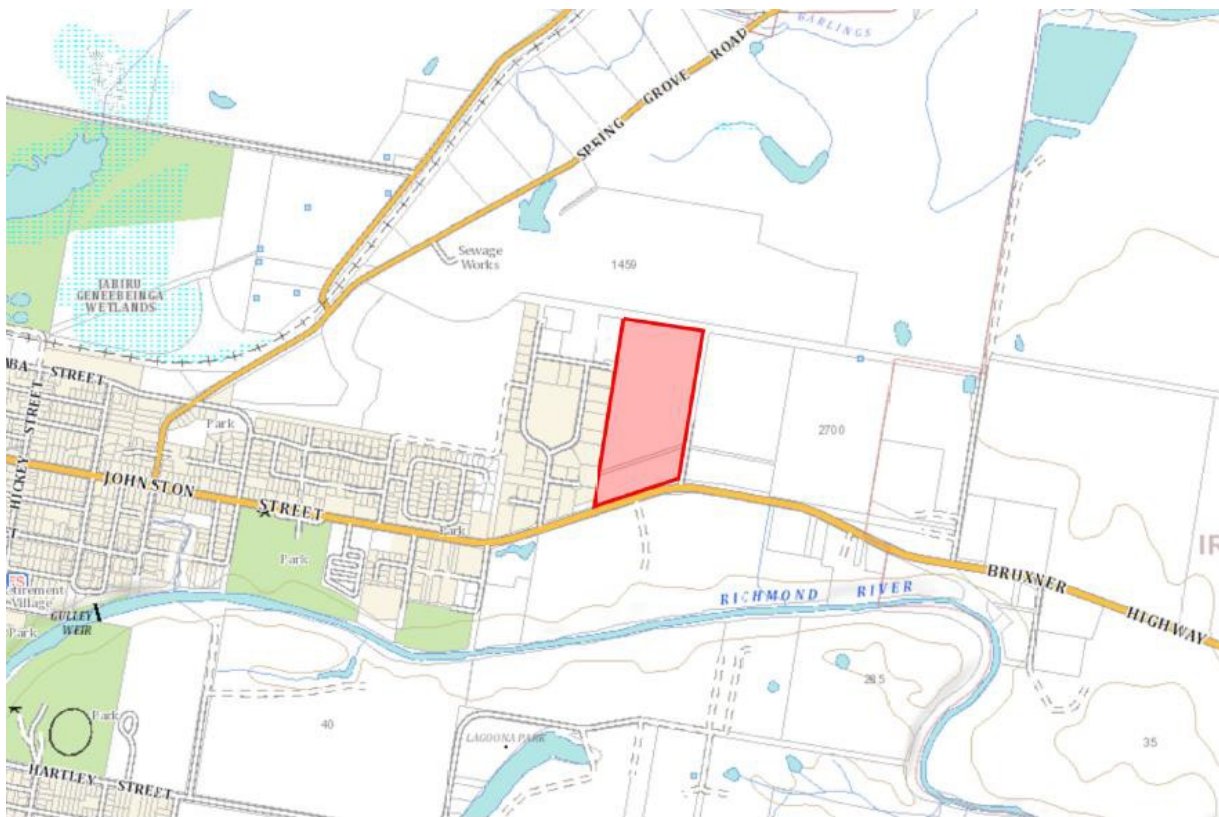


Figure 1 – Locality Plan identifying the subject land (shaded and outlined in red) to the east of Casino on Johnston Street (Bruxner Highway).

The Land currently has a Land Zone of *RU1 Primary Production* under the LEP; along with a minimum lot size of 40ha for subdivision purposes (see the top 2 plates within figure 3). To facilitate development of the land for general industry, Planning Proposal PP2019/0003 seeks to amend the LEP by changing the:

- Land Zone Map from Zone *RU1 Primary Production* to Zone *IN1 General Industry*; and
 - Lot Size Map from a minimum lot size of 40ha to 750m²,
- as it applies to the Land (see the bottom 2 plates in figure 3).



Figure 2 – Plan showing the Land to which Planning Proposal PP2019/0003 applies and its proximity to the existing Casino Drive Industrial Estate at Casino.

Amending a LEP is done under Part 3 of the *Environmental Planning and Assessment Act 1979* via a Planning Proposal. The purpose of a Planning Proposal is to explain the intended effect of undertaking an amendment and sets out its justification, including:

- the strategic merit for the proposal;
- outlining the intended land use outcomes;
- regard to a range of environmental, social, economic and other site specific considerations; and
- assessing the proposal against State, regional and local plans, policies and strategies, including Section 117 (s9.1) Ministerial Plan Making Directions.

Once Council is satisfied with a Planning Proposal it is submitted to the DPE for a Gateway Determination. A further review is undertaken by the Minister and a determination made as to whether the matter should proceed, and if so, whether additional studies are needed; whether the Planning Proposal requires change; and outlining minimum consultation requirements. When a conditional determination is made it will outline any requirements from above, including if, how and when consultation with relevant Government Authorities and the community should be undertaken.

Consideration of Strategic Policy and Land Suitability

Planning Proposal PP2019/0003 has been prepared in accordance with the DPE *Guide to Preparing Planning Proposals* (2016). In preparing the planning proposal consideration was given to the land's suitability against State, regional and local plans, policies and strategies, and Section 117 (s9.1) Ministerial Plan Making Directions. The only inconsistency found with this proposal relates to *Ministerial Direction 4.3 Flood Prone Land*, which will be discussed later in this report.

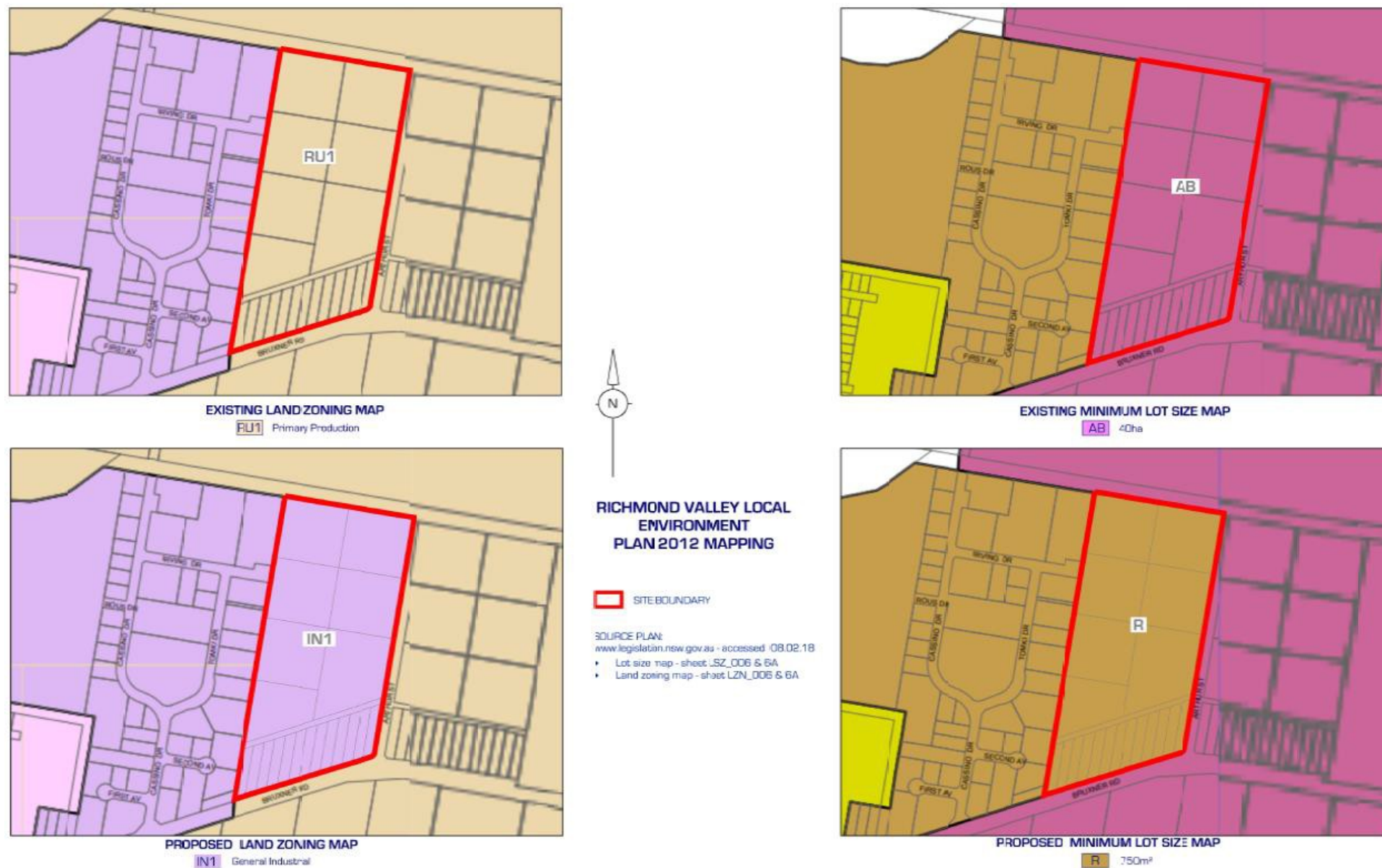


Figure 3 – Figure showing the existing Land Zone & Lot Size for the Land and intended amendments by PP2019/0003

North Coast Regional Plan 2036

The *North Coast Regional Plan 2036* was endorsed by the Minister for Planning in March 2017. The Plan provides for the sustainable and managed future growth of urban settlements in the North Coast region, extending from Tweed to Port Macquarie. An extract from Figure 17 of the Plan (see figure 4 in this report) depicts Urban Growth Boundaries for Casino, including the Land as an Investigation Area—Employment Land.

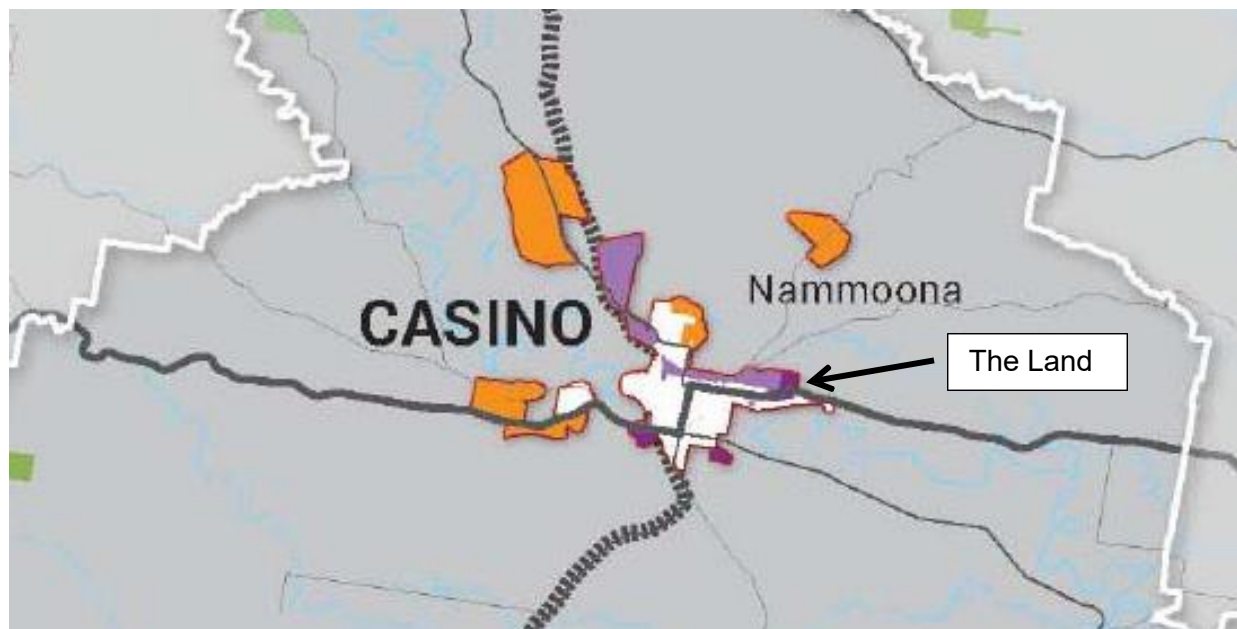


Figure 4 – Extract from North Coast Regional Plan 2036 Urban Growth Area Map (Figure 17) for Casino – (Dark purple areas represent Investigation Area—Employment Lands).

Relevant Directions and Actions from the *North Coast Regional Plan* have been addressed below:

<ul style="list-style-type: none"> Direction 1: Deliver environmentally sustainable growth 	<p>This Planning Proposal delivers on Action 1 by focusing future urban development to mapped urban growth areas.</p> <p>The subject land is identified as ‘under investigation’ for employment land.</p> <p>The Land does not have potentially high environmental values.</p>
<ul style="list-style-type: none"> Direction 2: Enhance Biodiversity, Coastal and Aquatic Habitats, and Water Catchments 	<p>The subject land has no biodiversity values, is not in a coastal area, and is not within a drinking water catchment.</p>
<ul style="list-style-type: none"> Direction 3: Manage Natural Hazards and Climate Change 	<p>The land is not within a coastal environment.</p> <p>The land is located on the floodplain. Refer to comments on flood later in this report.</p> <p>The land and its immediate surrounds are not bushfire prone land and comprise managed grassland. Notwithstanding, appropriate planning for bushfire protection will be required to buffer future development from potential fire risk from adjoining rural land.</p>
<ul style="list-style-type: none"> Direction 6: Develop successful centres of employment 	<p>The proposal aims to deliver an adequate supply of employment land to support jobs growth.</p>

<ul style="list-style-type: none"> Direction 11: Protect and enhance productive agricultural land 	<p>The land has been mapped as significant farmland, however, Section 117 (s9.1) Ministerial Direction 5.3 justifies an inconsistency with the policy because the land is identified as an urban growth area in the <i>North Coast Regional Plan</i>.</p> <p>Notwithstanding, it is more than likely that industry established within this site will service and support the farming and rural sectors.</p>
<ul style="list-style-type: none"> Direction 18: Respect and Protect the North Coast's Aboriginal Heritage 	<p>A cultural heritage assessment was undertaken to establish the likelihood of finding Aboriginal cultural heritage on the land. The assessment included an AHIMS search, literature reviews, and documented a site inspection undertaken in consultation with the Casino-Boolangle Local Aboriginal Land Council.</p> <p>The assessment concludes that works are unlikely to harm Aboriginal objects, and recommends a number of precautionary measures to be engaged during the development phase of the development.</p>
<ul style="list-style-type: none"> Direction 19: Protect Historic Heritage 	<p>There are no historic sites within the vicinity of this land.</p>

Infrastructure

The subject property is not currently serviced by reticulated water or sewer. An engineering services review included in the Planning Proposal indicates that existing infrastructure can be extended to adequately service the intended development of the Land.

Sewer - The Engineering Services Report recommends servicing the development with a private pressure sewer system similar to that operating in Broadwater, although this is not necessarily Council's preferred option. Notwithstanding, Council is satisfied a traditional gravity sewer system, similar to that operating in the township, can be installed with a direct rising main connection to the Casino Sewage Treatment Plant.

Water - existing 150mm water services located at Cassino Drive/Johnston Street and with Irving Drive can be extended to service the Land.

Electricity and telecommunications – these services can be extended but may require upgrades to guarantee supply. Consultation with the relevant supply authorities needs to be undertaken.

Roads - A traffic impact assessment for the proposal recommends a new T-intersection with the Bruxner Highway, having channelised left and right turn bays similar to the intersection at Cassino Drive. It also recommends extending the 50km/hr speed limit a further 200 metres to the east of its current location on the Bruxner Highway. The intersection type and design are considerations for the development assessment phase of this project, and will be subject to the requirements and approval of NSW Roads and Maritime Services. Notwithstanding, alternative options to a T-intersection could include a roundabout which may reduce the number of intersections planned (particularly if a residential Planning Proposal opposite this land is successful); can add to the aesthetics of the town entry; can reduce traffic speed entering town; but comes at an increased cost to the developer. In any case, the assessment demonstrates a new intersection can be safely configured to service the proposed development.

Stormwater - Stormwater management is still to be resolved. The proposal nominates treatment of stormwater within the boundaries of the industrial estate before discharging it to the north and south of the Land. Details on how stormwater will be treated, and how it will be drained away from the site have not been provided.

Flood Risk Management

Section 117 (s9.1) Ministerial Direction 4.3 Flood Prone Land requires a Planning Proposal to be consistent with the *NSW Government's Flood Prone Land Policy* and principles of the *Floodplain Development Manual 2005*, and to ensure the provisions of an LEP on flood prone land are commensurate with flood hazard.

Direction 4.3 specifically provides that a Planning Proposal “*must not rezone land within the flood planning areas from ... Rural ... to ... Industrial ...*” unless the proposal can justify an inconsistency by satisfying the Director-General that:

“(a) *the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or*

“(b) *the provisions of the planning proposal that are inconsistent are of minor significance.*”

The *Casino Floodplain Risk Management Plan 2002* and the associated Study were prepared in accordance with the *Floodplain Development Manual 2001* (as it was at that time). It adopts Flood Modelling of various flood frequencies, and a Flood Planning Matrix to guide development. Table 3 of the Matrix specifies the flood planning requirements for industrial development.

Flood Hazard – The land is located on the lower edge of flood hazard mapping but flood level information is available (see Table 1). The land is categorised as having a low hazard to high depth hazard based on the available hazard mapping and flood level information. A one in 100 year ARI flood event (a 1% flood) would result in floodwater depths over the Land between 0.4m and 1.0m. While a one in ten year ARI flood event (a 10% flood) has a level of 19.9m AHD and would not go over the Land.

Location on Property	Ground Level (AHD)	1% Flood Level (AHD)	10% Flood Level (AHD)	Fill Depth to 1% Flood Level
South-West Corner	20.8	21.2	20.0	0.4
North-East Corner	20.0	21.0	20.0	1.0

Table 1 – Casino Flood Study Level information for the Land

Development Type	Low Hazard	High Depth Hazard	Comments
Land Use Suitability & Fill Level—Subdivision	<p><i>Code SF</i> - Consider the development subject to the controls below.</p> <p>For industrial areas, the minimum fill level to be greater or equal to the 10 year flood event.</p>		A 10 year flood event does not go over the land, however these levels do not include Climate Change. It is likely that ground levels similar to those in the Cassino Drive Industrial Estate should be provided (which equate to the 100yr level). However, the Planning Proposal has committed to doing an intensive Flood Study, post-Gateway, to determine minimum fill levels for drainage and flood immunity
Floor Level—New Commercial or Industrial Building	<p><i>Code FL2a</i> – All floor levels to be greater than or equal to the 100 year flood level.</p>		Floor levels would need to be between 0.4m and 1.0m above natural ground level, depending on where they are located on the Land, to achieve this standard
Structural Soundness—Ancillary buildings and	<i>Code SS1</i> – No structural	<i>Code SS2</i> – Engineers	An Engineer's report will not be required for structures built in this

other buildings	soundness requirements for the force of floodwater, debris & buoyancy	report to prove that structures subject to flood up to the 100 year event can withstand the force of floodwater, debris & buoyancy	estate if the land is filled to the minimum standards provided above.
Flood Effect—Subdivision	<i>Code FE2 – The flood impact of the development to be considered by Council, with Council having the right to request an engineer's report (see FE3) (FE3 Engineers report required to prove that the development will not result in adverse flood impact elsewhere).</i>		A Flood Study, post Gateway, has been recommended in the Planning Proposal. This study will establish fill levels and determine whether the development may result in adverse flood impacts on adjoining properties.

Table 2 - Flood Planning Matrix – Extract from Table 3 of the Matrix and provides Flood Planning Requirements for industrial development/subdivision

As a result of the above, an inconsistency with Ministerial Direction 4.3 is justified as the proposal can be developed to meet the flood planning requirements of the *Casino Floodplain Risk Management Plan*.

PLAN MAKING PROCESS AND FUNCTIONS

Preparation of an amending LEP normally goes through the following phases:

1. Prepare a Planning Proposal (includes endorsement by Council resolution)
2. Gateway Determination issued by Minister (usually conditional)
3. Council undertakes Agency consultation, followed by community consultation (as required)
4. Council finalises the Planning Proposal (This includes a review of submissions; and involves resolving to continue with the amendment in whole or part, or by rejecting the proposal)
5. a) Where Ministerial Delegation withheld—Council requests DPE to make the LEP Amendment (Council gets to proof the amendment before it is made by the Minister) – Process for Council ends here
 - b) Where Council is granted Ministerial Delegations—Council requests Parliamentary Counsel to draft the amending LEP (this is the legal instrument to facilitate the amendment(s))
6. Council makes the Amending LEP (the Plan is signed by General Manager as delegate)
7. Council submits the Amending LEP to DPE to notify on the NSW Government Legislation website (the amendment becomes effective from the date of notification or such later date as specified in the amendment)

This Planning Proposal is currently at Step 1.

The Minister's Plan Making functions (Steps 5b, 6 & 7) can be requested through the Gateway and are routinely issued for spot rezoning's that are consistent with the Regional Plan.

The Minister's Plan Making functions should be sought for this Planning Proposal and be granted to the General Manager.

CONSULTATION

There are minimum consultation requirements for Planning Proposals, however each Gateway Determination is reviewed on merit by DPE and the consultation requirements are conditioned. Normal consultation requirements for a spot rezoning are agency consultation followed by a minimum 28 day public exhibition.

At the conclusion of the consultation phase, a further report to Council will be required if the amendment is to proceed, with or without amendment.

CONCLUSION

Planning Proposal PP2019/0003 has been lodged with Council seeking to rezone Lots 1 to 12 and 14 to 20 Section 6 DP976660, Lot 1 DP783330, and a section of enclosed unformed Crown Road, to facilitate development of the land for general industry.

The Planning Proposal is consistent with the *North Coast Regional Plan* by actioning Direction 1 to delivery future urban development within mapped future Urban Growth Areas. Assessment of the proposal also shows it is generally consistent with State, Regional and Local Plans, Policies and Strategies, as well as Section 117 (s9.1) Ministerial Plan Making Directions, with flooding being an exception, although flood risk can be managed in accordance with the *Casino Floodplain Risk Management Plan*.

It is recommended Council support the planning proposal to commence the Gateway Planning process. Furthermore, Council should also seek the Minister's Plan Making functions for this planning proposal and grant these to the General Manager to enable making of the final LEP amendment under delegation.

ATTACHMENT(S)

Nil

17.3 REGULATORY CONTROL OF THE DIRAWONG RESERVE

Author: Latoya Cooper, Coordinator Mid-Richmond

EXECUTIVE SUMMARY

Council has been approached by board members of the *Dirawong Reserve Land Management Board* to work in partnership in enforcing the regulations of the *Crown Lands Act 2016* on the *Dirawong Reserve* following a rise in illegal camping and prohibited animals within the reserve. To allow this to occur, Council must provide a resolution under the *Crown Lands Act 2016*.

RECOMMENDATION

That

1. Council consent to regulatory control staff enforcing the regulations of the *Crown Lands Act 2016* on the *Dirawong Reserve* on behalf of the *Dirawong Reserve Land Management Board*.
2. Council provide a copy of the Council resolution resolving consent and the qualifications of Council's regulatory staff who will be acting on behalf of the *Dirawong Reserve Land Management Board* in enforcing the regulations.

DELIVERY PROGRAM LINKS

Connecting People and Places

PP2: Getting Around

PP2.2: Striving for consistent improvement

BUDGET IMPLICATIONS

There will be no direct financial impact as resourcing will be included in regular patrols in and around Evans Head. Any revenue from infringements issued by Council staff within the *Dirawong Reserve* will go to Council.

REPORT

Council staff met with the *Dirawong Reserve Land Management Board* in November 2018 to discuss issues relating to illegal camping and prohibited animals within the reserve. For some time, members of the Board have been reliant on persons entering the reserve to obey signage within the reserve and do the right thing.

In the past year, the amount of illegal campers and people bringing their dogs onto the reserve has significantly increased and has become in need of control. The Board members have asked Council to work in partnership with the Board to address these issues with Council Rangers providing regular patrols and enforcing the regulations of the *Crown Lands Act 2016* by way of issuing warnings and infringements.

Under the *Crown Lands Act 2016*, Council is required to provide Crown Lands with a Council Resolution and the qualifications of named regulatory staff who will be acting on behalf of the *Dirawong Reserve Land Management Board* in enforcing the regulations.

CONSULTATION

The *Dirawong Reserve Land Management Board* approached Council in relation to the issues they are experiencing and the Board and Council have reached agreement that Council will report any

issues at the reserve to the Board and keep statistics on education and enforcement action taken as part of a partnership agreement.

CONCLUSION

By Council providing consent for Regulatory Control staff to enforce the regulations of the *Crown Lands Act 2016* of the Dirawong Reserve it will enable Crown Lands to administer the approval for this to occur.

ATTACHMENT(S)

Nil

18 MATTERS FOR INFORMATION**RECOMMENDATION**

Recommended that the following reports submitted for information be received and noted.

18.1 DETERMINATION OF DEVELOPMENT APPLICATION 2019.0147 (19-25 WOODBURN STREET, EVANS HEAD)

Author: Vaughan Macdonald, General Manager

RECOMMENDATION

That Council receive and note the report titled Determination of Development Application 2019.0147 (19 Woodburn Street, Evans Head).

REPORT

At the August 2018 Ordinary Meeting Council resolved to authorise the General Manager to negotiate the sale of part of the land identified as Part Lot 2 DP1047682, 19 Woodburn Street, Evans Head which currently accommodates the Community Health Centre under lease. Council has now received a Development Application by the proponent for the construction of a stand-alone Health One Facility.

The application involves the construction of a single storey building and is inclusive of associated parking, landscaping, vegetation management works, earthworks and service infrastructure. It includes demolition of one existing building, covered and uncovered pathways, trees and the existing carpark. A Health Services Facility is permitted with consent pursuant to Clause 57 of *State Environmental Planning Policy Infrastructure 2007*.

The development is lodged on behalf of Northern NSW Local Health District, a Crown Development pursuant to the provisions under Division 4.6 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). Division 4.6 provides that a consent authority must not refuse consent, except with consent of the Minister, or impose a condition on its consent, except with the approval of the applicant or the Minister.

The application has been notified and assessed in accordance with requirements of the EP&A Act. The proposed conditions of consent will be agreed with the proponent prior to determination of the application.

Council Policy 15.2 Development Assessment Panel – Role, Constitution and Operation outlines the role of the Development Assessment Panel (the DAP). The Policy limits the scope for the DAP to make determinations where Council is the owner of the land. Under S377 of the *Local Government Act 1993* the General Manager has delegation to determine a development application.

As the determination is a Crown application, and Council cannot refuse or impose a condition of consent, the General Manager will use his delegable authority to determine this application.

DELIVERY PROGRAM LINKS

Making Council Great

CS1: Leading and Advocating for our Community

CS1.3: Ensure transparency and accountability in council's operations

ATTACHMENT(S)

Nil

18.2 DEVELOPMENT APPLICATIONS DETERMINED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT FOR THE PERIOD 1 FEBRUARY 2019 TO 28 FEBRUARY 2019

Author: Andy Edwards, Acting Manager Development and Environment

RECOMMENDATION

That Council receive and note the development application report for the period 1 February 2019 to 28 February 2019.

REPORT

This report provides a summary of development activity on a monthly basis. All Development Applications determined in the month are outlined in this report, including Section 96 approvals, applications that are refused and withdrawn, and applications with no development value such as subdivisions.

Council receives a weekly summary of the status of applications (including all received). Council notifies all determinations of Development Applications in the local newspaper pursuant to Clause 101 of the *Environmental Planning and Assessment Act 1979* (as amended) on a monthly basis.

The total number of Development Applications and Complying Development Applications determined within the Local Government area for the period 1 February 2019 to 28 February 2019 was 7 (including one withdrawn), with a total value of \$811,630.00.

In order to provide a better understanding of the value of Development Consents issued by Council over a 12-month period, a graph is set out below detailing this information.

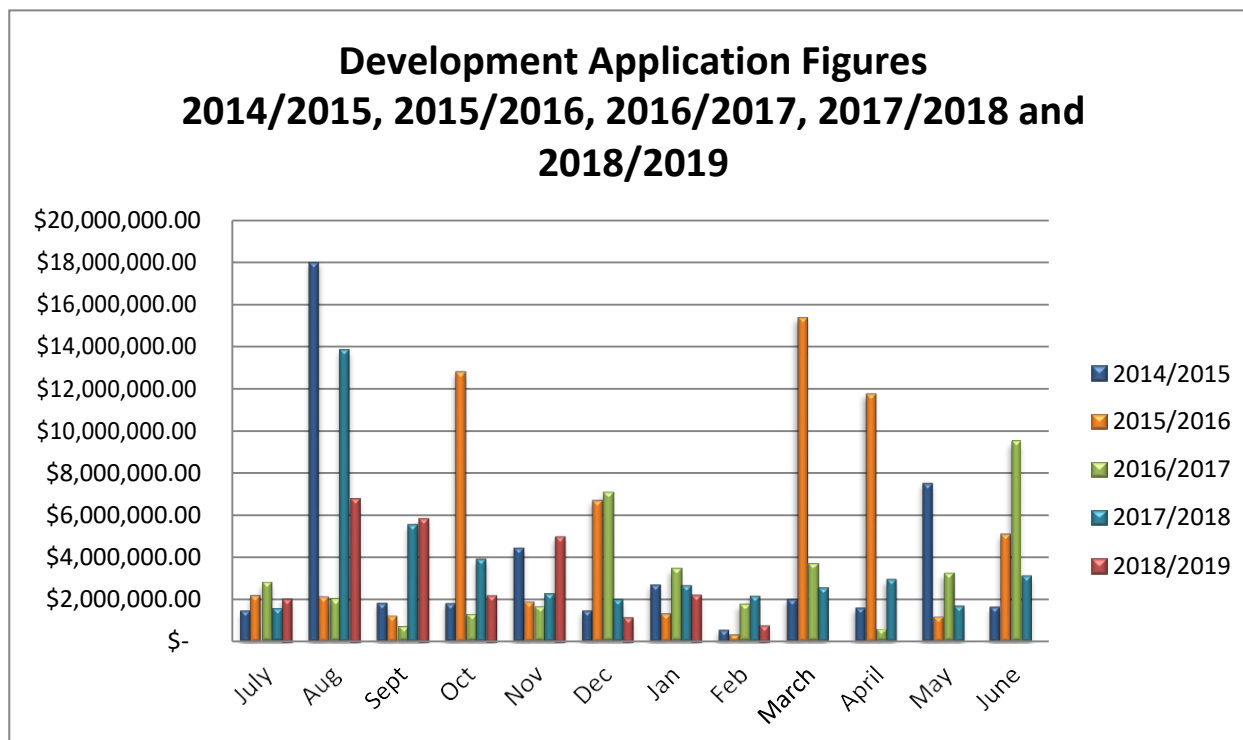


Figure 1: Monthly dollar value of development processed by Council over five financial years.

Figure 2 graph provides the annual value of Development Consents issued by Council over five financial years and Figure 3 graph provides a detailed review of the value for the reporting month of February 2019.

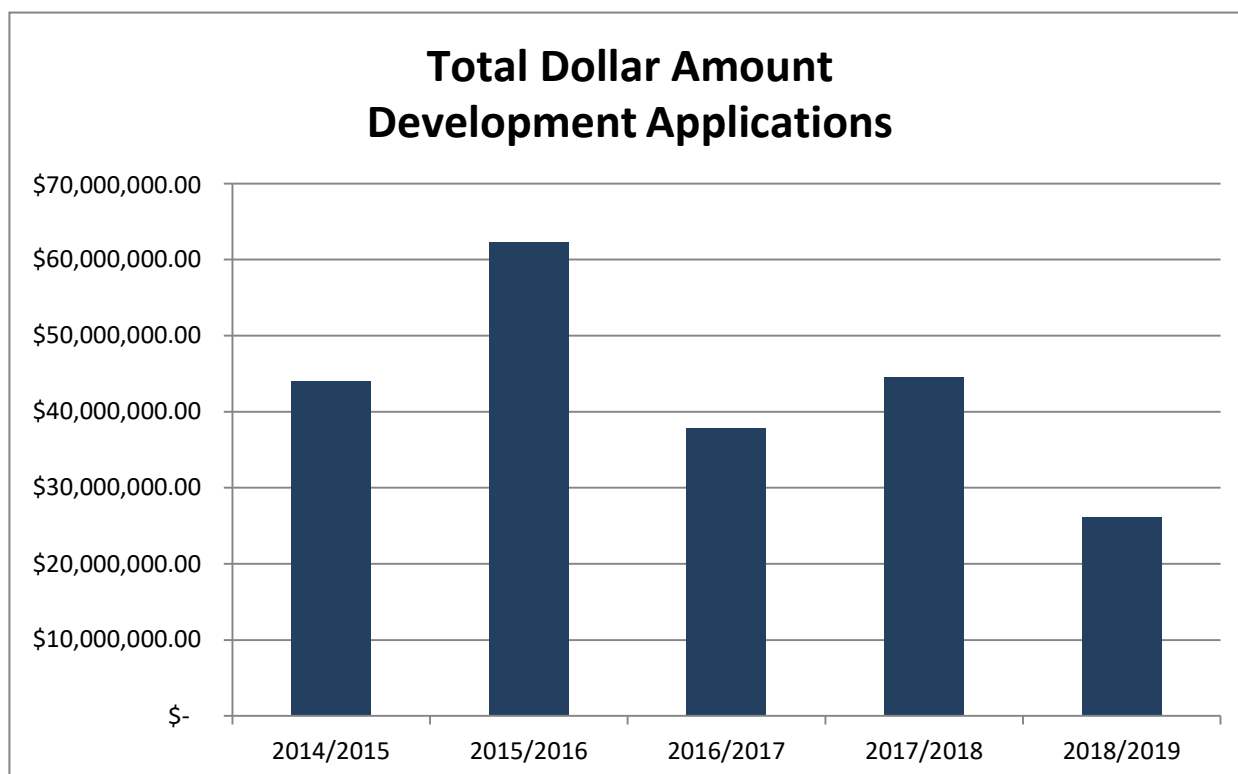


Figure 2: Annual value of development.

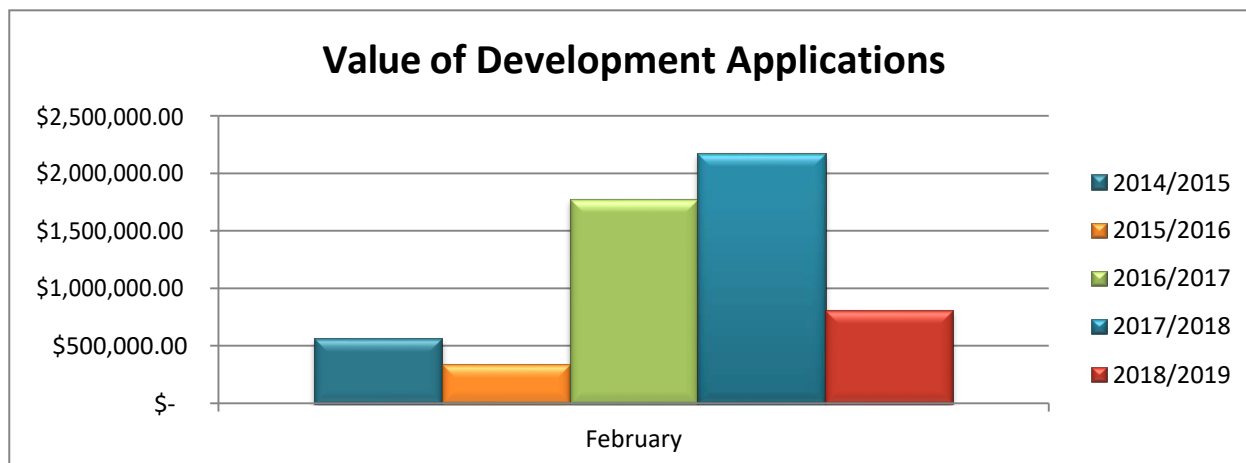


Figure 3: Value of development for the month of February.

Number of Development Applications

The number of applications received by Council does not necessarily reflect the value of developments as single large developments can be equivalent in value to a large number of more standard type developments such as sheds, dwellings and small commercial developments.

Figures 4 and 5 below detail the number of applications determined by Council which, as stated above, is not necessarily reflective of the value of development.

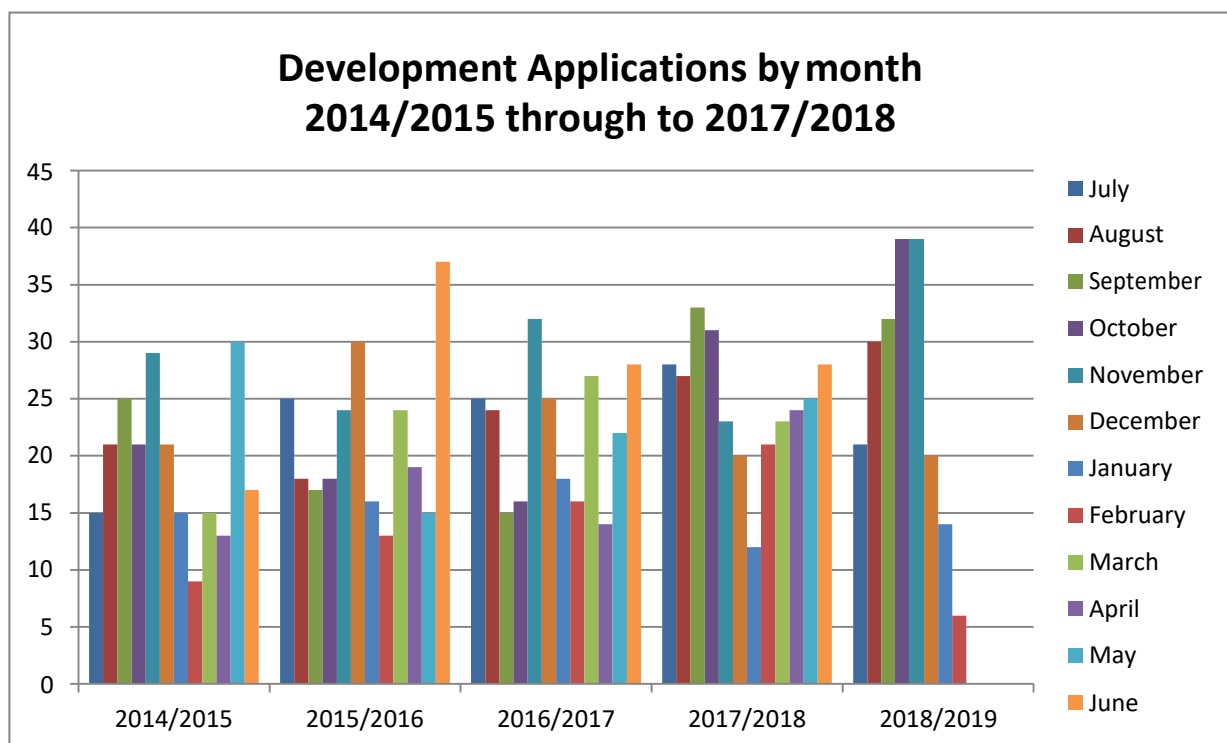


Figure 4: Number of Development Applications per month over five financial years.

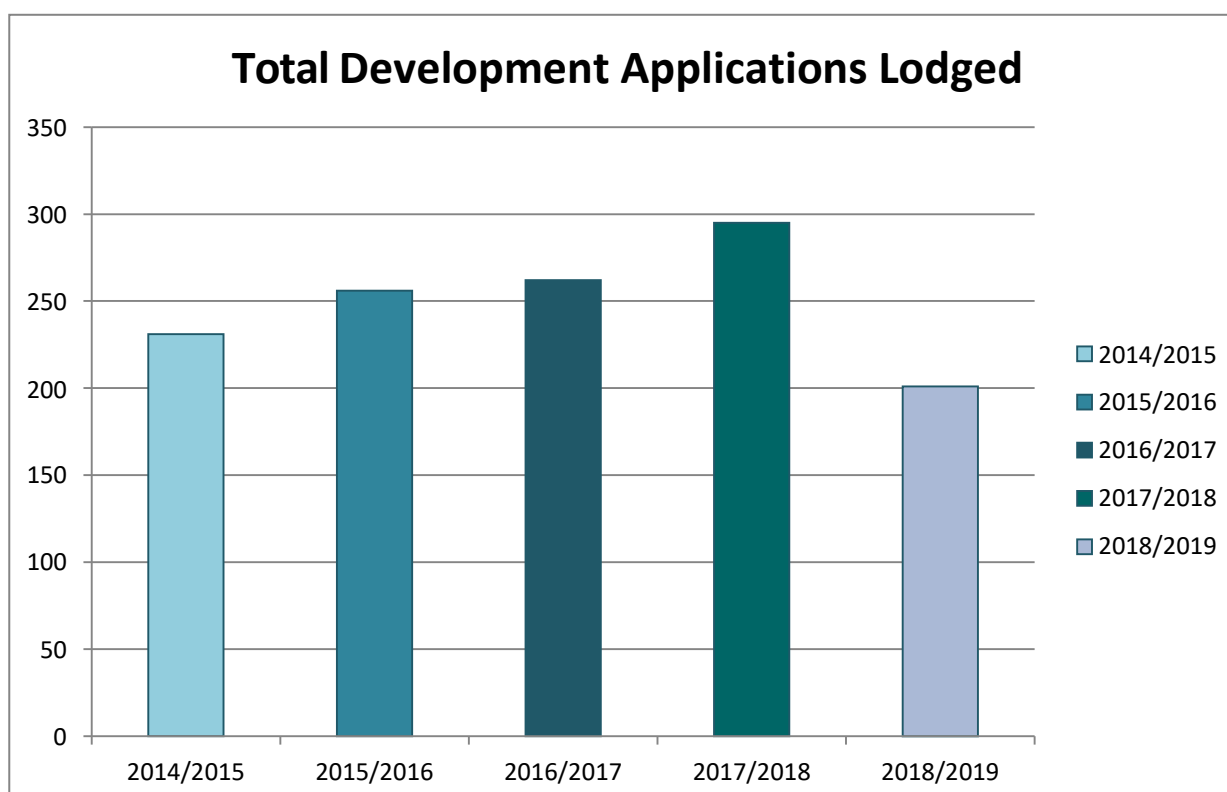


Figure 5: Number of development applications per year over five financial years.

Activity for the month of February 2019

General Approvals (excluding Subdivisions, Section 96s)	4
Section 96 amendments to original consent	1
Subdivision	1
Refused	
Withdrawn	1
Complying Development (Private Certifier Approved)	
TOTAL	7

DELIVERY PROGRAM LINKS

Growing our Economy

EC1: Driving Economic Growth

EC1.6: Improved customer satisfaction with the DA process

BUDGET IMPLICATIONS

Nil.

CONSULTATION

Nil.

Summary of Development Applications <u>determined</u> under the Environmental Planning and Assessment Act for the period 1 February 2019 to 28 February 2019							
Application ID	Applicant	Owners	Location	Development	Date Lodged	Determination Date	Estimated Cost
DA2019/0054	Ardill Payne & Partners	DMJ Willis	44 Ocean Drive, Evans Head	Subdivision to Create Three (3) Lots	6/09/2018	12/02/2019	\$ 150,000.00
DA2019/0136	Apex Building and Development Consultants	MM Hannigan	45 Savilles Road , Backmede	Single Storey Dwelling	30/11/2018	26/02/2019	\$ 552,010.00
DA2015/0081.01	J & PJ Cooper	J & PJ Cooper	50 Riverview Street, Evans Head	Modification Dwelling Alterations and Additions	10/01/2019	6/02/2019	\$ -
DA2019/0162	BaptistCare NSW & ACT	BaptistCare NSW & ACT	3 Spring Street, Coraki	Shed	22/01/2019	22/02/2019	\$ 17,920.00
DA2019/0163	MTS Perry	MTS Perry	69 Casuarina Drive, Swan Bay	Shed	29/01/2019	15/02/2019	\$ 60,000.00
DA2019/0167	Narellan Pools Northern Rivers	JD & TR Fahey	85 Brahman Way, North Casino	Fibreglass Inground Swimming Pool and Associated Pool Fencing	31/01/2019	22/02/2019	\$ 31,700.00
Summary of Development Applications <u>withdrawn</u> under the Environmental Planning and Assessment Act for the period 1 February 2019 to 28 February 2019							
Application ID	Applicant	Owners	Location	Development	Date Lodged	Determination Date	Estimated Cost
DA2019/0148	Atlas Awnings	KJ & CA Martin	34 Heath Street, Evans Head	Carport	14/12/2018	12/02/2019	\$ 9,920.00

18.3 REVEGETATION UPDATE REPORT - OCEAN DRIVE, EVANS HEAD**Author: Matt Kinkead, Coordinator Project Development and Design****RECOMMENDATION**

That Council receive and note the Ocean Drive Revegetation Update report.

REPORT

Council received funding from the Natural Disaster Relief and Recovery Fund to repair the embankment along Ocean Drive Evans Head following the January 2012 flood event. Pre-construction environmental reports identified the need to provide long term vegetation management of the site to minimise erosion and sedimentation.

The mitigation measures originally proposed around the existing trees on the site were not able to be achieved without compromising the stability of the embankment. To compensate for the tree removal a revegetation planting program was prepared to meet the requirements of the approved Review of Environmental Factors.

This planting program was halted not long after it began at the request of residents in the vicinity of the site. Requests were made to revegetate the site “like it was 30 years ago” and ensure that “nothing would be planted on the embankment that could grow to a height that exceeds one metre over the footpath”.

The revegetation plan was amended to accommodate the requested height restrictions on plants. However an allowance was made to include ten Pandanus Palms at 20 metre spacing's along the bottom of the embankment. This version of the revegetation plan proposed a balance between the request from the residents with Council's need to comply with the requirements of the project and in particular our legal obligations relating to the Fisheries Approval and complying with State Environmental Planning Policy (Infrastructure) 2007 and the *Environmental Planning and Assessment Act 1979*.

Since the final plants were planted in March 2017, weed management has been undertaken to date.

Following a request in February 2019 to remove plants “which should not be there”, Council officers inspected the site. The inspection revealed that numerous native and endemic plants had been dispersed within the revegetation area (by wind and/or fauna) and had self-sown. These plants included acacias, casuarinas and two types of macarangas. The mangroves at the base of the works have also started to grow back into the previously disturbed area.

Some plants that were originally planted as per the works were found dead on the site. Their cause of death is not known.

The inspection revealed positive growth on the plants even in the challenging conditions. Ongoing weed maintenance will be carried out on the site. Any native and endemic plants that have self-sown will be assessed and where suitable they will be allowed to grow to aid in the revegetation of the site as required by environmental approvals for the works.



Ocean Drive Evans Head - November 2015



Ocean Drive Evans Head – February 2019

DELIVERY PROGRAM LINKS

Looking After our Environment

EH2 Promoting and Facilitating the Protection of the Environment

EH2.1 Provide services and programs which protect and enhance our natural and built environment

BUDGET IMPLICATIONS

Maintenance of the site will come from existing budget allocations.

CONSULTATION

Council officers have been corresponding with the residents that have requested additional plants be removed from the site.

ATTACHMENT(S)

Nil

18.4 ROAD MAINTENANCE AND CONSTRUCTION SERVICES REVIEW UPDATE ON IMPLEMENTATION ACTIONS

Author: David Timms, Manager Infrastructure Services

RECOMMENDATION

That:

1. Council receive and note the progress report on the implementation of the recommendations of the Road Maintenance and Construction Services Review; and
2. A further progress report be submitted to Council at the September 2019 Ordinary Meeting.

REPORT

At the March 2017 Ordinary Meeting, Council resolved to adopt the recommendations of the Road Maintenance and Construction Services Review and to report to Council every six months on the progress of the implementation of the recommendations.

This report provides commentary on the actions undertaken in response to the recommendations made in the report, through to 28 February 2019.

The table below represents the fourth six monthly update to Council on the implementation of the recommendations of the Road Maintenance and Construction Services Review.

KR = Key Recommendation from the Review

AR = Additional Recommendation from the Review

Recommendation from Report	Actions to Date
KR 1. Increased communication with the Richmond Valley Council community	Information on works continues to be included in the regular community newsletters and on Council's Facebook page and website. Individual staff continue to provide a high level of customer service and communication with residents regarding works and any queries they might have. The Community Roads Satisfaction Survey due to be completed in 2018 was delayed and will now be actioned prior to end of June 2019. It will be undertaken to set a baseline for future data comparison. It will also provide Council with information about what improvements the community expects Council to deliver and will assist with the development of a Roads Strategy.
KR 2. Improved communication, consultation and team meetings among Council administrative and field staff	Team meetings continue to remain in their regular format, with an increased focus to ensure that Senior staff are present to answer questions and address any concerns. Action items are attended to in-between meetings and actions are being reported back to staff. Supervisors continue to communicate items which are raised in the Weekly Works Meetings to their staff.
KR 3. In-house staff for road inspections and road conditioning	The road inspection process has been completed by internal staff and all associated actions for this recommendation have been finalised.
KR 4. Additional funding to extend design lead	The additional \$200,000 in design funding was expended by June 2018. No additional funding was allocated for

Recommendation from Report	Actions to Date
times	2018/19.
KR 5. Council to make a budget assessment on highlighted maintenance issues	The preventative maintenance items will again be submitted as part of the budget wish list for 2019/20. This will include seeking additional funding for unsealed rural roads, vegetation management and shoulder grading.
KR 6. Assessment of options for increased access to Technology in the field	The prioritised lists from the Business Solutions Steering Group are still being considered by individual managers. New mobile phones have been rolled out to all Operational staff increased their capacity to work in the field. This will be a work in progress for the foreseeable future.
AR 7. Change to working hours for maintenance crews	Rural grading teams, Water & Sewer Construction Team (Casino) and the Electrical Team all continue to work four (4) day weeks. No other business cases for work crews to change their working arrangements have been submitted to management.
AR 8. Documentation provided to plant operators detailing workshop servicing	There have been staff changes at a supervisory level in the Workshops recently and there is now a much greater focus on communicating with internal customers and providing them with a high level of customer service. This includes providing plant operators and other staff with details about workshop servicing. The feedback so far has been very encouraging.
AR 9. Improved budgeting and reduced carry over works	The carry over works from 2018/19 to 2019/20 for road construction works should be minimal. All projects in the 2019/20 works program have been reviewed and their budgets adjusted as necessary based on the best available information at this point in time.
AR 10. Re-allocate funding from sealing unsealed laneways to the specific problem areas in key recommendation 5	Funds have been reallocated to the maintenance items (shoulder grading, vegetation management etc.) from the fourth year of the current works program. Up to that year sealing of unsealed laneways will continue as planned.
AR 11. Use of GPS and cameras to protect Council assets	An EOI for the procurement of GPS tracking technologies in Council vehicles is planned to be issued prior to the end of June 2019. The results of the EOI will provide Council with some direction on the type of technology in the market at present and how it can assist in more efficient fleet operations.
AR 12. Additional Safety Audits	Council has been without the services of a dedicated People Health & Safety Coordinator for a significant part of the last six months. The recruitment process has been finalised and the new Coordinator is due to start in April 2019. Conducting regular safety audits of Council facilities and workplaces will be a key task for the Coordinator and the WH&S Support Officer.
AR 13. Morning warm ups	Responsibility for this initiative has been transferred to the Manager People & Culture as part of the Health & Well Being Program. The morning warm up groups are now up and running at the Casino and Evans Head depots.

DELIVERY PROGRAM LINKS

Making Council Great

CS2.1 Provide excellent customer service to all stakeholders

CS2.1.2 Completed Service Level Agreements with each department enabling tasks to be completed to assist in providing great customer service

BUDGET IMPLICATIONS

Nil.

CONSULTATION

Nil.

ATTACHMENT(S)

Nil

18.5 GRANT APPLICATION INFORMATION REPORT - FEBRUARY 2019**Author: Jono Patino, Financial Accountant****RECOMMENDATION**

That the Grant Application report for the month of February be received and noted.

REPORT

This report provides information on grant applications that have been approved, grants that have been received, grant applications that were unsuccessful and grant applications submitted for the month of February 2019.

No new grants were approved during the month of February 2019. Council received funding for five grants during the reporting period, totalling \$1,021,680. Council was notified as being unsuccessful with one grant applications and one new grant was applied for during February 2019.

Details of these grants are provided below:

Grants that have been received

NRLX Truck Wash Upgrade	
Project ID	10226
Funding Body	Transport for NSW
Funding Name	Fixing Country Truck Washes
Government Level	State
Project Value (exc GST)	\$418,076
Grant Funding (exc GST)	\$358,076
Council Funding (exc GST)	\$ 60,000
Date Application Submitted	6 October 2016
Date Received	\$89,519 received 27 February 2019
Total Funds Received To Date	\$358,076 (total funding complete)
Comment (if required)	N/A

Northern Rivers Livestock Exchange Stage 2	
Project ID	10260
Funding Body	NSW Treasury
Funding Name	Restart NSW
Government Level	State
Project Value (exc GST)	\$7,000,000
Grant Funding (exc GST)	\$7,000,000
Council Funding (exc GST)	\$ 0
Date Application Submitted	Various
Date Received	\$272,592 received 8 February 2019

Total Funds Received To Date	\$847,916
Comment (if required)	N/A

CPTIGS Bus Shelters Project	
Project ID	10266
Funding Body	Transport NSW
Funding Name	2017/19 Country Passenger Transport Infrastructure Grants Scheme
Government Level	State
Project Value (exc GST)	\$20,000
Grant Funding (exc GST)	\$20,000
Council Funding (exc GST)	\$ 0
Date Application Submitted	31 August 2017
Date Received	\$6,000 received 12 February 2019
Total Funds Received To Date	\$6,000
Comment (if required)	N/A

The Cow Town Chow Down (formerly Beats and Eats Festival - Growing Our Local Youth)	
Project ID	10294
Funding Body	Department of Family and Community Services
Funding Name	Youth Opportunities Program 2018/19 - Round 7
Government Level	State
Project Value (exc GST)	\$21,250
Grant Funding (exc GST)	\$17,500
Council Funding (exc GST)	\$ 3,750
Date Application Submitted	24 July 2018
Date Received	\$17,500 received 5 February 2019
Total Funds Received To Date	\$17,500 (total funding received)
Comment (if required)	N/A

Financial Assistance Grant Scheme 2018/19	
Project ID	N/A
Funding Body	N/A
Funding Name	NSW Local Government Grants Commission
Government Level	Federal

Project Value (exc GST)	\$5,030,496
Grant Funding (exc GST)	\$5,030,496
Council Funding (exc GST)	\$ 0
Date Application Submitted	N/A
Date Received	\$636,069 received 18 February 2019 (General Purpose Component \$438,281, Local Roads Component \$197,788)
Total Funds Received To Date	\$3,758,357
Comment (if required)	N/A

Grant Applications Submitted

J. T. R Smalls Bridge Renewal	
Project ID	10306
Funding Body	Department of Infrastructure and Regional Development
Funding Name	Bridges Renewal Program
Government Level	State
Project Value (exc GST)	\$529,400
Grant Funding (exc GST)	\$264,700
Council Funding (exc GST)	\$264,700
Date Application Submitted	1 February 2019
Comment (if required)	N/A

Unsuccessful Grant Applications

Crawford Square Casino Accessible Splashpad	
Project ID	10305
Funding Body	NSW Government – Planning and Environment
Funding Name	Everyone Can Play in NSW
Government Level	State
Project Value (exc GST)	\$49,926
Grant Funding (exc GST)	\$24,926
Council Funding (exc GST)	\$25,000
Date Application Submitted	21 December 2018
Date Advised Unsuccessful	26 February 2019
Comment (if required)	N/A

DELIVERY PROGRAM LINKS

Making Council Great

CS2 Great Support

CS2.12 Examine all revenue and expenditure reduction opportunities within legislative powers

BUDGET IMPLICATIONS

All Council funding required regarding the grants in this report has been included in Council's budget.

ATTACHMENT(S)

Nil

19 QUESTIONS ON NOTICE**19.1 QUESTIONS FROM ORDINARY MEETING 19 FEBRUARY 2019**

Author: Andy Edwards, Acting Manager Development and Environment

The following questions on notice were received from Councillor Hayes;

Questions

1. What can Council do to control businesses from outside the area utilising our beaches, for the purpose of leisure based water activities that produce an income for the business at the expense of local businesses?
2. What can Council do to control the amount of out of area vehicles which access Airforce Beach for inappropriate uses, without detracting from the local users?
3. I have been approached by the local community based pre-schools in Evans Head, Woodburn and Coraki, as well as local family day care services across the lower river area, asking what Council can do to prevent a large company proposing a large day care centre in Woodburn. When the application is formally lodged, can Council notify and consult with the committees of the community based centres and representatives from family day care to get a feel for what this could do to the viability of existing local services and support these groups when they lobby our state and federal MP's, as the community preschools are a large local employer and are already struggling for numbers?

Responses

1. Council does not currently have a Commercial Activities on public land policy. The introduction of such a policy would involve a competitive application process and would be open for any business to apply. Such a policy would include requirements like public liability insurance and could limit the number of licences/approvals granted. It should be noted that when Byron Shire Council introduced limits a local business actually did not gain a licence. Council received feedback from one Evans Head business about this over the summer period, which at this point in time would not support the resources required to implement a regulatory response.
2. The introduction of a permit system has again been raised at Council and numerous options have been suggested in recent times. Such a system may deter out of area visitation to the beach and could come at a cost to local businesses.

A recent option discussed with the regulation team by the local NSW Police Sergeant, is for a free permit system where the applicant applies for a permit through Council offices and has a permit issued, possibly in the form of a sticker for the car. The applicant will sign an application form agreeing to terms of use of the beach and provide relevant identifying information. This will then allow penalties to be issued more effectively by the NSW Police or Council rangers. The cost would be borne by Council with the length of time the permit is valid for to possibly being for the period of the vehicle ownership.

Another option could be a paid ticket system with a ticket booth installed in Evans Head in an area that deters vandalism. A suitable area maybe the surf club or out the front of the administration building. Permits would also be available at Council's Evans Head office. A ticketing system would come at a cost and would be available for anyone wishing to access the beach. Setting a daily limit of vehicles may be an option of controlling vehicle numbers under a ticketing system.

It should be noted that Council does not have the facility for a web based ticketing system that would produce a ticket or receipt at this time.

The issue of the length of the beach, incorporating four beaches (South Ballina, Patches, Broadwater & Airforce), and that entry can be made at South Ballina beach, which is outside the Richmond Valley LGA, complicates the matter. A sign could be installed at Boundary Creek notifying those driving south of the ticketing requirement. Whether this sign is seen as a fair option would need to be determined, especially for those driving at night as the sign may not be lit. Discussions can also be held with Ballina Council in regards to whether they have any intentions to introduce a ticketing system. There have been articles in the local press about the use of the Ballina beaches so this may be a possibility.

Council is in contact with DPI and NPWS in regards to a multi-agency meeting to discuss ongoing land management issues along the beaches.

Overall any ticketing system would come at a cost with new signage installed, a ticketing system agreed upon, introduced and then policed. It would be fair and equitable but may have an impact. It is likely that local residents would seek to receive a free permit to access the beach.

In regards to dealing with inappropriate use of the beach and dune areas, Council officers are currently applying to be authorised under the NPWS Act. This authorisation would be limited to such general actions such as camping, dogs, and driving in sand dunes or off limit areas. Council rangers do patrol the beach and also participate in joint patrols with the police during the year.

3. Like any business and/or land owner the proponent of the proposed large day care centre is entitled to lodge a development application (DA) and Council staff would assess the DA on its merits. Such a DA would involve neighbour notification and advertising in the local papers. Council is not required to and does not notify other businesses in a similar industry of a new DA for a potential competing business.

RECOMMENDATION

That the responses to the questions regarding questions raised by Councillor Hayes at the 19 February Ordinary meeting be received and noted.

ATTACHMENT(S)

Nil

20 QUESTIONS FOR NEXT MEETING (IN WRITING)