

# Minutes 28 JUNE 2011



C·O·U·N·C·I·L

*... a community partnership*

Minutes of Ordinary meeting of the Port Stephens Council held in the Council Chambers, Raymond Terrace on 28 June 2011, commencing at 5.30pm.

PRESENT: Councillors R. Westbury (Mayor); S. Dover (Deputy Mayor); G. Dingle; C. De Lyall, P. Kafer; K. Jordan; B. MacKenzie; J. Nell; S. O'Brien; S. Tucker, General Manager; Corporate Services Group Manager, Facilities and Services Group Manager; Sustainable Planning Group Manager; Commercial Services Group Manager and Executive Officer.

216	<b>Councillor John Nell</b> <b>Councillor Bruce MacKenzie</b>	It was resolved that the apology from Councillors Frank Ward and Glenys Francis be received and noted.
217	<b>Councillor Ken Jordan</b> <b>Councillor John Nell</b>	It was resolved that the minutes of the Ordinary meeting of Port Stephens Council held on 14 June 2011 be confirmed.
		Cr Steve Tucker declared a less than significant conflict of interest in Item 1 of the General Manager's report. The nature of the interest is that Cr Tucker is Patron of the Medowie Sports & Recreation Club which has received support from parties who would benefit from this review. As Patron, I am a non-executive office holder and receive no voting rights or influence in the Club operations.

Councillors Kafer and De Lyall were not present at the commencement of the meeting.

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**COUNCIL  
COMMITTEE  
RECOMMENDATIONS**

**ITEM NO. 1**

**FILE NO: 2006-0046**

**PORT STEPHENS PLANNING STRATEGY**

**REPORT OF: BRUCE PETERSEN – MANAGER ENVIRONMENTAL AND DEVELOPMENT  
PLANNING**

**GROUP: SUSTAINABLE PLANNING**

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**RECOMMENDATION IS THAT COUNCIL:**

- 1) Adopt the draft Port Stephens Planning Strategy 2011 Attachment 1 – provided under separate cover - and forward a copy to the Director-General Department of Planning and Infrastructure for endorsement.
- 2) Write to the Department of Housing requesting a presentation on the growth and management approach for the provision of housing in Port Stephens.
- 3) Replace the Proposed Centres Hierarchy Map in the draft Port Stephens Planning Strategy 2011 with a new Centres Hierarchy Map correctly reflecting the role Boat Harbour and One Mile have in the local government area, and not specifically identify Boat Harbour and One Mile as a "significant village" as all communities are significant;
- 4) Acknowledge in the draft Port Stephens Planning Strategy 2011, the significant role all communities, including Boat Harbour and One Mile play in how Port Stephens functions as an area.

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**COUNCIL COMMITTEE MEETING – 21 JUNE 2011**

**RECOMMENDATION:**

	<b>Councillor John Nell Councillor Sally Dover</b>	That Council place the Port Stephens Planning Strategy on public exhibition for a period of 28 days.
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In accordance with the Local Government Act 1993, Section 375A, a division is required for this item.

Those for the motion: Crs Glenys Francis, Steve Tucker, Peter Kafer, Caroline De Lyall, John Nell, Geoff Dingle, Shirley O'Brien and Sally Dover.

Those against the motion: Nil.

**ORDINARY COUNCIL MEETING – 28 JUNE 2011**

**RESOLUTION:**

Cr Peter Kafer entered the meeting at 5.32pm prior to voting on Item 1.

<b>218</b>	<b>Councillor Bruce MacKenzie Councillor Ken Jordan</b>	It was resolved that Council defer the Port Stephens Planning Strategy for a period of one month and Councillors be provided with a 2 way conversation on the Strategy.
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In accordance with the Section 375A, Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Bob Westbury, Peter Kafer, Ken Jordan, Bruce MacKenzie, Steve Tucker, Shirley O'Brien, Geoff Dingle and Sally Dover.

Those against the Motion: Crs John Nell.

**BACKGROUND**

The purposes of this Report are to consider submissions received during the public exhibition period and present an amended draft Port Stephens Planning Strategy (PSPS) (provided under separate cover) for adoption by Council. The draft PSPS has been fully reviewed in response to the submissions received during the exhibition in 2010 and it is recommended the document now be adopted.

The Report also addresses two previous resolutions of Council relating to the inclusion of Wallalong as a new town and Boat Harbour/One Mile being classified as a "significant village".

The Port Stephens Planning Strategy is a fundamentally important document for managing future growth, development and environmental conservation.

The current *Community Settlement and Infrastructure Strategy* (CSIS) was adopted by Council on the 24 April 2007. The purpose of the CSIS is to guide land use planning and decision making for development and environmental outcomes within the Port Stephens community. The PSPS provides the framework for the broad strategic base to manage growth and is supplemented by the development of sub-strategies to provide an additional level of detail for specific areas or issues. The revised PSPS will ensure greater certainty for the community and development industry with clear direction for growth or conservation of lands in the area. Rationale for the new growth and management of the existing growth is now supported by additional background studies and further refinement of Council's land use planning framework. The PSPS will also assist Council to direct its resources to target more detailed local area strategies to facilitate the release of urban lands supported by timely infrastructure provision such as the emerging Heatherbrae Enterprise Corridor which is located within the Primary Growth Corridor for the area.

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

**The Port Stephens Planning Framework**

<b>State Government (Department of Planning and Infrastructure (DoPI))</b>		
	Current	Status update
Regional Strategic Planning Strategy	<i>Lower Hunter Regional Strategy (2006)</i>	Lower Hunter Regional Strategy (2006) under review 2011.
<b>Port Stephens</b>		
Community Vision/Longer-term planning	<i>Futures Strategy 2009</i>	Complete – used to inform Planning Strategy, and direct Councils Integrated Planning Framework and other Plans
<i>LGA wide Strategic Planning Strategy</i>	<i>Community Settlement and Infrastructure Strategy (2007)</i>	<i>Draft Planning Strategy – subject of this report.</i>
Sub-strategies - place based	Medowie, Anna Bay,	Draft - Karuah, Nelson Bay Commenced – Raymond Terrace/Heatherbrae
Implementation documents	Local Environmental Plan 2000	Standard Template LEP under development 2011
	Development Control Plan 2007	Revised DCP - under development 2011/2012

The existing CSIS is not endorsed by the Department of Planning and Infrastructure (DoPI)) The Department declined to endorse the document primarily due to its position that there were inconsistencies with the Lower Hunter Regional Strategy (LHRS) having specific regard to the population projections and sustainability principles and criteria.

On the 27 July 2010 Council resolved to exhibit a revised CSIS to be known as the draft *Community Settlement Strategy (CSS)*. The revision was in response to Council's resolution to include Wallalong as a proposed new town. The draft CSS was exhibited from 25 August to 23 September 2010. A public workshop was also conducted on 23 September 2010 for the Port Stephens Residents Panel. A total of fifteen (15) submissions were received. Details of the submissions and responses to issues raised are provided at **Attachment 1**. As a result of the submissions received and comments provided by DoPI, the draft PSPS has been reviewed. However, the original intent of the document has not altered.

**Key Amendments to the draft Port Stephens Planning Strategy**

Context - provides clarity around its role and its function within the national, state and local government context.

Clear identification of growth areas - a Port Stephens Planning Strategy Map has been prepared to provide a "snapshot" of projected growth and conservation for the area. The Map highlights the Primary Growth Corridor stretching from North Raymond Terrace (Kings Hill), to the regional centre of Raymond Terrace, to the emerging Enterprise Corridor of Heatherbrae and anchored by the Tomago Industrial Precinct.

Heatherbrae – the PSPS identifies Heatherbrae as an Enterprise Corridor and considers its emerging role and relationship to other areas of the Primary Growth Corridor.

Wallalong – the PSPS identifies land at Wallalong as Urban Growth Contingency which allows greater flexibility should growth rates accelerate beyond the current expectations of the Lower Hunter Regional Strategy (LHRS).

Tomaree Peninsula – the PSPS identifies the area as Tomaree Tourism and Lifestyle Growth Area to reflect the importance of the dual role the area plays in Port Stephens.

Anna Bay/Medowie Strategies – the PSPS includes only the key land use map from each strategy.

Population Projections – the PSPS provides revised population projections consistent with the LHRS. The projections will be monitored and reviewed if required after the data is released for the Census which is due to be undertaken in August 2011.

Nelson Bay – the PSPS provides clarity around the reference to Nelson Bay accommodating 1200 new dwellings in the LHRS.

Proposed Centres Hierarchy Map –the proposed map has been deleted and replaced with a more accurate representation of both the existing and proposed centres and suburbs.

Revised format - a new format which facilitates readability and improves presentation of the information including maps.

**Content of the revised draft Port Stephens Planning Strategy**

The draft PSPS has seven (7) sections including an Executive Summary:

- Section 1 Purpose
- Section 2 Background – provides details of the history of the development of the draft PSPS, the strategic planning framework and the history of development in the Port Stephens area.
- Section 3 National, State and Regional Policy Context – provides overview of policy documents which provide direction in the management and development of Port Stephens with particular reference to the LHRS.
- Section 4 Local Policy Context – provides overview and status of current plans such as the *Futures Strategy*, *Economic Development Strategy*, LEP, DCP and their role in providing direction for the development and implementation of the draft PSPS.
- Section 5 Strategic Information and Key Issues – provides an analysis of the current demographics shaping the LGA. This Section also considers the specific constraints and challenges facing existing development and future growth such as aircraft noise and flooding.
- Section 6 Strategic Direction – sets the overall framework to manage the growth of commercial, employment lands and residential development, ensuring there are sufficient lands to accommodate the growth while continuing to protect the natural values of the area.
- Section 7 Implementation – provides detail on what suite of documents is required to ensure the draft PSPS is implemented in an efficient and appropriate manner. Implementation tools include the development of a new Principal LEP and complementary DCP. To ensure the growth is supported with the relevant infrastructure the Section 94 Developer Contributions Plans will also be updated.

## **FINANCIAL/RESOURCE IMPLICATIONS**

The revision of the document has been undertaken within the current budget using existing staff resources.

The draft PSPS will continue to have significant financial and resource implications for Council, the public sector and the private sector in regard to infrastructure provision, long term asset management/maintenance and general development costs. For large developments such as the recently rezoned North Raymond Terrace (Kings Hill) development, it is likely voluntary planning agreements will be utilised to manage infrastructure provision.

Future costs will be incurred in the development of additional place based strategies such as the recently commenced Raymond Terrace/Heatherbrae Growth Strategy. These additional costs will be determined as part of the Council budget process.

It is submitted to Council that the PSPS should be adopted without further public exhibition. Exhibition would delay completion of the draft Principal LEP.



## **LEGAL, POLICY AND RISK IMPLICATIONS**

Adoption of the PSPS will provide a foundation for progress to complete the draft Port Stephens Principal LEP.

An LGA wide strategy is required to provide broad strategic land use planning to manage growth in a sustainable manner. The strategy must be consistent with the direction set by the State government through the LHRS. Port Stephens is included in the LHRS. Council's local strategies must therefore be consistent with, and facilitate implementation of that Strategy.

The adopted CSIS 2007 was not endorsed by the DoPI because it was viewed as being inconsistent with the LHRS, and the DoPI have also declined to endorse the place based strategies for Anna Bay and Medowie until the broader Strategy has been amended. The revised CSS did address some of the DoPI's concerns, however, the population projections and the inclusion of Wallalong continue to be issues. In response to the concerns about projections, the initial assumptions used to determine population growth have been reviewed. These assumptions projected a much higher yield of unit development, particularly in the commercial areas than what could be achieved under the current controls. All assumptions have now been reviewed and amended where appropriate. The population projections are now consistent with those in the LHRS.

On the 25<sup>th</sup> August 2009 Council resolved to include Wallalong as a new town in the CSIS 2007. A copy of the revised CSS was forwarded to Minister for Planning who responded on 5<sup>th</sup> November 2010. The Minister advised that the Department has previously advised Council that it does not support the identification of land at Wallalong as a major urban release area. The letter also advises that in the review of the LHRS "*It remains unlikely, however, that the review (due to be completed by November 2011) will identify Wallalong as an appropriate or required location for potential urban release.*" A copy of this response was provided to Council who resolved on the 14<sup>th</sup> December 2010 to invite the Minister for Planning to inspect the site. To date no formal response to the letter has been received, however, meetings between all parties have occurred with further discussions likely. As a result, Wallalong is still included in the draft PSPS. This is now the only inconsistency with the LHRS.

On 12<sup>th</sup> October 2010 Council supported a Notice of Motion to identify Boat Harbour/One Mile area as a "significant village" in the CSS. Submissions were also received from residents raising concerns that the proposed commercial hierarchy map identified Boat Harbour/One Mile as having no commercial zoned land. The map appears to have been considered out of context. The proposed commercial hierarchy was developed in the Commercial and Industrial Lands Strategy (CILS). The role of the map was to indicate a proposed concept. SGS consultants proposed Boat Harbour as having no commercial land as they did not believe it was currently viable which appears to be the case with difficulty being experienced by property owners in leasing the commercial component of their property. Further, under the Standard Template LEP, neighbourhood shops are permissible in the residential zones which would allow small scale commercial development to meet the needs of the

residents should it become commercially viable in the future. As stated the map was a proposed concept not a statement of the current situation.

To clarify the situation, the map from the CILS has not been used in the draft PSPS. A new map has been prepared which sets out the commercial hierarchy across the LGA and does not reference zoning. As a result of the map change and clarification of the context of the map Boat Harbour has not been identified as "significant village" as all suburbs play a significant role in how Port Stephens functions as an area.

### **SUSTAINABILITY IMPLICATIONS**

Includes Social, Economic and Environmental Implications

The draft PSPS provides direction for the future growth of the Port Stephens LGA to be undertaken in an ecologically sustainable manner.

### **CONSULTATION**

The draft CSS was exhibited from 25<sup>th</sup> August to 23<sup>rd</sup> September 2010. A presentation of the draft was provided to the Tomaree Residents and Ratepayers Association on the 9<sup>th</sup> August 2010. A public workshop was also conducted on 23<sup>rd</sup> September 2010 for the Port Stephens Residents Panel. Two 2-Way Conversations were held with the Councillors on 17<sup>th</sup> March 2011 and 31<sup>st</sup> May 2011. A total of fifteen (15) submissions were received from the exhibition process. The main issues are addressed below with a full list of the submissions received detailed at **Attachment 2**.

The DoPI have provided comments on Council's exhibited draft CSS and have reiterated their concerns regarding the inconsistency with the LHRS. As part of the review further discussions were held with DoPI to ensure revisions being made to the document would be both satisfactory to Council and the DoPI. Although Wallalong remains in the PSPS, DoPI is aware that discussions are still ongoing. All other aspects of the PSPS are now consistent with the LHRS.

### **Key Issues**

#### Population projections

Concern was raised over the population projections, in particular the Nelson Bay area. The LHRS includes population projections for an additional 1200 dwellings for Nelson Bay. In practical terms, the projections relates more broadly to the Tomaree Tourism and Lifestyle Growth Area, not the individual suburb of Nelson Bay. This point has been included in the draft PSPS. In addition to this, the DoPI raised the broader concern that the projections were not consistent with the LHRS and requested Council's projections be amended which has now occurred.

Commercial and industrial land supply

Concerns were raised regarding the work undertaken by consultants SGS on the *Commercial and Industrial Land Study (CILS)*. The first key issue related to the assumption that industrial land will be developed at a floor space ratio of 1:1. In practice this is not always the case and could result in Council underestimating the future demand. It is agreed that the point is worth investigating further. As a result the issue will be considered in the work being undertaken for the Heatherbrae Enterprise Corridor as part of the recently commenced Raymond Terrace/Heatherbrae Growth Strategy.

The second issue related to the need for bulky goods retailing in the LGA. The CILS reviewed the issue of bulky goods, which included information provided by the proponent of a rezoning proposal for this type of activity at Williamtown. The CILS determined that although the catchment area required for bulky goods provisions was well catered for in adjacent LGA's, Council may wish to have the option for bulky goods retailing in its own LGA. However, should Council wish to encourage this type of development Heatherbrae was considered by the CILS the most appropriate area considering its location in the Primary Growth Corridor, available land and the fact that there is already existing bulky goods outlets in the Heatherbrae area.

Sub-strategy Inclusion

The draft CSS was exhibited with a full copy of both the Anna Bay and Medowie strategies. Both of these strategies have gone through a comprehensive community consultation process followed by a formal adoption by Council. A table has been added to the appendices stating the status of sub-strategies. Further, as work is completed on each sub-strategy the key map will be inserted into the draft PSPS via a resolution from Council at their time of adoption. Only the relevant key map from both sub-strategies has been included in the revision of the draft PSPS.

Housing

In response to concern raised in submissions regarding the population forecasting and Council's ability to address the issue, additional information has been included which reinforces the good planning practice of allowing increased density around commercial centres where the services are located and then decreasing densities further away from the centres. This principle and associated criteria has been used to identify infill areas in a more strategic way. This approach will not result in a considerable change to the character of the area as infill development would continue to reflect the current low scale medium density development occurring. These principles would be implemented through the zoning regime of the Principal LEP and supported through a revised DCP.

In the most recent discussion with Councillors, concern was raised about the volume of Department of Housing dwellings which have been established in the LGA. It was agreed that public housing is very important for the community; however, the primary concern was the clustering of the housing and the associated social issues. Although the draft PSPS can not address this matter in a comprehensive way as it is not the role of the document, it is considered appropriate to raise the concern and

request a presentation by the Department of Housing which outlines what growth is expected in the LGA and what approach the Department would be taking to manage this.

#### Property Council of Australia

On the Property Council of Australia website comments were made regarding the delay of the revision of the document and the importance of the document for the land use planning and growth of the area. Firstly, Council is aware of the importance of an overarching strategy for land use and growth. There is already an adopted Strategy which remains in place until the revised Strategy is adopted. The review and updating of the document can therefore proceed without holding up development. Secondly, strategies of this nature usually undergo a review and update every five years. The review of the current document was scheduled for review in 2012, however as Council resolved to include Wallalong as a new town and the fact that a new Principal LEP was required in the short term, the opportunity was taken to update the document ahead of schedule.

The Property Council also raised concern that the revised document would not be re-exhibited. The changes to the revised draft PSPS are primarily in response to submissions and requirements to ensure the Strategy is consistent with the LHRS and the comments provided by the Department of Planning and Infrastructure. The overall intent of the document has not altered; however, the revised document has addressed many issues raised in submissions and provides a clear direction for the land use in the LGA.

It should be noted that no submission was actually received by the Property Council.

#### Formatting and Role of the Document

Several submissions raised issues of formatting and seeking clarity about the role of the document in regard to other Council documents. The document has been renamed to the Port Stephens Planning Strategy to reflect clearly what it is and an overall Strategy Map has been included to provide a quick "snapshot" of key growth areas. The document has also been improved in both reformatting and presentation.

#### Site specific requests

Of the fifteen (15) submissions received seven (7) relate to the request for the inclusion of individual sites in the PSPS. These submissions have been addressed in the Submission Register at **Attachment 2**.

## **OPTIONS**

- 1) Council resolve to adopt the revised draft Port Stephens Planning Strategy and forward to the Director General, Department of Planning and Infrastructure seeking endorsement. This is the recommended option.
- 2) Council make modifications to the revised draft Port Stephens Planning Strategy. Depending on the nature of the amendments, this may result in a further public exhibition and delay the implementation of the Strategy. This is not a recommended option.
- 3) Council resolves to place the revised Planning Strategy on exhibition for a period of 28 days. This would result in the delay of implementation of the Strategy. This is not a recommended option.
- 4) Not proceed with the revised draft Port Stephens Planning Strategy. This is not the preferred option as the current document is not endorsed by the Department of Planning and Infrastructure will not enact the Council resolution to include Wallalong as a new town in the Strategy and will impede progress on the Port Stephens Principal LEP. This is not a recommended option.

## **ATTACHMENTS**

- 1) Provided under separate cover – Port Stephens Planning Strategy 2011;
- 2) Submission Register.

## **COUNCILLORS ROOM**

- 1) Copies of Submissions.

## **TABLED DOCUMENTS**

Nil.

**ATTACHMENT 1**

**PORT STEPHENS PLANNING STRATEGY 2011**

**PROVIDED UNDER SEPARATE COVER**

ATTACHMENT 2  
SUBMISSION REGISTER

## Submission Register – draft Port Stephens Planning Strategy

Issue groups		Submission categories	
A-	Introduction	1	Submissions by Commonwealth & State agencies
B-	Policy Context	2	Submissions by other councils
C-	Local Context	3	Submissions by community organisations*
D-	Strategic Directions	4	Submissions by individuals
		5	Submissions by companies
E-	Local Strategic Directions		
F-	Implementation		
G-	Trends and Future Issues		
H-	Figures		

\* Excludes religious organisations acting as property owners (these are included in >E).

MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

Issue Group	General nature of the Issue raised	Locality	Sub No.	Sub Cat	Comment	Council Response	Recommendations for revised Strategy
E	<p>The lot yield (1,050) and population increase (2,650) contained in Table 13 are at odds with both page 98 and the proposed Concept Plan for the Walkalong Urban Release Area.</p> <p>This is a relatively unconstrained area and there will be a likely future demand for housing in the UGA.</p> <p>Formatting errors with the headings in section Part E.5 Industrial Areas from pages 96 to 104.</p>	Walkalong	1	5	<p>Table 13 should be amended to reflect the correct figures.</p> <p>Council should consider a higher priority and an earlier timing for Walkalong than that contemplated by Table 13. Alternatively, timing should be flexible in response to changing circumstances.</p> <p>Heading should be changed to infill areas.</p>	<p>The inconsistency is noted, the figures have been reviewed and amended.</p> <p>Significant amount of work will need to be undertaken by the proponent to resolve planning issues for Walkalong. The DoPI have indicated that they do not support Walkalong as an urban release area. Given this issue the timing is considered appropriate. Should the DoPI amend their position in view of the upcoming URS review, the timing could be amended.</p> <p>Formatting has been reviewed and the Strategy redrafted.</p>	<p>Strategy amended to reflect correct figures.</p> <p>No change</p> <p>The Strategy has been reformatted.</p>
D	Lots 131 & 132 DP 609165 (Cabbage Tree Rd, Willamtown) are split zoned SP1 DAREZ and Rural 1(a)	Willamtown	2	5	Request Council to consider the portion of the two lots that are zoned Rural 1(a) for high priority investigation to be rezoned to SP1 DAREZ.	The request is for a rezoning. The Strategy does not rezone land. This proposal has been considered previously and was not included on the basis that sufficient land has been rezoned for the DAREZ proposal. Any rezoning of this land would need to be considered in the context of the DAREZ Strategy. However, it is acknowledged that a component of the area may be required for additional access to the Business Park. The area in question has been added to the relevant Willamtown map.	Include land as "Potential DAREZ investigation Area" on the Willamtown map.
E	Part Lot 2 DP 37430 Newline Road is identified within the Kings Hill Supplementary Rezoning Submission and Environment Management Strategy as a site displaying	Kings Hill	3	5	Request the site be put forward for rezoning consistent with the uses identified in the Kings Hill EMS which is to have the	This proposal is of a minor nature and would require the proponent to lodge a planning proposal. No changes would be required to the PSPS.	No change. The proponent be advised that a planning proposal should be submitted which demonstrates consistency with the overall intent of the North Raymond Terrace (Kings Hill) release area.



**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Issue Group	General nature of the Issue raised	Locality	Sub No.	Sub Cat	Comment	Council Response	Recommendations for revised Strategy
	opportunities for the residential development. The draft LEP 2007 – Kings Hill did not include rezoning of the subject site.				land nominated for rezoning based on an enabling clause to the existing – General Residential zoning to allow Rural Residential style large lot zoning.		
E	<p>The Strategy has relied on conclusions derived from the Port Stephens Commercial and Industrial Lands Study. It is considered that the CILS underestimated future demand and assumptions and conclusions should be reviewed.</p> <p>A detailed review and analysis of the CILS is attached with this submission.</p>	Heatherbrae	4	5	<p>Request Council to review the medium to long term supply of general industrial land in Port Stephens.</p> <p>Request Council to amend Figure 67 – Heatherbrae Industrial Infill Areas to include Part Lot 99 DP 1092640, 343 Masonite Rd, Heatherbrae.</p> <p>FSR 1.1</p>	<p>The submission is premised on a future rezoning proposed to be submitted in the short term. This land is identified in the Lower Hunter Regional Strategy Green Corridor and as such cannot be recommended for inclusion in the Strategy as it would be inconsistent with the Lower Hunter Regional Strategy.</p> <p>A good point is raised regarding the assumption of a FSR 1.1 being used to determine potential long term projection yields. This assumption will be monitored and reviewed when necessary.</p> <p>In regard to Heatherbrae in general terms, the repositioning and review of the area is required. Council has already commenced the Raymond Terrace/Heatherbrae Growth Strategy. This sub-strategy will review in more detail the future capacity and identify areas for potential rezoning.</p>	<p>Heatherbrae has been identified in the PSPS as an Enterprise Corridor. The area will be investigated in more detail to understand what sites should be considered for potential future development. This work will need to occur prior to determining whether this site is appropriate for inclusion considering it currently sits within the LHRS Green Corridor.</p> <p>This assumption will be considered in the context of the Raymond Terrace/Heatherbrae Growth Strategy and considered as part of the monitoring of the long term projections in the Strategy.</p>
D	Unable to locate reference to Council Committee Report of 27 July 2010 that states the draft Strategy is recommending that minor extensions of the rural residential area may be considered on their merits. Individual proposals such as at Seaham would therefore need to be considered as future planning proposals.	Seaham/Brandy Hill	5	5	Request Council to modify the draft Strategy to be consistent with the intention outlined in the Council report.	The proposal is of minor consequence for the Strategy and as such does not need to be included. The intention of the Council report statement was to clarify that minor rezoning be subject to standard processes and not require amendment of the Strategy.	include a line in the draft Strategy that states that 'proposals of a minor nature will be considered on their merits as individual planning proposals'.
D	Concerns about several conclusions and recommendations made in the SGS Report and the flow through impact on the Settlement Strategy.	Williamstown	6	5	Request that the 27 hectare site (Lot 6 DP 1110164) corner of Nelson Bay and Cabbage Tree Roads.	Review of the CILS or particular assumptions would be subject to a separate process.	No change

MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

Issue Group	General nature of the Issue raised	Locality	Sub No.	Sub Cat	Comment	Council Response	Recommendations for revised Strategy
	<p>LEP and DCP</p> <p>Limiting bulky goods to this area (Willamdown) only a poor planning policy and runs counter to the stated objective in the Settlement Strategy</p> <p>Lists administrative errors</p>				<p>Willamdown (subject of a current Planning Proposal) be identified as a site for employment generating uses to complement and support the surrounding land uses including the Airport, RAAF Base and DAREZ.</p> <p>Seek amendment to the Strategy that include Willamdown as a preferred area for bulky goods and states that the planning proposal of Willamdown should be considered as part of the Lower Hunter Regional Strategy due for review in 2011.</p>	<p>The submission is premised on a current planning proposal, the site is not identified in the DAREZ Strategy or the Lower Hunter Regional Strategy as required for employment lands. Furthermore, this land is identified in the LHRs as being within the Watagan Stockton Green Corridor and is constrained by significant strategic flooding and drainage issues in the Willamdown/Fullerton Cove area. As such, there is limited 'growth' potential and support of this would be inconsistent with the Lower Hunter Regional Strategy. The rezoning proposal will be considered on its merits.</p> <p>Review administrative errors.</p>	<p>The CIS identifies Heatherbree as being more suited for bulky goods development and is part of the LGA Primary Growth Corridor. Willamdown is positioning itself as a specialised aviation Business Park. Between the large amounts of commercial/ industrial lands in the Airport Precinct and the DAREZ Business Park a future release of employment lands would potentially have an adverse impact in the immediate locality as well as in the Primary Growth Corridor Raymond Terrace and Heatherbree Enterprise Corridor. Further, until all lands under investigation for the DAREZ Business Park has been explored it would be inappropriate to compromise surrounding lands should they be required in the longer term for this specialised area.</p> <p>Change administrative corrections.</p>
	<p>Disagrees with the projections for population and business and industrial development</p> <p>The submission is focused primarily on Nelson Bay and seeks additional data.</p> <p>Requests sustainability criteria.</p>		7 & 8	3	<p>Need for soundly based projections of population and business and industrial development.</p> <p>There should be a comprehensive SWOT of their locality.</p> <p>A clear statement of sustainability criteria should be provided as the basis for strategies.</p>	<p>Population projections are provided on a planning area basis. SGS have modelled commercial and industrial floorspace demand in accordance with accepted economic practices.</p> <p>The PSPS is broad in focus. A SWOT analysis is often undertaken in various forms in sub-strategies.</p> <p>The PSPS is based on the sustainability framework of the Integrated Strategy Plan and LHRs.</p>	<p>The population projections have been reviewed to allow for the PSPS to be consistent with the LHRs. The Strategy is based on the best available information, however, it is noted that the Census is due to occur in August 2011. All projections will be reviewed when the new data becomes available.</p> <p>Comment noted and will be considered for inclusion on its merits in future sub-strategies.</p> <p>No change required. The PSPS is based on higher level documents.</p>

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Issue Group	General nature of the issue raised	Locality	Sub No.	Sub Cat	Comment	Council Response	Recommendations for revised Strategy
	Request for additional economic analysis.				An analysis of market preferences should be provided.	This level of detail is not undertaken for a strategy which is as broad as the PSPS.	This information is always good to have, however, would need to be factored in to the budget of a work program for a sub-strategy. This type of data will likely be sourced for the Raymond Terrace/Heatherbrae Growth Strategy.
	Requests more consultation.				Full consultation with the community should occur.	There has been consultation for PS Futures, the Integrated Strategic Plan and the CSIS (PSPS). The latest document is an outcome of these consultations.	No change. Extensive consultation has been undertaken. Additional consultation will be undertaken as part of the normal local area planning process.
	Request more information be included from State and national documents.				A review of State and National legislation, policies and guidelines which "impose" of the framework for local strategies should be undertaken.	This was undertaken as part of PS Futures, through the key documents summary. Further, additional information is provided in the PSPS.	This has been addressed in the revised PSPS
	Requests sub-strategies be undertaken prior to overarching strategy.				The CSIS should not be undertaken in the absence of these building blocks, Raymond Terrace Growth Strategy, Nelson Bay Strategy, Erarah Growth Strategy, Local Area Strategy for the Tomaree and Tilgory Peninsulas, an Integrated Transport Strategy for Port Stephens.	The PSPS provide the framework within which these detailed local strategies are undertaken.	No change
	Requests the Strategy provide direction for sub-strategies.				The overall CSIS should provide provisional or interim guidance for the above areas.	The PSPS provides this framework.	No change
	Request for more sub-strategies to be undertaken.				Local Area Strategies for Nelson Bay, Salamander Bay centre and Anna Bay are needed.	A local area strategy already exists for Anna Bay and a draft Nelson Bay strategy is currently being finalised.	Anna Bay Strategy adopted by Council on 16 December 2008. Nelson Bay Strategy currently underway. A Strategy for Salamander Bay could be considered in the context of future work programs as resources become available.
	Disputes data.				Data used in the CSIS is inaccurate, inconsistent and not well referenced.	There are some inconsistencies in data due to it being undertaken at different times; referring to different spatial areas and being produced for different purposes.	Referencing has been improved. Some inconsistency of data is due to the different underlying assumptions of certain data sources. Other inconsistencies have been addressed.

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Issue Group	General nature of the Issue raised	Locality	Sub No.	Sub Cat	Comment	Council Response	Recommendations for revised Strategy
	Disputes data.				P2 CSIS Exec Summary shows demand for additional commercial land. This should be total projected commercial land.	Referencing could be more comprehensive. Agreed	This has been addressed in the PSPS.
	Seeks clarification of special areas.				P123 CSIS shows 1318 additional dwellings for Nelson Bay. What special area is being used – Nelson Bay suburb or the DoPT explanation of the LHRs "Soldiers Point for Fingal Bay?"	Dwelling projections have been reviewed in line with the LHRs. Additional wording has been added to provide clearer understanding of dwelling projections and areas included.	This matter has been clarified in the PSPS.
	Identifies inconsistency in data.				Inconsistencies in source documents SGS Commercial and Industrial Lands Study 2010 P33 2001 demand 67,293 m <sup>2</sup> , P33 62,164 m <sup>2</sup>	These figures do not need to be included in the PSPS.	These figures are not quoted in the PSPS.
	Disputes population data.				CSIS projected LGA population of 117,764 by 2031; 2010 CSIS projects 94,200 – why the difference?	These figures have been reviewed.	This has been addressed in the PSPS.
	Concern that projected growth has to be met in the area.				There is an underlying presumption that projected growth and demand for expanded settlement must be met – growth prospects and needs to be evaluated against sustainability criteria and environmental impacts.	The PSPS identifies broad areas for potential growth based on the LHRs and preliminary site analysis. More detailed assessment of local areas would be made at a local area plan/structure plan stage.	No changes. The PSPS is based on the sustainability framework provided by higher level documents such as the LHRs.
	The document must comply with state requirements.				CSIS should heed State level planning principles, eg. Coastal planning and Sea Level Rise Policy.	The PSPS considers these issues, however, since policy responses to climate change are still being developed, the PSPS is unable to provide further detail at this stage.	No change, however this issue needs to be monitored closely as policy develops.
	More information is required on infrastructure.				CSIS needs to include an assessment of infrastructure needs.	Infrastructure is discussed, however, not at a comprehensive level. In the future as resources	Consider possibility of infrastructure study in the context of the forwards works program. Continue to pursue infrastructure needs through the current



**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Issue Group	General nature of the Issue raised	Locality	Sub No.	Sub Cat	Comment	Council Response	Recommendations for revised Strategy
	Disagree with the description of Salamander as a stand alone shopping centre.				Salamander is becoming a comprehensive centre, not just a stand alone shopping centre eg. library and community centre located there.	become available an infrastructure analysis would be of benefit.	management plan and Council's advocacy role.
	Request for master plan of Salamander shopping centre.				Salamander centre needs a master plan to integrate its function and ensure pedestrian connectivity amongst other matters.	When considered in the broader context of a centres hierarchy, Salamander has the dominant features of a stand alone shopping centre.	No change.
	Insufficient direction for Nelson Bay.				Draft CSS does not provide much direction for Nelson Bay.	The request is noted however, is not a part of a broad strategy consideration.	No change. Council may wish to consider the need for a master plan when considering the forward works program.
	CSS does not address vacancy of dwellings in the Tamarua Peninsula.				CSS fails to recognise the under occupancy of dwelling stock in the Tamarua Peninsula, particularly Nelson Bay.	The PSPS is a broad strategic document which provides direction for sub-strategies such as the one currently underway for Nelson Bay.	No change to the PSPS.
	CSS should address the need for more permanent residents on the Tamarua Peninsula.				CSS should contain proposals to achieve a higher proportion of permanent residents, and fully commercial tourism occupation.	The PSPS consider this issue.	No change
	Requires housing market analysis.				A future housing market analysis is needed.	Agreed that this is of concern. The scope of addressing this issue is beyond the PSPS, and is very difficult to address.	No change.
	Requires more detail on aged housing.				Aged housing including supported accommodation should be included in the CSS.	A housing market analysis from a land economics/market perspective would be very useful to inform the planning process and to identify areas more likely to be market ready for change.	No change. If lands are available in the future a project of this nature would be of benefit.
						Ageing is a major issue in Port Stephens. The issue should be identified in the PSPS and incorporated into the concept of more intensive centres. It is noted	The next review of the Social Plan could provide a more detailed response to the aged accommodation issue.

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Issue Group	General nature of the Issue raised	Locality	Sub No.	Sub Cat	Comment	Council Response	Recommendations for revised Strategy
	<p>Question the need to increase commercial space.</p> <p>Objection to use of term "unzoned land".</p>				<p>Proposals for increased commercial floorspace should be justified against the potential to attract these businesses.</p> <p>CSS P37 - Use of the term "unzoned" land is misleading. All land is zoned.</p>	<p>that the provision of supported accommodation is dependent on Commonwealth funding formula and not driven from a local level.</p> <p>The SGS study uses accepted modelling to identify likely business demand. While this approach does not identify individual businesses, it provides a good indication of the amount of floorspace required in a specific area. Ongoing monitoring is required to understand actual floorspace take up and to make adjustment to policy as a result. Consumer trends change over time.</p> <p>This term is often used in planning strategies and refers to land not zoned for a future potential purpose being discussed. It is understood that the term may confuse people and has been amended.</p>	<p>No change. The PSPS provides flexibility to cater for anticipated changes in market demand.</p> <p>References amended.</p>
B	<p>Doesn't consider it to be a strategy. Needs to discuss potential and desirability of all new developments – commercial, industrial, residential, recreational, Greenfield or infill. Requires triple bottom line assessment of the viability of identified proposals.</p>	General	9	4	<p>Needs to state what the vision for the LGA is. Need definitions and assumptions perhaps as an Appendix.</p>	<p>The amended Strategy addresses a greater analysis of land supply and demand. The vision for the LGA is addressed through the PSPS and the Futures Strategy.</p>	No change
B	<p>Too much emphasis is placed on rotatable structures than the importance of trees.</p> <p>Little thought is given to the health of the ratepayers that live under the flight path of the over increasing air traffic movement.</p>	General	10	4	<p>Concern for trees in the LGA and emphasis on structures.</p> <p>Concern for health of those under flight path.</p>	<p>The PSPS is a broad strategy. Trees are addressed through other Council documents such as the tree Preservation Order, DCP landscape provisions, heritage schedule etc.</p> <p>This is a broad land use strategy. There are specific regulations to deal with health, airport and air craft management. Aircraft noise is considered by Council through the rezoning and development assessment process.</p>	<p>Noted. No change</p> <p>No change.</p>

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Issue Group	General nature of the issue raised	Locality	Sub No.	Sub Call	Comment	Council Response	Recommendations for revised Strategy
	Nelson Bay and Shoal Bay areas are becoming another Surlers Paradise, only difference being the height of buildings.				Statement.	using 117 Directions from the Minister and Australian Standards' policy and DCP. Council is discussing the impact of aircraft noise through separate forums, such as the recently formed Aircraft Noise Reference Panel.  Comments are noted. The PSPS does not address the issue of height of buildings.	No change.
D	Council must have guidelines that described areas as high or low or medium density urban. So it would not be unreasonable to assume that Council would consider lots under 800m <sup>2</sup> as high density urban.	Boat Harbour/ One Mile	11	4	Believe Council can only describe the Boat Harbour and One Mile Community as a village.	Council has no such guidelines relating to densities of residential allotments.  There appears to be confusion as to the role of the centres hierarchy. The commercial centres hierarchy map was prepared by SGS who noted that Boat Harbour has no currently functioning commercial land and the needs of the area can be met by neighbourhood shops being permissible in residential zones. To eliminate the concerns the draft map has been removed.	The draft map has not been used in the revised PSPS. An amended map has been included which identifies all areas.
D	Results of Public meeting held at Boat Harbour Recreation Club, Boat Harbour /One Mile residents are deprived of facilities because village has been regarded as a 'non' area with 'no commercially zoned land'.	Boat Harbour/ One Mile	12	3	The community is concerned that no commercial land will equate to less services such as recreational facilities being made available in the area or even loss of existing facilities.	Council is undertaking a separate Strategic Review of its recreational lands. A copy of this submission has been forwarded to that department for consideration.  There appears to be confusion as to the role of the centres hierarchy. The commercial centres hierarchy map was prepared by SGS who noted that Boat Harbour has no currently functioning commercial land and the needs of the area can be met by neighbourhood shops being permissible in residential zones. To eliminate the concerns the draft map has been removed.	The draft map has not been used in the revised PSPS. An amended map has been included which identifies all areas.
E	Does not like shop-top housing and 3 storey townhouses and villas on	Anna Bay	13	4	Residents want minimum lot sizes of 600m <sup>2</sup>	Smaller lots, mixed-use, townhouse and villa development	No change.

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Issue Group	General nature of the Issue raised	Locality	Sub No.	Sub Cat	Comment	Council Response	Recommendations for revised Strategy
	300m <sup>2</sup> lots.  Want to sustain the lifestyle they now enjoy.					are encouraged in the town centre neighbourhood. Some of this development is already occurring under existing controls. Larger lots are still encouraged in other neighbourhoods and new release areas. Good urban design should always be sort through DCP 2007.  This is market driven. A variety of housing is being encouraged in the town centre neighbourhood to facilitate greater choice. Planning controls do not discriminate or determine what kind of people are acceptable in a community.	Noted.
	Climate Change				Are any precautions being taken to combat this effect of global warming on the coastal areas?	Council is currently collecting data and determining what is the most appropriate way to manage impacts of climate change. That project is ongoing and will inform documents such as the PSPS, LEP, and DCP.	No change. It should be noted that the Anna Bay Strategy will not form part of the revised PSPS.
	Relocation of small industrial area East of the town centre to the Western entrance of Anna Bay				Who will cover these costs and how will it be achieved?	Rezoning and developing land is carried out at the expense of the developer. There are numerous stakeholders involved in rezoning land and it may take years to occur.	These comments relate to the adopted Anna Bay Strategy. No change is recommended to the adopted Strategy.
	New urban area at Walkalong and Meadowe should cater for needs of future residents.	Walkalong/ Meadowe			Meadowe should retain its semi-rural ambiance.	Meadowe will be developed in accordance with the adopted Meadowe Strategy. Walkalong has been included in the PSPS as urban contingency to allow for future growth.	These comments relate to the adopted Meadowe Strategy and no changes are recommended through the PSPS. It should be noted that the Meadowe Strategy will not be included in the revised PSPS but will remain a sub-strategy to the PSPS.
	Nelson Bay is relatively unspoilt environment which appeals to tourists. There are places which restrict the intake of population and visitors because of spatial limitation and environmental protection.	Nelson Bay			Population needs to be restricted.  Statement	Population has been revised to comply with the LHRS.  Agree that this is the case and is reinforced through the variety of land use zones across the LG-A.	Population projections have been amended.  No Change.



**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Issue Group	General nature of the issue raised	Locality	Sub No.	Sub Cat	Comment	Council Response	Recommendations for revised Strategy
	Harbour /One Mile residents are deprived of facilities because village has been regarded as a 'non' area with 'no commercially zoned land'	Boat Harbour/ One Mile	14		Believe that Council can only describe the Boat Harbour and One Mile Community as a village...	There appears to be confusion as to the role of the centres hierarchy. The commercial centres hierarchy map was prepared by SGS who noted that Boat Harbour has no currently functioning commercial land and the needs of the area can be met by neighbourhood shops being permissible in residential zones. To eliminate the concerns the draft map has been removed.	The draft map has not been used in the revised PSPS. An amended map has been included which identifies all areas.
D	Request to include Boundary Road rezoning in the revised Strategy.	Meadowle	15	4	Meadowle is a key growth area and Council has already endorsed the site to proceed for a Gateway determination.	The site has been included in the revised Strategy to reflect Council's endorsement of a planning proposal. This rezoning has not been finalised to date.	Map amended in the revised PSPS.

ITEM NO. 2

FILE NO: PSC2011-01753

**SUPPLY OF ELECTRICITY CONTRACT – LARGE SITES & STREET LIGHTING**

REPORT OF: DAMIEN JENKINS – FINANCE SERVICES MANAGER

GROUP: COMMERCIAL SERVICES

**RECOMMENDATION IS THAT COUNCIL:**

- 1) To delegate authority for the General Manager to act on behalf of Council if satisfied with the outcome of the reverse auction as conducted by Regional Procurement.

**COUNCIL COMMITTEE MEETING – 21 JUNE 2011****RECOMMENDATION:**

	<b>Councillor John Nell Councillor Caroline De Lyall</b>	That the recommendation be adopted.
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**ORDINARY COUNCIL MEETING – 28 JUNE 2011****RESOLUTION:**

<b>219</b>	<b>Councillor Bruce MacKenzie Councillor Ken Jordan</b>	It was resolved that the recommendation be adopted.
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**BACKGROUND**

The purpose of this report is to advise that Regional Procurement (division of Hunter Councils) have approached Council to consider participating in a reverse auction for street lighting and larger sites using greater than 160MWh (mega watt hours – unit of measure) of electricity per annum. The reverse auction process was performed with great success for Port Stephens Council's electricity supply for the period of 1 July 2010 through to 31 December 2012.

It is proposed to test the market by way of a reverse auction with a view to obtain the very best possible result. The process of the reverse auction is discussed in greater detail later in the report.

There are two major components in the supply of electricity to any property, being the distribution network and retail supply. When electricity is generated it is distributed via network operators (e.g. Energy Australia), that same electricity can then be purchased from any licensed retail electricity supplier. Since 1 January 2002, all electricity customers in NSW have had the option to choose their retail electricity

supplier and enter into a negotiated retail supply contract, or to remain with their standard retailer on a regulated tariff.

Factors which tend to increase market prices include weather patterns, drought, reduced generation, and instances when there are significant levels of business seeking renewal of energy contracts at the same time. Pre-purchasing energy up to 18 months in advance enables retail suppliers to take advantage of when the market is at an optimum level which in turn helps to even out market volatility.

Council currently purchases electricity for street lighting from AGL and larger sites using greater than 160 MWh of electricity per annum from TRUenergy via the previous Reverse Auction conducted by Regional Procurement in conjunction with Energy Action. These contracts will expire 31 December 2012. In addition to street lighting (1956 MWh) these sites will be included:

Works Depot Raymond Terrace, Salamander Aquatic Centre, all of Council's Holiday parks, Council chambers, Raymond Terrace Community Care centre, Tilligerry Pool, Raymond Terrace pool and sporting fields, Tomaree Library and 4 commercial properties.

The review of Council's purchasing of electricity will allow the investigation of the benefits and cost implications of increasing the percentage of green energy purchased.

#### THE REVERSE AUCTION PROCESS

Regional Procurement have a formal partnership agreement with EnergyAction, an independent energy retailer which utilises a reverse auction platform and their knowledge of the ever volatile energy market, to ensure the best competitive price for the supply of electricity to their client.

In a reverse auction, the role of buyer and seller is reversed, with the buyer driving the auction, as opposed to the seller. Typically, a buyer contracts with a market intermediary, in this case EnergyAction, to conduct all the necessary preparations to conduct the reverse auction. This includes finding suppliers, organising the auction, managing the auction event, and providing auction data to buyers to facilitate decision making.

EnergyAction, on behalf of Council, issues a request for proposal (RFP) to purchase 'a lot' of electricity supply. At the designated date and time, several suppliers will log on to the auction site and input several quotes over a 10 minute period, if there is a bid placed within the last 3 minutes the auction is extended for a further 5 minutes, this will go on until all retailers have reached their maximum. These quotes reflect the prices at which they are willing to supply the requested goods or services. The last few minutes of bidding typically result in highly charged competition as bidders scramble to submit their best and final bids at the last possible moment.

## MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

Quoting performed in real-time via the Internet results in dynamic bidding. This helps achieve rapid downward price pressure that is not normally attainable using traditional static three quote paper-based bidding processes.

Due to the nature of the electricity market, tender prices can only be held for a very short time, needing formal acceptance within 5 – 7 days of tender closure, hence providing insufficient time to follow normal reporting regime of Council.

The tender process will provide an opportunity for Council to increase the component of green power purchased, however the financial implications of such an increase will be dependent on tender prices submitted.

There are two proposed options for the length of contract for both the large sites and the street lighting. There will be separate auctions for each and the recommendation will be to take which option offers the best overall outcome to Council. The two proposed contract period options are:

- 1 January 2013 - 31 December 2014, Term of 24 months
- 1 January 2013 - 31 December 2015, term of 36 months

Depending on the outcomes of this report the process would be:

- Step 1 Consideration of this report and delegation of authority to the General Manager to negotiate on behalf of Council.
- Step 2 Notify Regional Procurement of the outcome of this report.
- Step 3 Participate in the reverse auction process undertaken by EnergyAction.
- Step 4 Regional Procurement to provide the General Manager with the Reverse Auction Evaluation Report and recommended energy retailer/retailers. If satisfied with the outcomes the General Manager can then sign the client Service Agreement with the successful energy retailer/retailers.

### Reverse Auction Evaluation Methodology

The Reverse Auction for both the large sites and the street lighting will be based on several criteria similar to those as set out following:

CRITERIA	%
Total Price offered	85
Quality Assurance – Conform/Not Conform Retailer conforms to the Electricity Retail Suppliers Licence Conditions	5
Customer Service Number of obligations breached according to the Energy distribution and retail licences Compliance Report for 2007/08	5
ESD – Conform/Not Conform (Annual Greenhouse Gas Benchmark Statement)	5
<b>Total</b>	<b>100</b>

A key part of the review of the Reverse Auction Evaluation will be the retailer's conformity to IPART regulations and the sourcing of Greenpower.

## **FINANCIAL/RESOURCE IMPLICATIONS**

Regional Procurement advise that EnergyAction has called over 2000 reverse auctions with proven results. In the previous Reverse Auction for the supply of electricity for both large sites using greater than 160MWh (mega watt hours – unit of measure) of electricity per annum and Street Lighting, savings of 18.22% were realised. In recent Reverse Auctions performed for other Council's in the Hunter similar savings have been realised also.

## **LEGAL, POLICY AND RISK IMPLICATIONS**

Calling of this tender meets the requirements of Local Government (General) Regulation 2005.

## **SUSTAINABILITY IMPLICATIONS**

The process will also give Council an option of assessing the economic impacts and environmental benefits of increasing the percentage of green power that is purchased by Council.

## **CONSULTATION**

Regional Procurement  
Energy Action  
Procurement & Contracts Co-ordinator  
Civil Assets Engineer  
Environmental Education Officer  
Power Rangers.

## **OPTIONS**

- 1) Accept the recommendation;
- 2) Reject recommendation.

## **ATTACHMENTS**

Nil.

## **COUNCILLORS ROOM**

Nil.

## **TABLED DOCUMENTS**

Nil.

**ITEM NO. 3**

**FILE NO: PSC2005-4359,  
PSC2008-1320, PSC2006-1315**

**WRITE OFF OF UNRECOVERABLE JUDGMENT DEBTS**

**REPORT OF: DAMIEN JENKINS, FINANCIAL SERVICES MANAGER  
GROUP: COMMERCIAL SERVICES**

**RECOMMENDATION IS THAT COUNCIL:**

- 1) Write off the outstanding judgment debt for court awarded legal costs owed by Blue Lagoon Village Pty Ltd (deregistered) in the amount of \$45,333.60 (account number 10028.57) as attempts to recover the debt would not be cost effective and any successful recovery is doubtful.
- 2) Write off the outstanding judgment debt for court awarded fine and legal costs owed by Robinsons Anna Bay Sand Pty Ltd (deregistered) in the amount of \$180,106.42 (account number 10032.57) as there is no viable avenue via which recovery of the debt could be pursued.
- 3) Write off the outstanding judgment debt for court awarded legal costs owed by Dream 510 Pty Ltd (deregistered) and its former Directors in the amount of \$23,084.17 (account number 10033.57) as the debt is not lawfully recoverable.

**COUNCIL COMMITTEE MEETING – 21 JUNE 2011**

**RECOMMENDATION:**

	<b>Councillor John Nell Councillor Shirley O'Brien</b>	That the recommendation be adopted.
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**ORDINARY COUNCIL MEETING – 28 JUNE 2011**

**RESOLUTION:**

Cr Caroline De Lyall entered the meeting at 5.41pm prior to voting on Item 3.

<b>220</b>	<b>Councillor John Nell Councillor Peter Kafer</b>	It was resolved that the recommendation be adopted.
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**BACKGROUND**

The purpose of this report is to obtain Council approval to write off debts that are unrecoverable.

### **Blue Lagoon Village Pty Ltd**

The judgment debt for Blue Lagoon Village Pty Ltd originated from costs awarded to Council in Land and Environment Court proceedings (40407/2005) brought by Council in relation to unlawful development at premises at 181 Nelson Bay Road, Williamstown. The mortgagee, Grenfell Securities Ltd (Under Administration) took possession of the property following mortgage default.

Blue Lagoon Village Pty Ltd was deregistered on 9 December 2007. Council had separately resolved to sell the subject property for unpaid rates on 30 July 2011, however following searches and investigations, Council understands that there will be a substantial shortfall in sale proceeds to meet the secured mortgage which takes precedence over Council's awarded legal costs judgment debt. The external administrator, McGrath Nichol paid the arrears of rates on 7 April 2011 and so the proposed Council sale of the land for unpaid rates will not proceed.

The property is a disused tourist facility with a caretaker in residence that does not generate any income that Council could seize to satisfy the debt.

### **Robinsons Anna Bay Sand Pty Ltd**

The judgment debt for Robinsons Anna Bay Sand Pty Ltd (deregistered) ("RABS") originated from penalty (\$100,000) and costs (approximately \$80,000) awarded to Council in the Land and Environment Court prosecution (50026/2006) brought by Council in relation to sand extraction without development consent. The extraction had taken place on Crown Land at Anna Bay. RABS did not have a Crown licence for the sand extraction nor had it paid any royalties to the Crown for the sand extracted. The company was placed into voluntary administration under Stuart Ariff, who has since been struck off as an administrator. The company was deregistered on 25 May 2008, with no return of dividends to any class of creditors.

The majority of Council's costs in this matter were expended prior to RABS going into voluntary administration and liquidation. Until that point, Council had no way of knowing the company was intending to go through the process of winding up. Council's case was assessed as being very strong and it was determined Council should continue with the prosecution as a matter of public policy and principle.

Council sought advice as to any avenue for recovering the fine imposed on the company and/or the costs order made against the company from its former directors. In short, Council was advised that the directors could not be held liable for the debt as there was nothing at law permitting personal liability of directors for fines and costs arising out of a criminal conviction under the Environmental Planning and Assessment Act 1979. Further, there was no apparent record of any transactions for the purposes of defeating creditors or of the company having incurred debts whilst trading insolvently (for which directors can be held personally liable).

Council has not been able to ascertain whether the State Debt Recovery Office (SDRO) has the power to assist with recovery of the penalty of \$100,000 (SDRO cannot assist with recovery of the \$80,000 in costs). Even if it were possible for SDRO to assist with recovery of the penalty, it is likely the costs involved in pursuing the

amount would substantially reduce if not completely diminish any possible return to Council.

### **Dream 510 Pty Ltd**

The judgment debt for Dream 510 Pty Ltd (deregistered) originated from costs awarded to Council in the Land and Environment Court proceedings (40133/2006) brought by Council in relation to unlawful development at 290 Nelson Bay Road, Salt Ash.

Dream 510 Pty Ltd was deregistered on 19 August 2009. Its two Directors were declared bankrupt in 2008 and the Insolvency Trustee Service of Australia have advised that both were discharged from bankruptcy on 16 February 2011. There was no dividend distributed to creditors. Council cannot lawfully recover this debt.

### **FINANCIAL/RESOURCE IMPLICATIONS**

A provision for these doubtful debts was made and brought to account in Council's financial statements in 2008 therefore this write-off will not impact the current budget.

### **LEGAL, POLICY AND RISK IMPLICATIONS**

In order to pursue the former directors of these companies personally, Council would have to prove the companies were trading whilst insolvent at the time Council's costs were incurred. This would most likely be costly and difficult.

A Council resolution is required to write off these debts under clause 213 of the Local Government (General) Regulation 2005.

### **SUSTAINABILITY IMPLICATIONS**

Includes Social, Economic and Environmental Implications

Nil.

### **CONSULTATION**

Revenue Coordinator, Legal Services Manager, Financial Services Manager, Harris Wheeler Lawyers.

### **OPTIONS**

- 1) Accept the recommendation;
- 2) Modify the recommendation;
- 3) Reject the recommendation.

### **ATTACHMENTS**

Nil.



**COUNCILLORS ROOM**

Nil.

**TABLED DOCUMENTS**

Nil.

**ITEM NO. 4****FILE NO: ROI 01-2011****RECOGNISED CONTRACTORS LIST****REPORT OF: DAMIEN JENKINS – FINANCIAL SERVICES SECTION MANAGER****GROUP: COMMERCIAL SERVICES**

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**RECOMMENDATION IS THAT COUNCIL:**

- 1) Approve the establishment of a register of pre-qualified suppliers for Port Stephens Council in accordance with the Local Government Act 1993 section 55 and the Local Government (General) Regulation 2005. This register is to be available for use by Port Stephens Council staff for a period of 3 years commencing 1 July 2011.
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**COUNCIL COMMITTEE MEETING – 21 JUNE 2011****RECOMMENDATION:**

	<b>Councillor John Nell Councillor Shirley O'Brien</b>	That the recommendation be adopted.
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**ORDINARY COUNCIL MEETING – 28 JUNE 2011****RESOLUTION:**

<b>221</b>	<b>Councillor Bruce MacKenzie Councillor Ken Jordan</b>	It was resolved that the recommendation be adopted.
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**BACKGROUND**

The purpose of this report is to recommend Council adopt the list of registered suppliers for the purposes of streamlining all of Councils tendering / quotation processes.

This is the third ROI that the Procurement Section has undertaken to assist in improving the tendering and/or the quotation processes routinely undertaken by Council staff. This involved advertising for a registration of interest from experienced companies who were willing to provide services to Council on a contract basis across a wide range of categories.

A Registration of Interest (ROI) was advertised in the Examiner, Newcastle Morning Herald, Sydney Morning Herald and Council web page throughout March 2011.

In November 2009, a report was approved by Council to maintain a perpetual listing. This was to allow new suppliers to gain access to placement on Council's list and give Council a broader base to access for tendering.

To date, over 150 submissions have been received and several companies have opted to select for more than one category and/or type within a category.

As mentioned above this list of suppliers also provides a useful resource for sourcing suppliers outside of the formal tendering process.

All appropriate information will be placed in a database on our network and may be accessed by relevant staff.

The ROI document was structured and advertised in accordance with particular categories of supplier expertise. Internal consultation was co-ordinated by the Procurement & Contracts Co-ordinator with all relative internal departments of Council to ensure they understood why the process was undertaken and how this service would help their own procurement tasks to become more effective and efficient.

The full list of Registered Suppliers for 2011 including the advertised categories, sub categories and interested suppliers are attached as Attachment 1.

#### **FINANCIAL/RESOURCE IMPLICATIONS**

Nil.

#### **LEGAL, POLICY AND RISK IMPLICATIONS**

Conforms to the Local Government Act, Local Government (Tendering) Regulation and Port Stephens Council Procurement Guidelines.

#### **SUSTAINABILITY IMPLICATIONS**

Includes Social, Economic and Environmental Implications

Local suppliers and Hunter based suppliers were encouraged to apply.

#### **CONSULTATION**

All departments of Council were consulted.

#### **OPTIONS**

- 1) To accept the recommendation;
- 2) To reject the recommendation.

**ATTACHMENTS**

- 1) List of Registered Suppliers.

**COUNCILLORS ROOM**

Nil.

**TABLED DOCUMENTS**

Nil.

ATTACHMENT 1

Company Name	Category	Type	Description
Australian Continuous Improvement	Business Excellence		
Barrington Corporate Risk	Corporate Risk	Investigations	
Macro Plan Aust	Consultancy	Development	Land Use Planning
Macro Plan Aust	Consultancy	Development	Commercial Planning
Macro Plan Aust	Consultancy	Development	Urban Planning
Macro Plan Aust	Consultancy	Development	Feasibilities
Macro Plan Aust	Consultancy	Development	Concept Design
Macro Plan Aust	Consultancy	Development	Development Applic Mng
Macro Plan Aust	Consultancy	Cost Management	Feasibility
Macro Plan Aust	Property		Project Management
VodMose Hutchinson Australia	General		After Hours Answering Svc
Vitus Heritage	Consultancy	Environmental	Archaeology
Cardno	Consultancy	Development	Land Use Planning
Cardno	Consultancy	Development	Traffic Study
Cardno	Consultancy	Development	Commercial Planning
Cardno	Consultancy	Development	Urban Planning
Cardno	Consultancy	Development	Feasibilities
Cardno	Consultancy	Development	Concept Design
Cardno	Consultancy	Development	Environmental
Cardno	Consultancy	Development	Development Applic Mng
Cardno	Consultancy	Environmental	Floors & Fauna
Cardno	Consultancy	Environmental	Geographical
Cardno	Design Services	Civil	Car Parks
Cardno	Design Services	Civil	Drainage
Cardno	Design Services	Civil	Sports Fields
Cardno	Design Services	Civil	Subdivision
Cardno	Design Services	Civil	Construction Certificate Mng
Cardno	Design Services	Landscaping	Architecture/Design
Cardno	Design Services	Landscaping	Shade Structures
Cardno	Design Services	Structural	Buildings
Cardno	Design Services	Structural	Concrete
Cardno	Design Services	Structural	Steel
Cardno	Design Services	Structural	Timber
Cardno	Property		Project Management
Port Stephens Sheet Metal	Building Trades	Material Fabrications	
Road & Rail Civil	Construction	Civil	Sports Fields
Road & Rail Civil	Construction	Civil	Drainage
Road & Rail Civil	Construction	Civil	Boat Ramps
Road & Rail Civil	Construction	Civil	Major Road Works
Road & Rail Civil	Construction	Civil	Subdivision
Road & Rail Civil	Construction	Demolition	Excavation
DeWitt Consulting	Construction	Civil	Subdivision
DeWitt Consulting	Consultancy	Development	Land Use Planning
DeWitt Consulting	Consultancy	Development	Urban Planning
DeWitt Consulting	Consultancy	Development	Development Applic Mng
DeWitt Consulting	Design Services	Architectural	DA & CC Management
DeWitt Consulting	Design Services	Civil	Subdivision
DeWitt Consulting	Property		Project Management
Peak Land Management	Consultancy	Development	Environmental
Peak Land Management	Consultancy	Environmental	Floors & Fauna
DSP Fencing	Building Trades	Fencing/Guardrail	Supply & Install
Mulane Infrastructure	Building Trades	Flambers	
Mulane Infrastructure	Construction	Civil	Drainage
GTA Consulting	Consultancy	Development	Traffic Study
GTA Consulting	Consultancy	Development	Concept Design
GTA Consulting	Design Services	Civil	Car Parks
GTA Consulting	Design Services	Civil	Drainage
GTA Consulting	Design Services	Civil	Subdivision
Baker Kavanagh	Consultancy	Development	Urban Planning
Baker Kavanagh	Consultancy	Development	Feasibilities
Baker Kavanagh	Consultancy	Development	Concept Design
Baker Kavanagh	Consultancy	Development	Development Applic Mng
Baker Kavanagh	Design Services	Architectural	Urban
Baker Kavanagh	Design Services	Architectural	Heritage
Baker Kavanagh	Design Services	Architectural	Commercial Planning
Baker Kavanagh	Design Services	Architectural	Residential
Baker Kavanagh	Design Services	Architectural	Concept Design
Baker Kavanagh	Design Services	Architectural	Full Design & Documentation
Baker Kavanagh	Design Services	Architectural	DA & CC Management
Baker Kavanagh	Design Services	Architectural	Construction Management
Baker Kavanagh	Design Services	Architectural	Architecture/Design
Sorenson Design	Consultancy	Development	Concept Design
Sorenson Design	Design Services	Architecture	Urban
Sorenson Design	Design Services	Architecture	Commercial Planning
Sorenson Design	Design Services	Architecture	Residential
Sorenson Design	Design Services	Architecture	Concept Design
Sorenson Design	Design Services	Architecture	Full Design & Documentation
Sorenson Design	Design Services	Architecture	DA & CC Management
Sorenson Design	Design Services	Architecture	Construction Management

ATTACHMENT 1

Sorensen Design	Design Services	Landscaping	Shade Structures
SLR Consulting	Consultancy	Development	Environmental
SLR Consulting	Consultancy	OH&S	General
SLR Consulting	Corporate Risk	Consulting	Risk & Safety
SLR Consulting	General		Water Quality Sampling & Lab Testing
SafetyWorks Group	Consultancy	OH&S	General
SafetyWorks Group	Human Resources	Workplace Change	
SafetyWorks Group	Learning & Development	Training	Health & Safety
SafetyWorks Group	Learning & Development	Training	Leadership & Management
SafetyWorks Group	Learning & Development	Training	Coaching/Mentoring
SafetyWorks Group	Learning & Development	Training	E-learning
SafetyWorks Group	Learning & Development	Training	Interpersonal Skills
Shobha Designs	Consultancy	Development	Concept Design
Shobha Designs	Consultancy	Development	Development Appic Mng
Shobha Designs	Design Services	Architectural	Urban
Shobha Designs	Design Services	Architectural	Commercial Planning
Shobha Designs	Design Services	Architectural	Residential
Shobha Designs	Design Services	Architectural	Concept Design
Shobha Designs	Design Services	Architectural	Full Design & Documentation
Shobha Designs	Design Services	Architectural	DA & CC Management
Shobha Designs	Design Services	Landscaping	Architecture/Design
Shobha Designs	Consultancy	Development	Land Use Planning
PEEC	Consultancy	Development	Commercial Planning
PEEC	Consultancy	Development	Urban Planning
PEEC	Consultancy	Development	Feasibilities
PEEC	Consultancy	Development	Concept Design
PEEC	Consultancy	Development	Environmental
PEEC	Consultancy	Development	Development Appic Mng
PEEC	Consultancy	Cost Management	Feasibility
PEEC	Human Resources	Investigations	
PEEC	Learning & Development	Consulting	General
PEEC	Property		Project Management
Augusta Properties	Consultancy	Development	Land Use Planning
Augusta Properties	Consultancy	Development	Commercial Planning
Augusta Properties	Consultancy	Development	Urban Planning
Augusta Properties	Consultancy	Development	Feasibilities
Augusta Properties	Consultancy	Development	Concept Design
Augusta Properties	Consultancy	Development	Development Appic Mng
Augusta Properties	Consultancy	Cost Management	Feasibility
Augusta Properties	Consultancy	Cost Management	Risk Management
Augusta Properties	Property		Project Management
All Inks Fencing	Building Trades	Fencing	Supply & Install
Trans-Plant	Consultancy	OH&S	General
Trans-Plant	Business Excellence	Staff Survey	
Trans-Plant	Business Excellence	Consulting	
Trans-Plant	Corporate Risk	Consulting	Risk & Safety
Trans-Plant	Learning & Development	Consulting	General
Trans-Plant	Learning & Development	Training	Health & Safety
Trans-Plant	Learning & Development	Training	Leadership & Management
Trans-Plant	Learning & Development	Training	Coaching/Mentoring
Trans-Plant	Learning & Development	Training	Accredited Vocational Training
Trans-Plant	Learning & Development	Training	E-learning
Trans-Plant	Learning & Development	Training	Interpersonal Skills
Trans-Plant	Learning & Development	Training	Professional Development
Trans-Plant	Learning & Development	Training	Plant & Equipment
Trans-Plant	Learning & Development	Training	Local Government Technical Skills
Trans-Plant	Learning & Development	Training	Other tickets & licensing
RPS Australia	Consultancy	Development	Land Use Planning
RPS Australia	Consultancy	Development	Commercial Planning
RPS Australia	Consultancy	Development	Urban Planning
RPS Australia	Consultancy	Development	Feasibilities
RPS Australia	Consultancy	Development	Concept Design
RPS Australia	Consultancy	Development	Environmental
RPS Australia	Consultancy	Development	Development Appic Mng
RPS Australia	Consultancy	Cost Management	Estimating
RPS Australia	Consultancy	Cost Management	Feasibility
RPS Australia	Consultancy	Cost Management	Risk Management
RPS Australia	Consultancy	Cost Management	Buildings
RPS Australia	Consultancy	Cost Management	Civil
RPS Australia	Consultancy	Environmental	Architecture/Design
RPS Australia	Consultancy	Environmental	Flora & Fauna
RPS Australia	Consultancy	Environmental	Geographical
RPS Australia	Design Services	Landscaping	Architecture/Design
RPS Australia	Property		Project Management
Saltley Australia	Consultancy	Cost Management	Estimating
Saltley Australia	Consultancy	Cost Management	Feasibility
Saltley Australia	Consultancy	Cost Management	Risk Management
Saltley Australia	Consultancy	Cost Management	Buildings
Saltley Australia	Consultancy	Cost Management	Civil
Dunn, O'Halloran Architectures	Consultancy	Development	Feasibilities

ATTACHMENT 1

Quinn O'Hanlon Architectures	Consultancy	Development	Concept Design
Quinn O'Hanlon Architectures	Consultancy	Development	Development Appic Mng
Quinn O'Hanlon Architectures	Design Services	Architectural	Commercial Planning
Quinn O'Hanlon Architectures	Design Services	Architectural	Residential
Quinn O'Hanlon Architectures	Design Services	Architectural	Concept Design
Quinn O'Hanlon Architectures	Design Services	Architectural	Full Design & Documentation
Quinn O'Hanlon Architectures	Design Services	Architectural	DA & CC Management
Quinn O'Hanlon Architectures	Design Services	Architectural	Construction Management
Quinn O'Hanlon Architectures	Property		Architecture/Design
Salt Advertising	Consultancy	Graphic Design	General
Newcastle Painting Services	Building Trades	Painters	
Newcastle Painting Services	Building Trades	Specialised Coating	
Fire & Safety Australia	Consultancy	OH&S	General
Fire & Safety Australia	Corporate Risk	Consulting	Risk & Safety
Fire & Safety Australia	Learning & Development	Training	First Aid
Fire & Safety Australia	Learning & Development	Training	Health & Safety
Fire & Safety Australia	Learning & Development	Training	Other tickets & licensing
GHD	Consultancy	Development	Land Use Planning
GHD	Consultancy	Development	Traffic Study
GHD	Consultancy	Development	Commercial Planning
GHD	Consultancy	Development	Urban Planning
GHD	Consultancy	Development	Feasibilities
GHD	Consultancy	Development	Concept Design
GHD	Consultancy	Development	Environmental
GHD	Consultancy	Development	Development Appic Mng
GHD	Consultancy	Environmental	Architecture/Design
GHD	Consultancy	Environmental	Flora & Fauna
GHD	Consultancy	Environmental	Geographical
GHD	Consultancy	OH&S	General
GHD	Design Services	Architectural	Urban Planning
GHD	Design Services	Architectural	Heritage
GHD	Design Services	Architectural	Commercial Planning
GHD	Design Services	Architectural	Residential
GHD	Design Services	Architectural	Concept Design
GHD	Design Services	Architectural	Full Design & Documentation
GHD	Design Services	Architectural	DA & CC Management
GHD	Design Services	Architectural	Construction Management
GHD	Design Services	Civil	Boat Ramps
GHD	Design Services	Civil	Car Parks
GHD	Design Services	Civil	Drafting Services
GHD	Design Services	Civil	Drainage
GHD	Design Services	Civil	Sports Fields
GHD	Design Services	Civil	Subdivision
GHD	Design Services	Civil	Construction Certificate Mng
GHD	Design Services	Electrical	Engineering
GHD	Design Services	Electrical	Switchboards
GHD	Design Services	Electrical	Domestic
GHD	Design Services	Electrical	Commercial Planning
GHD	Design Services	Electrical	Design Review
GHD	Design Services	Electrical	Lighting
GHD	Design Services	Landscaping	Architecture/Design
GHD	Design Services	Landscaping	Shade Structures
GHD	Design Services	Geotechnical	Exploratory Drilling
GHD	Design Services	Geotechnical	Pavement Design
GHD	Design Services	Geotechnical	Foundation Design for structures
GHD	Design Services	Geotechnical	Retaining Structures
GHD	Design Services	Geotechnical	Pile Foundations
GHD	Design Services	Geotechnical	Compaction Testing
GHD	Design Services	Structural	Buildings
GHD	Design Services	Structural	Concrete
GHD	Design Services	Structural	Drafting Services
GHD	Design Services	Structural	Jetted
GHD	Design Services	Structural	Steel
GHD	Design Services	Structural	Timber
GHD	Property		Project Management
RCA Australi	Construction	Demolition	Architecture/Design
RCA Australi	Consultancy	Development	Asbestos Removal management only
RCA Australi	Design Services	Geotechnical	Environmental
RCA Australi	Design Services	Geotechnical	Exploratory Drilling
RCA Australi	Design Services	Geotechnical	Pavement Design
RCA Australi	Design Services	Geotechnical	Foundation Design for structures
RCA Australi	Design Services	Geotechnical	Retaining Structures
RCA Australi	Design Services	Geotechnical	Pile Foundations
RCA Australi	Design Services	Geotechnical	Compaction Testing
RCA Australi	General		Water Quality Sampling & Lab Testing
Salters Architects	Consultancy	Development	Land Use Planning
Salters Architects	Consultancy	Development	Commercial Planning
Salters Architects	Consultancy	Development	Urban Planning
Salters Architects	Consultancy	Development	Feasibilities
Salters Architects	Consultancy	Development	Development Appic Mng

ATTACHMENT 1

Suters Architects	Design Services	Architectural	Urban
Suters Architects	Design Services	Architectural	Heritage
Suters Architects	Design Services	Architectural	Commercial Planning
Suters Architects	Design Services	Architectural	Residential
Suters Architects	Design Services	Architectural	Concept Design
Suters Architects	Design Services	Architectural	Full Design & Documentation
Suters Architects	Design Services	Architectural	DA & CC Management
Suters Architects	Design Services	Architectural	Construction Management
Suters Architects	Property		Architecture/Design
Strategy Hunter	Consultancy	Development	Land Use Planning
Strategy Hunter	Consultancy	Development	Urban Planning
Strategy Hunter	Consultancy	Development	Feasibilities
Strategy Hunter	Consultancy	Environmental	Geographic
Strategy Hunter	Design Services	Architectural	Urban Planning
Strategy Hunter	Human Resources	Surveying	
Strategy Hunter	Human Resources	Consulting	
Strategy Hunter	Learning & Development	Training	Leadership & Management
Strategy Hunter	Learning & Development	Training	Coaching/Mentoring
Strategy Hunter	Learning & Development	Training	Local Government Technical Skills
Strategy Hunter	Property		Project Management
C & W Construction	Construction	Structural	Major Commercial Building
C & W Construction	Construction	Structural	Small Commercial Building
Anologic Construct	Construction	Structural	Major Commercial Building
Anologic Construct	Construction	Structural	Small Commercial Building
Anologic Construct	Construction	Structural	Retaining Structures
Health & Safety Solutions	Consultancy	OH&S	General
Health & Safety Solutions	Corporate Risk	Consulting	Risk & Safety
Health & Safety Solutions	Human Resources	Mediation	
Health & Safety Solutions	Learning & Development	Consulting	General
Health & Safety Solutions	Learning & Development	Training	Health & Safety
Clement Marine Services	Construction	Civil	Soil Ramps
Clement Marine Services	Construction	Structural	Bridges
Clement Marine Services	Construction	Structural	Jetties
Clement Marine Services	Design Services	Civil	Soil Ramps
Clement Marine Services	Design Services	Geotechnical	Pile Foundation
Clement Marine Services	Design Services	Structural	Jetties
J&J Kinross Constructions	Construction	Structural	Major Commercial Building
J&J Kinross Constructions	Construction	Structural	Small Commercial Building
Profencing	Building Trades	Fencing/Guardrail	Supply & install
Le Mottee Group	Construction	Civil	Subdivision
Le Mottee Group	Consultancy	Development	Land Use Planning
Le Mottee Group	Consultancy	Development	Environmental
Le Mottee Group	Consultancy	Development	Development Applic Mng
Le Mottee Group	Consultancy	Environmental	Flora & Fauna
Le Mottee Group	Design Services	Civil	Drafting Services
Le Mottee Group	Design Services	Civil	Subdivision
Le Mottee Group	Property		Project Management
Sakker Homes	Construction	Civil	Netball & Tennis Court
Sakker Homes	Construction	Civil	Car Parks
Sakker Homes	Construction	Structural	Major Commercial Building
Sakker Homes	Construction	Structural	Small Commercial Building
Sakker Homes	Design Services	Architectural	Commercial Planning
Sakker Homes	Design Services	Architectural	Residential
Sakker Homes	Design Services	Architectural	Concept Design
Sakker Homes	Design Services	Architectural	Full Design & Documentation
Sakker Homes	Design Services	Architectural	Construction Management
Atlas Page Kirkland	Consultancy	Development	Concept Design
Atlas Page Kirkland	Consultancy	Cost Management	Estimating
Atlas Page Kirkland	Consultancy	Cost Management	Feasibility
Atlas Page Kirkland	Consultancy	Cost Management	Risk Management
Atlas Page Kirkland	Consultancy	Cost Management	Buildings
Atlas Page Kirkland	Consultancy	Cost Management	Civil
Madden & Associates	Consultancy	Cost Management	Estimating
Madden & Associates	Consultancy	Cost Management	Feasibility
Madden & Associates	Consultancy	Cost Management	Risk Management
Madden & Associates	Consultancy	Cost Management	Buildings
Madden & Associates	Consultancy	Cost Management	Civil
Statewide Marine Pty Ltd	Construction	Structural	Jetties
Statewide Marine Pty Ltd	Design Services	Structural	Jetties
Jah Plumbing	Building Trades	Plumbers	
Power Court Pty Ltd	Building Trades	Concrete	
Power Court Pty Ltd	Building Trades	Fencing/Guardrail	Supply & install
Power Court Pty Ltd	Construction	Civil	Netball & Tennis Court
Power Court Pty Ltd	Construction	Civil	Sports Fields
Coniers International	Property		
Landmark	Construction	Landscaping	Shade Structures
Landmark	Design Services	Landscaping	Shade Structures
Landmark	Design Services	Structural	Buildings
Landmark	Design Services	Structural	Steel
Landmark	Design Services	Structural	Timber



ATTACHMENT 1

Griffith Consulting Group	Learning & Development	Training	Leadership & Management
Griffith Consulting Group	Learning & Development	Training	Coaching/Mentoring
Griffith Consulting Group	Learning & Development	Training	Professional Development
Total Earth Care	Consultancy	Development	Environmental
Total Earth Care	Consultancy	Environmental	Flora & Fauna
Total Earth Care	Consultancy	Environmental	Geographical
APP Corporation Pty Limited	Consultancy	Development	Land Use Planning
APP Corporation Pty Limited	Consultancy	Development	Commercial Planning
APP Corporation Pty Limited	Consultancy	Development	Urban Planning
APP Corporation Pty Limited	Consultancy	Development	Feasibilities
APP Corporation Pty Limited	Consultancy	Development	Concept Design
APP Corporation Pty Limited	Consultancy	Development	Environmental
APP Corporation Pty Limited	Consultancy	Development	Development Applic Mng
APP Corporation Pty Limited	Consultancy	OH&S	General
APP Corporation Pty Limited	Corporate Risk	Consulting	Risk & Safety
Frost	Building Trades		Kitchen Equipment
Hunter Irrigation & Water Solutions	Building Trades	Material Fabrications	
Hunter Irrigation & Water Solutions	Building Trades	Plumbers	Steel
Hunter Irrigation & Water Solutions	Design Services	Structural	Pool Supplies & Services
Hunter Irrigation & Water Solutions	General		After Hours Answering Svc
Hunter Irrigation & Water Solutions	General		Supply & Install
Multiport Concepts	Building Trades	Fencing/Guardrail	Netball & Tennis Court
Multiport Concepts	Construction	Civil	Sports Fields
Multiport Concepts	Construction	Civil	Soft/Hard Fall
Multiport Concepts	Construction	Landscaping	Sports Fields
Multiport Concepts	Design Services	Civil	General
St John Ambulance	Consultancy	OH&S	Risk & Safety
St John Ambulance	Corporate Risk	Consulting	First Aid
St John Ambulance	Learning & Development	Training	Health & Safety
St John Ambulance	Learning & Development	Training	Estimating
Wide & Woodland Pacific	Consultancy	Coal Management	Feasibility
Wide & Woodland Pacific	Consultancy	Coal Management	Risk Management
Wide & Woodland Pacific	Consultancy	Coal Management	Buildings
Wide & Woodland Pacific	Consultancy	Coal Management	Civil
Wide & Woodland Pacific	Consultancy	Coal Management	Architecture/Design
O'Hanlon Design Pty Ltd	Design Services	Landscaping	Land Use Planning
Aurecon	Consultancy	Development	Traffic Study
Aurecon	Consultancy	Development	Environmental
Aurecon	Consultancy	Development	Development Applic Mng
Aurecon	Consultancy	Environmental	Archaeology
Aurecon	Consultancy	Environmental	Flora & Fauna
Aurecon	Consultancy	Environmental	Geographical
Aurecon	Design Services	Civil	Drainage
Aurecon	Design Services	Geotechnical	Pavement Design
Aurecon	Design Services	Geotechnical	Foundation Design for structures
Aurecon	Design Services	Geotechnical	Pile Foundation
Aurecon	Design Services	Structural	Buildings
Aurecon	Design Services	Structural	Concrete
Aurecon	Design Services	Structural	Steel
Aurecon	Design Services	Structural	Timber
Mor Landscape	Consultancy	Development	Land Use Planning
Mor Landscape	Consultancy	Development	Urban Planning
Mor Landscape	Consultancy	Development	Concept Design
Mor Landscape	Consultancy	Development	Environmental
Mor Landscape	Consultancy	Development	Development Applic Mng
Mor Landscape	Design Services	Architectural	Urban Planning
Mor Landscape	Design Services	Architectural	Full Design & Documentation
Mor Landscape	Design Services	Architectural	DA & CC Management
Mor Landscape	Design Services	Landscaping	Architecture/Design
Mor Landscape	Design Services	Landscaping	Shade Structures
Molins Stewart	Consultancy	Environmental	Flora & Fauna
Molins Stewart	Consultancy	Development	Environmental
SJ Higgins	Building Trades	Material Fabrications	
SJ Higgins	Building Trades	Bricklaying	
SJ Higgins	Building Trades	Carpentry & Joinery	
SJ Higgins	Building Trades	Concrete	
SJ Higgins	Building Trades	Fencing/Guardrail	
SJ Higgins	Building Trades	Gyprock & Fibrous	
SJ Higgins	Building Trades	Plastering	
SJ Higgins	Building Trades	Painters	
SJ Higgins	Building Trades	Plumbers	
SJ Higgins	Building Trades	Roof Cladding	
SJ Higgins	Building Trades	Specialised Coating	
SJ Higgins	Building Trades	Tiling	
SJ Higgins	Construction	Civil	Netball & Tennis Court
SJ Higgins	Construction	Civil	Kelp & Gulbering
SJ Higgins	Construction	Civil	Sports Fields
SJ Higgins	Construction	Civil	Drainage
SJ Higgins	Construction	Electrical	Switchboards

ATTACHMENT 1

SJ Higgins	Construction	Landscaping	Soft/Hard Fall
SJ Higgins	Construction	Landscaping	Shade Structures
SJ Higgins	Construction	Structural	Major Commercial Building
SJ Higgins	Construction	Structural	Small Commercial Building
SJ Higgins	Construction	Demolition	Excavation
SJ Higgins	Construction	Demolition	Asbestos Removal
Jackson Teece	Design Services	Architectural	Urban Planning
Jackson Teece	Design Services	Architectural	Heritage
Jackson Teece	Design Services	Architectural	Commercial Planning
Jackson Teece	Design Services	Architectural	Residential
Jackson Teece	Design Services	Architectural	Concept Design
Jackson Teece	Design Services	Architectural	Full Design & Documentation
Jackson Teece	Design Services	Architectural	DA & CC Management
Jackson Teece	Design Services	Architectural	Construction Management
Labourco Council Services	Building Trades	Material Fabrications	
Labourco Council Services	Building Trades	Bricklaying	
Labourco Council Services	Building Trades	Carpentry & Joinery	
Labourco Council Services	Building Trades	Concreting	
Labourco Council Services	Building Trades	Painters	
Labourco Council Services	Building Trades	Plumbers	
Labourco Council Services	Building Trades	Specialised Coating	
Labourco Council Services	Construction	Civil	Kerb & Curb
Labourco Council Services	Construction	Civil	Major Road Works
Labourco Council Services	Construction	Civil	Subdivision
Labourco Council Services	Construction	Electrical	Switchboards
Labourco Council Services	Construction	Landscaping	Soft/Hard Fall
Labourco Council Services	Construction		Shade Structures
Labourco Council Services	Consultancy Services	OH&S	General
Labourco Council Services	Design Services	Electrical	Domestic
Labourco Council Services	Design Services	Electrical	Commercial
Labourco Council Services	Business Excellence	Staff Survy	
Labourco Council Services	Business Excellence	Consulting	
Labourco Council Services	Human Resources	Consulting	
Labourco Council Services	Human Resources	Recruitment & Selection	
Labourco Council Services	Human Resources	Salary Packaging	
Labourco Council Services	Human Resources	Outplacement	
Labourco Council Services	Learning & Development	Training	Health & Safety
Labourco Council Services	Learning & Development	Training	Leadership & Management
Labourco Council Services	Learning & Development	Training	Coaching/Mentoring
Labourco Council Services	Learning & Development	Training	Accredited Vocational Training
Labourco Council Services	Learning & Development	Training	Professional Development
Labourco Council Services	Learning & Development	Training	Other tickets & licensing
Labourco Council Services	Learning & Development	Training	After Hours Answering Svc
Labourco Council Services	Learning & Development	Training	Land Use Planning
Tattersall Lander	Consultancy Services	Development	Commercial Planning
Tattersall Lander	Consultancy Services	Development	Urban Planning
Tattersall Lander	Consultancy Services	Development	Feasibilities
Tattersall Lander	Consultancy Services	Development	Concept Design
Tattersall Lander	Consultancy Services	Development	Environmental
Tattersall Lander	Consultancy Services	Development	Development Applic Mng
Tattersall Lander	Consultancy Services	Cost Management	Civil
Tattersall Lander	Consultancy Services	Environmental	Flood & Fauna
Tattersall Lander	Design Services	Civil	Boat Ramps
Tattersall Lander	Design Services	Civil	Car Parks
Tattersall Lander	Design Services	Civil	Cracking Services
Tattersall Lander	Design Services	Civil	Drainage
Tattersall Lander	Design Services	Civil	Sports Fields
Tattersall Lander	Design Services	Civil	Subdivision
Tattersall Lander	Design Services	Civil	Construction Certificate Mng
Tattersall Lander	Human Resources	Surveying	
MCD Group Pty Ltd	Building Trades	Material Fabrications	
MCD Group Pty Ltd	Building Trades	Bricklaying	
MCD Group Pty Ltd	Building Trades	Carpentry & Joinery	
MCD Group Pty Ltd	Building Trades	Concreting	
MCD Group Pty Ltd	Building Trades	Fencing/Guardrail	
MCD Group Pty Ltd	Building Trades	Gyprock & Fibrous	
MCD Group Pty Ltd	Building Trades	Plastering	
MCD Group Pty Ltd	Building Trades	Painters	
MCD Group Pty Ltd	Building Trades	Plumbers	
MCD Group Pty Ltd	Building Trades	Roof Cladding	
MCD Group Pty Ltd	Building Trades	Specialised Coating	
MCD Group Pty Ltd	Building Trades	Tiling	
MCD Group Pty Ltd	Construction	Landscaping	Soft/Hard Fall
MCD Group Pty Ltd	Construction	Landscaping	Shade Structures
MCD Group Pty Ltd	Construction	Structural	Major Commercial Building
MCD Group Pty Ltd	Construction	Structural	Small Commercial Building
MCD Group Pty Ltd	Construction	Demolition	Excavation
MCD Group Pty Ltd	Construction	Demolition	Environmental
Network Geotechnica	Consultancy Services	Development	Exploratory Drilling
Network Geotechnica	Design Services	Geotechnical	Pavement Design
Network Geotechnica	Design Services	Geotechnical	

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Network Geotechnics	Design Services	Geotechnical	Foundation Design for structures
Network Geotechnics	Design Services	Geotechnical	Retaining Structures
Network Geotechnics	Design Services	Geotechnical	Pile Foundation
Network Geotechnics	Design Services	Geotechnical	Compaction Testing
Axiom Office Interiors	General		Water Quality Sampling & Lab Testing
	Building Trades	Carpentry & Joinery	
Axiom Office Interiors	Building Trades	Gyprock & Fibrous	
Axiom Office Interiors	Construction	Plastering	Excavation
Axiom Office Interiors	Construction	Demolition	Concrete Crashing
Axiom Office Interiors	Consultancy Services	Development	Commercial Planning
Axiom Office Interiors	Consultancy Services	Development	Feasibilities
Axiom Office Interiors	Consultancy Services	Development	Concept Design
Axiom Office Interiors	Consultancy Services	Development	Development Applic Mng
Axiom Office Interiors	Business Excellence	Cost Management	Estimating
Axiom Office Interiors	Business Excellence	Staff Survey	
Monteath & Powys	Business Excellence	Consulting	
Monteath & Powys	Consultancy Services	Development	Land Use Planning
Monteath & Powys	Consultancy Services	Development	Commercial Planning
Monteath & Powys	Consultancy Services	Development	Urban Planning
Monteath & Powys	Consultancy Services	Development	Feasibilities
Monteath & Powys	Consultancy Services	Development	Concept Design
Monteath & Powys	Design Services	Development	Development Applic Mng
Monteath & Powys	Design Services	Civil	Car Parks
Monteath & Powys	Design Services	Civil	Drafting Services
Monteath & Powys	Design Services	Civil	Drainage
Monteath & Powys	Design Services	Civil	Subdivision
Monteath & Powys	Design Services	Civil	Construction Certificate Mng
Barker Ryan Stewart	Consultancy Services	Development	Land Use Planning
Barker Ryan Stewart	Consultancy Services	Development	Traffic Study
Barker Ryan Stewart	Consultancy Services	Development	Urban Planning
Barker Ryan Stewart	Consultancy Services	Development	Feasibilities
Barker Ryan Stewart	Consultancy Services	Development	Development Applic Mng
Barker Ryan Stewart	Design Services	Civil	Boat Ramps
Barker Ryan Stewart	Design Services	Civil	Car Parks
Barker Ryan Stewart	Design Services	Civil	Drafting Services
Barker Ryan Stewart	Design Services	Civil	Drainage
Barker Ryan Stewart	Design Services	Civil	Spots Fields
Barker Ryan Stewart	Design Services	Civil	Subdivision
Priority Management NSW	Learning & Development	Consulting	General
Priority Management NSW	Learning & Development	Training	Technology
Priority Management NSW	Learning & Development	Training	Leadership & Management
Priority Management NSW	Learning & Development	Training	Coaching/Mentoring
Priority Management NSW	Learning & Development	Training	Interpersonal Skills
Priority Management NSW	Learning & Development	Training	Professional Development
Expedita	Human Resources	Recruitment & Selection	
Expedita	Human Resources	Mediation	
Grand Concrete Constructions	Design Services	Civil	Spots Fields
Grand Concrete Constructions	Design Services	Structural	Concrete
Schreiber Hamilton Architecture	Design Services	Architectural	Urban Planning
Schreiber Hamilton Architecture	Design Services	Architectural	Heritage
Schreiber Hamilton Architecture	Design Services	Architectural	Commercial
Schreiber Hamilton Architecture	Design Services	Architectural	Residential
Schreiber Hamilton Architecture	Design Services	Architectural	Concept Design
Schreiber Hamilton Architecture	Design Services	Architectural	Full Design & Documentation
Schreiber Hamilton Architecture	Design Services	Architectural	DA & CC Management
Schreiber Hamilton Architecture	Design Services	Architectural	Construction Management
Schreiber Hamilton Architecture	Property		Project Management
Schreiber Hamilton Architecture	Property		Architecture/Design
SMEC Australia	Consultancy Services	Development	Land Use Planning
SMEC Australia	Consultancy Services	Development	Traffic Study
SMEC Australia	Consultancy Services	Development	Feasibilities
SMEC Australia	Consultancy Services	Development	Environmental
SMEC Australia	Consultancy Services	Development	Development Applic Mng
SMEC Australia	Design Services	Environmental	Flood & Fauna
SMEC Australia	Design Services	civil	Boat Ramps
SMEC Australia	Design Services	civil	Car Parks
SMEC Australia	Design Services	civil	Drafting Services
SMEC Australia	Design Services	civil	Drainage
SMEC Australia	Design Services	civil	Spots Fields
SMEC Australia	Design Services	civil	Subdivision
SMEC Australia	Design Services	civil	Construction Certificate Mng
SMEC Australia	Design Services	Structural	Buildings
SMEC Australia	Design Services	Structural	Concrete
SMEC Australia	Design Services	Structural	Drafting Services
SMEC Australia	Design Services	Structural	Jobies
SMEC Australia	Design Services	Structural	Steel
SMEC Australia	Design Services	Structural	Timber
SMEC Australia	Consultancy Services	Development	Traffic Study
Biron	Design Services	Civil	Boat Ramps
HSS Structural & Civil Engineers PL			

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HSS Structural & Civil Engineers PtL	Design Services	Civil	Car Parks
HSS Structural & Civil Engineers PtL	Design Services	Civil	Drafting Services
HSS Structural & Civil Engineers PtL	Design Services	Civil	Drainage
HSS Structural & Civil Engineers PtL	Design Services	Structural	Buildings
HSS Structural & Civil Engineers PtL	Design Services	Structural	Concrete
HSS Structural & Civil Engineers PtL	Design Services	Structural	Drafting Services
HSS Structural & Civil Engineers PtL	Design Services	Structural	Jetties
HSS Structural & Civil Engineers PtL	Design Services	Structural	Slabs
HSS Structural & Civil Engineers PtL	Design Services	Structural	Timber
HSS Structural & Civil Engineers PtL	Design Services	Structural	General
Pentagon Management Pty Ltd	Consultancy Services	OH&S	Construction Management
Pentagon Management Pty Ltd	Design Services	Architectural	
Pentagon Management Pty Ltd	Business Excellence	Consulting	
Pentagon Management Pty Ltd	Corporate Risk	Consulting	Risk & Safety
Pentagon Management Pty Ltd	Learning & Development	Consulting	General
Pentagon Management Pty Ltd	Learning & Development	Consulting	Health & Safety
Pentagon Management Pty Ltd	Learning & Development	Consulting	Leadership & Management
Pentagon Management Pty Ltd	Learning & Development	Consulting	Coaching/Mentoring
Pentagon Management Pty Ltd	Learning & Development	Consulting	Professional Development
Pentagon Management Pty Ltd	Learning & Development	Consulting	Plant & Equipment
Pentagon Management Pty Ltd	Learning & Development	Consulting	Local Government Technical Skills
Pentagon Management Pty Ltd	Property		Project Management
Keller Civil Engineers	Building Trades	Fencing/Guardrail	
Keller Civil Engineers	Building Trades	Concreting	
Keller Civil Engineers	Construction	Civil	Netsball & Tennis Court
Keller Civil Engineers	Construction	Civil	Kerb & Curbbing
Keller Civil Engineers	Construction	Civil	Sports Fields
Keller Civil Engineers	Construction	Civil	Drainage
Keller Civil Engineers	Construction	Civil	Major Road Works
Keller Civil Engineers	Construction	Civil	Subdivision
Keller Civil Engineers	Construction	Electrical	Switchboards
Keller Civil Engineers	Construction	Landscaping	SchHard Fall
Keller Civil Engineers	Construction	Structural	Retaining Structures
Keller Civil Engineers	Construction	Excavation	Excavation
Keller Civil Engineers	Consultancy Services	Cost Management	Estimating
Keller Civil Engineers	Consultancy Services	Cost Management	Feasibility
Keller Civil Engineers	Consultancy Services	Cost Management	Civil
Keller Civil Engineers	Consultancy Services	OH&S	General
Greenbox Architects	Consultancy Services	Development	Commercial Planning
Greenbox Architects	Consultancy Services	Development	Feasibilities
Greenbox Architects	Consultancy Services	Development	Concept Design
Greenbox Architects	Consultancy Services	Development	Development Applic Mng
Greenbox Architects	Design Services	Architectural	Commercial
Greenbox Architects	Design Services	Architectural	Residential
Greenbox Architects	Design Services	Architectural	Concept Design
Greenbox Architects	Design Services	Architectural	Full Design & Documentation
Greenbox Architects	Design Services	Architectural	DA & CC Management
Greenbox Architects	Design Services	Architectural	Construction Management
Muller Partnership	Design Services	Architectural	Estimating
Muller Partnership	Consultancy Services	Cost Management	Feasibility
Muller Partnership	Consultancy Services	Cost Management	Risk Management
Muller Partnership	Consultancy Services	Cost Management	Buildings
Muller Partnership	Consultancy Services	Cost Management	Civil
Warham Fencing Specialists Pty Ltd	Building Trades	Fencing/Guardrail	
AQ Planning	Consultancy Services	Development	Land Use Planning
AQ Planning	Consultancy Services	Development	Commercial Building
AQ Planning	Consultancy Services	Development	Urban Planning
AQ Planning	Consultancy Services	Development	Environmental
AQ Planning	Consultancy Services	Development	Development Applic Mng
AQ Planning	Consultancy Services	Environmental	Geographical
AQ Planning	Design Services	Architectural	DA & CC Management
AQ Planning	Property		Project Management
EMGA Mitchell McLennan	Consultancy Services	Development	Land Use Planning
EMGA Mitchell McLennan	Consultancy Services	Development	Traffic Study
EMGA Mitchell McLennan	Consultancy Services	Development	Commercial Planning
EMGA Mitchell McLennan	Consultancy Services	Development	Urban Planning
EMGA Mitchell McLennan	Consultancy Services	Development	Feasibilities
EMGA Mitchell McLennan	Consultancy Services	Development	Concept Design
EMGA Mitchell McLennan	Consultancy Services	Development	Environmental
EMGA Mitchell McLennan	Consultancy Services	Development	Development Applic Mng
EMGA Mitchell McLennan	Consultancy Services	Environmental	Archaeology
EMGA Mitchell McLennan	Consultancy Services	Environmental	Flora & Fauna
EMGA Mitchell McLennan	Consultancy Services	Environmental	Geographical
EMGA Mitchell McLennan	Property		Project Management
TV Webber Sons & Daughters	Building Trades	Carpentry & Joinery	
TV Webber Sons & Daughters	Building Trades	Concreting	
TV Webber Sons & Daughters	Construction	Structural	Small Commercial Building
TV Webber Sons & Daughters	Construction	Structural	Jetties
TV Webber Sons & Daughters	Design Services	Structural	Buildings
TV Webber Sons & Daughters	Design Services	Structural	Concrete
TV Webber Sons & Daughters	Design Services	Structural	Jetties

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Mike Ritchie & Associates	Consultancy Services	Development	Feasibilities
Mike Ritchie & Associates	Consultancy Services	Development	Environmental
Mike Ritchie & Associates	Consultancy Services	Development	Development Applic Mng
Mike Ritchie & Associates	Consultancy Services	Cost Management	Estimating
Mike Ritchie & Associates	Consultancy Services	Cost Management	Feasibility
Mike Ritchie & Associates	Consultancy Services	Cost Management	Risk Management
Mike Ritchie & Associates	Consultancy Services	OHSS	General
Mike Ritchie & Associates	Design Services	Architectural	DA & CC Management
Mike Ritchie & Associates	Business Excellence	Staff Survey	
Mike Ritchie & Associates	Business Excellence	Consulting	
Mike Ritchie & Associates	Corporate Risk	Consulting	Risk & Safety
Mike Ritchie & Associates	Human Resources	Recruitment & Selection	
Mike Ritchie & Associates	Human Resources	Mediation	
Mike Ritchie & Associates	Learning & Development	Consulting	General
Mike Ritchie & Associates	Learning & Development	Training	Health & Safety
Mike Ritchie & Associates	Learning & Development	Training	Technology
Mike Ritchie & Associates	Learning & Development	Training	Leadership & Management
Mike Ritchie & Associates	Learning & Development	Training	Plant & Equipment
Mike Ritchie & Associates	Learning & Development	Training	Local Government Technical Skills
Mike Ritchie & Associates	Learning & Development	Training	Netball & Tennis Court
Bristand	Construction	Civil	Kerb & Guttering
Bristand	Construction	Civil	Sports Fields
Bristand	Construction	Civil	Major Road Works
Bristand	Construction	Civil	Subdivision
Bristand	Construction	Electrical	Switchboards
Bristand	Construction	Landscaping	SoftHard Fall
Bristand	Construction	Landscaping	Shade Structures
Bristand	Construction	Structural	Major Commercial Building
Bristand	Construction	Structural	Small Commercial Building
Bristand	Construction	Structural	Bridges
Bristand	Construction	Structural	Retaining Structures
Bristand	Construction	Demolition	Excavation
Bristand	Construction	Demolition	Asbestos Removal
Bristand	Consultancy Services	Development	Development Applic Mng
Bristand	Consultancy Services	Cost Management	Estimating
Bristand	Consultancy Services	Cost Management	Buildings
Bristand	Consultancy Services	Cost Management	Civil
Bristand	Design Services	Architectural	Urban Planning
Bristand	Design Services	Architectural	Heritage
Bristand	Design Services	Architectural	Commercial
Bristand	Design Services	Architectural	Full Design & Documentation
Bristand	Design Services	Architectural	Construction Management
Bristand	Design Services	Civil	Car Parks
Bristand	Design Services	Civil	Sports Fields
Bristand	Design Services	Civil	Construction Certificate Mng
Bristand	Design Services	Structural	Buildings
Bristand	Design Services	Structural	Concrete
Bristand	Design Services	Structural	Steel
Bristand	Design Services	Structural	Timber
Bristand	Design Services	Structural	General
Paper Monkey	Consultancy Services	Graphic Design	
Sydney Marine Contracting	Building Trades	Material Fabrication	
Sydney Marine Contracting	Building Trades	Carpentry & Joinery	
Sydney Marine Contracting	Building Trades	Concreting	
Sydney Marine Contracting	Building Trades	Specialised Coating	
Sydney Marine Contracting	Construction	Civil	Boat Ramps
Sydney Marine Contracting	Construction	Structural	Bridges
Sydney Marine Contracting	Construction	Structural	Jetties
Sydney Marine Contracting	Construction	Structural	Retaining Structures
Sydney Marine Contracting	Consultancy Services	Development	Concept Design
Sydney Marine Contracting	Design Services	Civil	Boat Ramps
Sydney Marine Contracting	Design Services	Geotechnical	Pile Foundation
Equity Development Management	Consultancy Services	Development	Land Use Planning
Equity Development Management	Consultancy Services	Development	Commercial Planning
Equity Development Management	Consultancy Services	Development	Feasibilities
Equity Development Management	Consultancy Services	Development	Development Applic Mng
Equity Development Management	Consultancy Services	Cost Management	Feasibility
Equity Development Management	Consultancy Services	Cost Management	Risk Management
Equity Development Management	Consultancy Services	Cost Management	Buildings
Equity Development Management	Consultancy Services	Cost Management	Civil
Equity Development Management	Property	Cost Management	Project Management
Daryl Jackson Robin Dyke	Construction	Landscaping	SoftHard Fall
Daryl Jackson Robin Dyke	Construction	Landscaping	Shade Structures
Daryl Jackson Robin Dyke	Consultancy Services	Development	Urban Planning
Daryl Jackson Robin Dyke	Consultancy Services	Development	Feasibilities
Daryl Jackson Robin Dyke	Consultancy Services	Development	Concept Design
Daryl Jackson Robin Dyke	Consultancy Services	Development	Environmental
Daryl Jackson Robin Dyke	Consultancy Services	Development	Development Applic Mng
Daryl Jackson Robin Dyke	Design Services	Architectural	Urban Planning
Daryl Jackson Robin Dyke	Design Services	Architectural	Heritage
Daryl Jackson Robin Dyke	Design Services	Architectural	Commercial



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Daryl Jackson Robin Dylke	Design Services	Architectural	Residential
Daryl Jackson Robin Dylke	Design Services	Architectural	Concept Design
Daryl Jackson Robin Dylke	Design Services	Architectural	Full Design & Documentation
Daryl Jackson Robin Dylke	Design Services	Architectural	DA & CC Management
Daryl Jackson Robin Dylke	Design Services	Landscaping	Architecture/Design
Daryl Jackson Robin Dylke	Design Services	Landscaping	Shade Structures
Daryl Jackson Robin Dylke	Property		Project Management
ADW Johnson Pty Ltd	Consultancy Services	Development	Land Use Planning
ADW Johnson Pty Ltd	Consultancy Services	Development	Commercial Planning
ADW Johnson Pty Ltd	Consultancy Services	Development	Urban Planning
ADW Johnson Pty Ltd	Consultancy Services	Development	Feasibilities
ADW Johnson Pty Ltd	Consultancy Services	Development	Concept Design
ADW Johnson Pty Ltd	Consultancy Services	Development	Environmental
ADW Johnson Pty Ltd	Consultancy Services	Development	Development Applic Mng
ADW Johnson Pty Ltd	Property		Project Management
MacDonald International	Consultancy Services	Cost Management	Estimating
MacDonald International	Consultancy Services	Cost Management	Feasibility
MacDonald International	Consultancy Services	Cost Management	Risk Management
MacDonald International	Consultancy Services	Cost Management	Buildings
MacDonald International	Consultancy Services	Cost Management	Civil
MacDonald International	Design Services	Civil	Boat Ramps
MacDonald International	Design Services	Civil	Car Parks
MacDonald International	Design Services	Civil	Drafting Services
MacDonald International	Design Services	Civil	Drainage
MacDonald International	Design Services	Civil	Sports Fields
MacDonald International	Design Services	Civil	Subdivision
MacDonald International	Design Services	Civil	Construction Certificate Mng
MacDonald International	Design Services	Structural	Buildings
MacDonald International	Design Services	Structural	Concrete
MacDonald International	Design Services	Structural	Drafting Services
MacDonald International	Design Services	Structural	Jetties
MacDonald International	Design Services	Structural	Steel
MacDonald International	Design Services	Structural	Timber
MacDonald International	Design Services	Structural	Land Use Planning
Environmental Resources Management Australia	Consultancy Services	Development	Urban Planning
Environmental Resources Management Australia	Consultancy Services	Development	Environmental
Environmental Resources Management Australia	Consultancy Services	Development	Development Applic Mng
Environmental Resources Management Australia	Environmental	Environmental	Archaeology
Environmental Resources Management Australia	Environmental	Environmental	Flora & Fauna
Environmental Resources Management Australia	Design Services	Architectural	DA & CC Management
Environmental Resources Management Australia	Property	Architectural	Project Management
GTK Consulting	Consultancy Services	Development	Traffic Study
GTK Consulting	Consultancy Services	Development	Concept Design
Adaptive Interiors		Furniture	
Poppys on Cascade	Construction	Landscaping	SoftHard Fall
Poppys on Cascade	Design Services	Landscaping	Architecture/Design
Living Plant	Consultancy Services	Cost Management	Estimating
Living Plant	Consultancy Services	Cost Management	Feasibility
Living Plant	Consultancy Services	Cost Management	Risk Management
Living Plant	Business Excellence	Consulting	
Living Plant	Corporate Risk	Consulting	Risk & Safety
Terma Landscape Architects	Design Services	Landscaping	Architecture/Design
Terma Landscape Architects	Design Services	Landscaping	Shade Structures
Kone Elevator	Learning & Development	Training	Plant & Equipment
Port Project Management	Property		Project Management
Baxter Ohara	Construction	Civil	Netball & Tennis Court
Baxter Ohara	Construction	Civil	Sports Fields
Baxter Ohara	Construction	Civil	Subdivision
Baxter Ohara	Construction	Structural	Major Commercial Building
Baxter Ohara	Construction	Structural	Small Commercial Building
Baxter Ohara	Construction	Structural	Retaining Structures
Baxter Ohara	Consultancy Services	Cost Management	Estimating
Baxter Ohara	Design Services	Architectural	Construction Management
Baxter Ohara	Property		Project Management
Opus International Consultants	Consultancy Services	Development	Land Use Planning
Opus International Consultants	Consultancy Services	Development	Traffic Study
Opus International Consultants	Consultancy Services	Development	Concept Design
Opus International Consultants	Design Services	Civil	Boat Ramps
Opus International Consultants	Design Services	Civil	Car Parks
Opus International Consultants	Design Services	Civil	Drafting Services
Opus International Consultants	Design Services	Civil	Drainage
Opus International Consultants	Design Services	Civil	Sports Fields
Opus International Consultants	Design Services	Civil	Subdivision
Opus International Consultants	Design Services	Electrical	Engineering
Opus International Consultants	Design Services	Geotechnical	Pavement Design
Opus International Consultants	Design Services	Geotechnical	Foundation Design for structures
Opus International Consultants	Design Services	Geotechnical	Retaining Structures
Opus International Consultants	Design Services	Geotechnical	Pile Foundation
Opus International Consultants	Design Services	Structural	Buildings
Opus International Consultants	Design Services	Structural	Concrete

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Opus International Consultants	Design Services	Structural	Drafting Services
Opus International Consultants	Design Services	Structural	Jetco
Opus International Consultants	Design Services	Structural	Steel
Nelson Bay Steel Fabrications	Design Services	Structural	Timber
Nelson Bay Steel Fabrications	Building Trades	Material Fabricators	
Nelson Bay Steel Fabrications	Building Trades	Fencing/Guardrail	
Nelson Bay Steel Fabrications	Building Trades	Specialised Coating	
Nelson Bay Steel Fabrications	Construction	Construction	Major Commercial Building
Nelson Bay Steel Fabrications	Construction	Structural	Small Commercial Building
Nelson Bay Steel Fabrications	Construction	Structural	Bridges
Nelson Bay Steel Fabrications	Construction	Structural	Jetties
Nelson Bay Steel Fabrications	Construction	Structural	Retaining Structures
Nelson Bay Steel Fabrications	Design Services	Structural	Buildings
Nelson Bay Steel Fabrications	Design Services	Structural	Steel
Blue Vision Management	Business Excellence	Consulting	General
Blue Vision Management	Learning & Development	Consulting	Technology
Blue Vision Management	Learning & Development	Training	Leadership & Management
Blue Vision Management	Learning & Development	Training	Coaching/Mentoring
Blue Vision Management	Learning & Development	Training	Accredited Vocational Training
Blue Vision Management	Learning & Development	Training	E-learning
Blue Vision Management	Learning & Development	Training	Interpersonal Skills
Blue Vision Management	Learning & Development	Training	Professional Development
Blue Vision Management	Property	Training	Project Management
Real Options	Human Resources	Mediation	General
Real Options	Learning & Development	Consulting	Leadership & Management
Real Options	Learning & Development	Training	Coaching/Mentoring
Real Options	Learning & Development	Training	Interpersonal Skills
Real Options	Learning & Development	Training	Professional Development
Real Options	Learning & Development	Training	Development Applic Mng
Gardner Webberill	Consultancy Services	Development	Urban Planning
Gardner Webberill	Design Services	Architectural	Commercial
Gardner Webberill	Design Services	Architectural	Concept Design
Gardner Webberill	Design Services	Architectural	Full Design & Documentation
Gardner Webberill	Design Services	Architectural	DA & CC Management
Gardner Webberill	Design Services	Architectural	Construction Management
Gardner Webberill	Property	Architectural	Architecture/Design
Major Sports Surfaces	Building Trades	Fencing	
Major Sports Surfaces	Construction	Civil	Netball & Tennis Court
SS & LM Johnston	Construction	Civil	Netball & Tennis Court
SS & LM Johnston	Construction	Civil	Kerb & Gutting
SS & LM Johnston	Construction	Civil	Sports Fields
SS & LM Johnston	Construction	Civil	Drainage
SS & LM Johnston	Construction	Civil	Boat Ramps
SS & LM Johnston	Construction	Civil	Subdivision
SS & LM Johnston	Construction	Structural	Retaining Structures
SS & LM Johnston	Construction	Demolition	Excavation
SS & LM Johnston	Construction	Demolition	Concrete Crushing
Green Clean Hunter	Consultancy Services	Development	Environmental
Green Clean Hunter	Consultancy Services	Development	Development Applic Mng
Mathew Stubbs Partners	Design Services	Architectural	Urban Planning
Mathew Stubbs Partners	Design Services	Architectural	Heritage
Mathew Stubbs Partners	Design Services	Architectural	Commercial
Mathew Stubbs Partners	Design Services	Architectural	Residential
Mathew Stubbs Partners	Design Services	Architectural	Concept Design
Mathew Stubbs Partners	Design Services	Architectural	Full Design & Documentation
Mathew Stubbs Partners	Design Services	Architectural	DA & CC Management
Mathew Stubbs Partners	Design Services	Architectural	Construction Management
Marjan Construction	Building Trades	Carpentry & Joinery	
Marjan Construction	Building Trades	Concreting	
Marjan Construction	Construction	Civil	Netball & Tennis Court
Marjan Construction	Construction	Civil	Kerb & Gutting
Marjan Construction	Construction	Civil	Sports Fields
Marjan Construction	Construction	Civil	Drainage
Marjan Construction	Construction	Civil	Boat Ramps
Marjan Construction	Construction	Structural	Small Commercial Building
Marjan Construction	Construction	Structural	Bridges
Marjan Construction	Construction	Structural	Jetties
Marjan Construction	Construction	Structural	Steel
Marjan Construction	Construction	Structural	Retaining Structures
Marjan Construction	Construction	Structural	Commercial
Kinsley & Associates	Design Services	Architectural	Concept Design
Kinsley & Associates	Design Services	Architectural	Full Design & Documentation
Kinsley & Associates	Design Services	Architectural	DA & CC Management
Kinsley & Associates	Design Services	Architectural	Construction Management
Kinsley & Associates	Design Services	Civil	Car Parks
Kinsley & Associates	Design Services	Civil	Sports Fields
Kinsley & Associates	Design Services	Electrical	Engineering
Kinsley & Associates	Design Services	Structural	Buildings

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Kinsley & Associates	Design Services	Structural	Concrete
Kinsley & Associates	Design Services	Structural	Drafting Services
Kinsley & Associates	Design Services	Structural	Steel
Kinsley & Associates	Design Services	Structural	Timber
Kinsley & Associates	Construction	Civil	Sports Fields
Kinsley & Associates	Construction	Structural	Major Commercial Building
Kinsley & Associates	Construction	Structural	Small Commercial Building
AFT Services	Building Trades	Fencing/Guardrail	
Environmental Planning Services	Consultancy Services	Development	Land Use Planning
Environmental Planning Services	Consultancy Services	Development	Commercial Planning
Environmental Planning Services	Consultancy Services	Development	Urban Planning
Environmental Planning Services	Consultancy Services	Development	Feasibilities
Environmental Planning Services	Consultancy Services	Development	Concept Design
Environmental Planning Services	Consultancy Services	Development	Environmental
Environmental Planning Services	Consultancy Services	Development	Development Applic Mng
Environmental Planning Services	Property		Project Management
Anti-Discrimination Board	Human Resources	Consulting	General
Anti-Discrimination Board	Learning & Development	Consulting	Leadership & Management
Anti-Discrimination Board	Learning & Development	Training	Professional Development
Anti-Discrimination Board	Learning & Development	Training	EEO
Anti-Discrimination Board	Learning & Development	Training	
Big Boys Gutter Vacuum	Building Trades	Plumbers	
LA Commercial	Construction	Structural	Major Commercial Building
LA Commercial	Construction	Structural	Small Commercial Building
LA Commercial	Design Services	Architectural	Construction Management
Gondwana Consulting	Consultancy Services	Development	Environmental
Gondwana Consulting	Consultancy Services	Development	Land Use Planning
Daracon Landscaping	Construction	Landscaping	SoftHard Fall
Daracon Landscaping	Design Services	Landscaping	Architecture/Design
Bulfinch/Daracon	Construction	Demolition	Concrete Crushing
Daracon Contractors	Building Trades	Concreting	
Daracon Contractors	Construction	Civil	Netball & Tennis Court
Daracon Contractors	Construction	Civil	Kerb & Guttering
Daracon Contractors	Construction	Civil	Sports Fields
Daracon Contractors	Construction	Civil	Drainage
Daracon Contractors	Construction	Civil	Boat Ramps
Daracon Contractors	Construction	Civil	Major Road Works
Daracon Contractors	Construction	Civil	Subdivision
Daracon Contractors	Construction	Structural	Bridges
Daracon Contractors	Construction	Structural	Jetties
Daracon Contractors	Construction	Structural	Retaining Structures
Daracon Contractors	Construction	Demolition	Excavation
Daracon Contractors	Construction	Demolition	Concrete Crushing
Daracon Contractors	Construction	Demolition	Asbestos Removal
Daracon Contractors	Construction	Demolition	Fuel Tank Removal
Daracon Contractors	Consultancy Services	Cost Management	Estimating
Daracon Contractors	Consultancy Services	Cost Management	Feasibility
Daracon Contractors	Consultancy Services	Cost Management	Civil
JBA Planning	Consultancy Services	Development	Land Use Planning
JBA Planning	Consultancy Services	Development	Urban Planning
JBA Planning	Consultancy Services	Development	Concept Design
JBA Planning	Consultancy Services	Development	Environmental
JBA Planning	Consultancy Services	Development	Development Applic Mng
Coffey	Consultancy Services	Development	Feasibilities
Coffey	Consultancy Services	Development	Environmental
Coffey	Consultancy Services	Development	Development Applic Mng
Coffey	Consultancy Services	Development	Feasibility
Coffey	Consultancy Services	Cost Management	Risk Management
Coffey	Property		Project Management
Peel HR	Human Resources	Surveying	
Peel HR	Human Resources	Consulting	
Peel HR	Human Resources	Recruitment & Selection	
Peel HR	Human Resources	Mediation	
Peel HR	Human Resources	Investigations	
Peel HR	Human Resources	Workplace Change	
Ian Rich Asphalt	Building Trades	Concreting	
Ian Rich Asphalt	Construction	Civil	Netball & Tennis Court
Ian Rich Asphalt	Construction	Civil	Kerb & Guttering
Ian Rich Asphalt	Construction	Civil	Drainage
Ian Rich Asphalt	Construction	Civil	Boat Ramps
Ian Rich Asphalt	Construction	Civil	Major Road Works
Ian Rich Asphalt	Construction	Landscaping	SoftHard Fall
Ian Rich Asphalt	Construction	Structural	Retaining Structures
Fordythes Training	Learning & Development	Consulting	General
Fordythes Training	Learning & Development	Training	Health & Safety
Fordythes Training	Learning & Development	Training	Technology
Fordythes Training	Learning & Development	Training	Leadership & Management
Fordythes Training	Learning & Development	Training	Accredited Vocational Training
Fordythes Training	Learning & Development	Training	Interpersonal Skills
Fordythes Training	Learning & Development	Training	Professional Development



ATTACHMENT 1

Richmond Valley Council	Construction	Structural	Bridges
Turf Drain Australia	Construction	Civil	Sports Fields
Turf Drain Australia	Construction	Civil	Drainage
Turf Drain Australia	Design Services	Civil	Sports Fields
Inside Planning	Consultancy Services	Development	Land Use Planning
Inside Planning	Consultancy Services	Development	Traffic Study
Inside Planning	Consultancy Services	Development	Commercial Planning
Inside Planning	Consultancy Services	Development	Urban Planning
Inside Planning	Consultancy Services	Development	Feasibilities
Inside Planning	Consultancy Services	Development	Concept Design
Inside Planning	Consultancy Services	Development	Environmental
Inside Planning	Consultancy Services	Development	Development Appic Mng
Complete Urban	Property	Development	Project Management
Complete Urban	Consultancy Services	Development	Land Use Planning
Complete Urban	Consultancy Services	Development	Traffic Study
Complete Urban	Consultancy Services	Development	Urban Planning
Complete Urban	Consultancy Services	Development	Feasibilities
Complete Urban	Consultancy Services	Development	Concept Design
Complete Urban	Consultancy Services	Development	Environmental
Complete Urban	Consultancy Services	Development	Development Appic Mng
Complete Urban	Consultancy Services	Cost Management	Estimating
Complete Urban	Consultancy Services	Cost Management	Feasibility
Complete Urban	Consultancy Services	Cost Management	Risk Management
Complete Urban	Consultancy Services	Cost Management	Buildings
Complete Urban	Consultancy Services	Cost Management	Civil
Complete Urban	Consultancy Services	Environmental	Flora & Fauna
Complete Urban	Consultancy Services	Environmental	Geographical
Complete Urban	Consultancy Services	OHS	General
Complete Urban	Consultancy Services	Graphic Design	General
Complete Urban	Design Services	Architectural	Urban Planning
Complete Urban	Design Services	Architectural	Heritage
Complete Urban	Design Services	Architectural	Commercial
Complete Urban	Design Services	Architectural	Residential
Complete Urban	Design Services	Architectural	Concept Design
Complete Urban	Design Services	Architectural	Full Design & Documentation
Complete Urban	Design Services	Architectural	DA & CC Management
Complete Urban	Design Services	Architectural	Construction Management
Complete Urban	Design Services	Civil	Boat Ramps
Complete Urban	Design Services	Civil	Car Parks
Complete Urban	Design Services	Civil	Drafting Services
Complete Urban	Design Services	Civil	Drainage
Complete Urban	Design Services	Civil	Sports Fields
Complete Urban	Design Services	Civil	Subdivision
Complete Urban	Design Services	Civil	Construction Certificate Mng
Complete Urban	Design Services	Electrical	Engineering
Complete Urban	Design Services	Electrical	Switchboards
Complete Urban	Design Services	Electrical	Lighting
Complete Urban	Design Services	Landscaping	Architecture/Design
Complete Urban	Design Services	Landscaping	Shade Structures
Complete Urban	Design Services	Structural	Buildings
Complete Urban	Design Services	Structural	Concrete
Complete Urban	Design Services	Structural	Drafting Services
Complete Urban	Design Services	Structural	Jetties
Complete Urban	Design Services	Structural	Steel
Complete Urban	Design Services	Structural	Timber
Complete Urban	Property	Staff Survey	Project Management
Complete Urban	Property	Consulting	Architects
Mind Resources Pty Ltd	Business Excellence	Consulting	
Mind Resources Pty Ltd	Human Resources	Recruitment & Selection	
Mind Resources Pty Ltd	Human Resources	Mediation	
Mind Resources Pty Ltd	Human Resources	Investigations	
Mind Resources Pty Ltd	Human Resources	Salary Packaging	
Mind Resources Pty Ltd	Human Resources	Workplace Change	
Mind Resources Pty Ltd	Human Resources	Outplacement	
Mind Resources Pty Ltd	Learning & Development	Consulting	General
Mind Resources Pty Ltd	Learning & Development	Training	First Aid
Mind Resources Pty Ltd	Learning & Development	Training	Health & Safety
Mind Resources Pty Ltd	Learning & Development	Training	Technology
Mind Resources Pty Ltd	Learning & Development	Training	Leadership & Management
Mind Resources Pty Ltd	Learning & Development	Training	Coaching/Mentoring
Mind Resources Pty Ltd	Learning & Development	Training	Accredited Vocational Training
Mind Resources Pty Ltd	Learning & Development	Training	E-learning
Mind Resources Pty Ltd	Learning & Development	Training	Interpersonal Skills
Mind Resources Pty Ltd	Learning & Development	Training	Professional Development
Mind Resources Pty Ltd	Learning & Development	Training	Local Government Technical Skills
Tompkins MDA Architectures	Consultancy Services	Development	Commercial Planning
Tompkins MDA Architectures	Consultancy Services	Development	Feasibilities
Tompkins MDA Architectures	Consultancy Services	Development	Development Appic Mng

ATTACHMENT 1

Tompkins MDA Architectures	Design Services	Architectural	Urban Planning
Tompkins MDA Architectures	Design Services	Architectural	Heritage
Tompkins MDA Architectures	Design Services	Architectural	Commercial
Tompkins MDA Architectures	Design Services	Architectural	Residential
Tompkins MDA Architectures	Design Services	Architectural	Concept Design
Tompkins MDA Architectures	Design Services	Architectural	Full Design & Documentation
Tompkins MDA Architectures	Design Services	Architectural	DA & CC Management
Tompkins MDA Architectures	Design Services	Architectural	Construction Management
Allen Jackson & Cotter	Consultancy Services	Development	Land Use Planning
Allen Jackson & Cotter	Consultancy Services	Development	Urban Planning
Allen Jackson & Cotter	Consultancy Services	Development	Feasibilities
Allen Jackson & Cotter	Consultancy Services	Development	Concept Design
Allen Jackson & Cotter	Design Services	Architectural	Development Applic Mng
Allen Jackson & Cotter	Design Services	Architectural	Urban Planning
Allen Jackson & Cotter	Design Services	Architectural	Heritage
Allen Jackson & Cotter	Design Services	Architectural	Commercial
Allen Jackson & Cotter	Design Services	Architectural	Residential
Allen Jackson & Cotter	Design Services	Architectural	Concept Design
Allen Jackson & Cotter	Design Services	Architectural	Full Design & Documentation
Allen Jackson & Cotter	Design Services	Architectural	DA & CC Management
Allen Jackson & Cotter	Design Services	Architectural	Construction Management
Lear & Smith	Construction	Electrical	Switchboards
Lear & Smith	Design Services	Electrical	Switchboards
Lear & Smith	Design Services	Electrical	Domestic
Lear & Smith	Design Services	Electrical	Commercial
Lear & Smith	Design Services	Electrical	Design Review
Lear & Smith	Design Services	Electrical	Lighting
Lear & Smith	Design Services	Electrical	Flora & Fauna
Wildthing Enterprises	Consultancy Services	Environmental	
Central Human	Business Excellence	Consulting	
Central Human	Human Resources	Consulting	
Central Human	Human Resources	Recruitment & Selection	
Central Human	Human Resources	Mediation	
Central Human	Human Resources	Investigations	
Central Human	Human Resources	Salary Packaging	
Central Human	Human Resources	Workplace Change	
Central Human	Human Resources	Outplacement	
Central Human	Learning & Development	Consulting	General
Central Human	Learning & Development	Training	Leadership & Management
Central Human	Learning & Development	Training	Coaching/Mentoring
Central Human	Learning & Development	Training	Interpersonal Skills
Central Human	Learning & Development	Training	Professional Development
SB Glass & Glazing	Building Trades	Material Fabrications	
Nagga Canvas	Construction	Landscaping	Shade Structures
Nagga Canvas	Design Services	Landscaping	Shade Structures
Nagga Canvas	Design Services	Structural	Concrete
JA Crockett	Building Trades	Gyprock & Fibrouk	
JAC Asbestos Removal	Construction	Demolition	Asbestos Removal
JA Martin Electrical	Construction	Electrical	Switchboards
JA Martin Electrical	Design Services	Electrical	Engineering
JA Martin Electrical	Design Services	Electrical	Switchboards
Leonard Holt Robb	Consultancy Services	Graphic Design	General
Local Government Training	Learning & Development	Consulting	General
Local Government Training	Learning & Development	Training	First Aid
Local Government Training	Learning & Development	Training	Health & Safety
Local Government Training	Learning & Development	Training	Technology
Local Government Training	Learning & Development	Training	Leadership & Management
Local Government Training	Learning & Development	Training	Coaching/Mentoring
Local Government Training	Learning & Development	Training	Accredited Vocational Training
Local Government Training	Learning & Development	Training	E-learning
Local Government Training	Learning & Development	Training	Interpersonal Skills
Local Government Training	Learning & Development	Training	Professional Development
Local Government Training	Learning & Development	Training	Plant & Equipment
Local Government Training	Learning & Development	Training	Local Government Technical Skills
Local Government Training	Learning & Development	Training	Other tickets & licensing
Tooljoos	Construction	Landscaping	Soft/Hard Fast
Tooljoos	Consultancy Services	Development	Environmental
Tooljoos	Consultancy Services	Environmental	Flora & Fauna
Halamoto	Consultancy Services	Cost Management	Risk Management
Halamoto	Consultancy Services	CH&S	General
Halamoto	Business Excellence	Consulting	
Halamoto	Corporate Risk	Consulting	Risk & Safety
Asselink Pty	Consultancy Services	Cost Management	Estimating
Asselink Pty	Consultancy Services	Cost Management	Feasibility
Asselink Pty	Consultancy Services	Cost Management	Risk Management
Asselink Pty	Consultancy Services	Cost Management	Buildings
McKenzie Group Consulting Planning (NSW) Pty Ltd	Consultancy Services	Development	Land Use Planning
McKenzie Group Consulting Planning (NSW) Pty Ltd	Consultancy Services	Development	Commercial Planning
McKenzie Group Consulting Planning (NSW) Pty Ltd	Consultancy Services	Development	Urban Planning
McKenzie Group Consulting Planning (NSW) Pty Ltd	Consultancy Services	Development	Feasibilities
McKenzie Group Consulting Planning (NSW) Pty Ltd	Consultancy Services	Development	Concept Design

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McKenzie Group Consulting Planning (NSW) Pty Ltd	Consultancy Services	Development	Development/Apply Mng
McKenzie Group Consulting Planning (NSW) Pty Ltd	Consultancy Services	Environmental	Geographical
McKenzie Group Consulting Planning (NSW) Pty Ltd	Property	Project Mgt/Town Plan	
Ethos Health Pty Ltd	Consultancy Services	On&S	General
Ethos Health Pty Ltd	Learning & Development	Training	Health & Safety
Bluewater Stainless	Building Trades	Material Fabrications	
Bluewater Stainless	Building Trades	Fencing/Guardrail	
Bluewater Stainless	Construction	Structural	Major Commercial Building
Bluewater Stainless	Construction	Structural	Small Commercial Building
Bluewater Stainless	Design Services	Structural	Buildings
Bluewater Stainless	Construction	Demolition	Excavation
P & D Envirotech Pty Ltd	Construction	Demolition	Asbestos Removal
P & D Envirotech Pty Ltd	Construction	Demolition	Fuel Tank Removal
P & D Envirotech Pty Ltd	Construction	Demolition	Land Use Planning
Impact Group	Consultancy Services	Development	Feasibilities
Impact Group	Consultancy Services	Development	Development/Apply Mng
Impact Group	Consultancy Services	Development	DA & CC Management
Impact Group	Design Services	Architectural	Construction Management
Impact Group	Design Services	Architectural	Engineering
Impact Group	Design Services	Electrical	Switchboards
Impact Group	Design Services	Electrical	Domestic
Impact Group	Design Services	Electrical	Commercial
Impact Group	Design Services	Electrical	Design Review
Impact Group	Design Services	Electrical	Lighting
Impact Group	Property	Project Mgt/Town Plan	

**ITEM NO. 5**

**FILE NO: PSC2010-04106, PSC2010-04105**

**INTEGRATED PLANS: COMMUNITY STRATEGIC PLAN - PORT STEPHENS 2021; DELIVERY PROGRAM 2011-2015; RESOURCE STRATEGY 2011-2021; FEES & CHARGES 2011-2012**

**REPORT OF: WAYNE WALLIS**  
**GROUP: CORPORATE SERVICES GROUP**

**RECOMMENDATION IS THAT COUNCIL:**

- 1) Adopts the Integrated Plans: Community Strategic Plan Port Stephens 2021; Delivery Program 2011-2015; Resource Strategy 2011-2021; Fees & Charges 2011-2012 after considering the submissions and recommendations contained in the attached Schedule.

**COUNCIL COMMITTEE MEETING – 21 JUNE 2011**  
**RECOMMENDATION:**

	<p><b>Councillor John Nell</b>  <b>Councillor Sally Dover</b></p>	<p>That Item 5 be deferred to the Ordinary Council meeting on 28 June 2011.</p>
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**ORDINARY COUNCIL MEETING – 28 JUNE 2011**  
**RESOLUTION:**

<p><b>222</b></p>	<p><b>Councillor Shirley O'Brien</b>  <b>Councillor John Nell</b></p>	<p>It was resolved that Council:</p> <ol style="list-style-type: none"> <li>1) Receives and notes the Supplementary Information report.</li> <li>2) Adopts the fees and charges for Medowie Community Centre as publicly exhibited with the addition of the fees for hire of the Wilkinson Room and the bond for the PA system as detailed in this report.</li> <li>3) Adopts operational plan new item 2.5.5 <i>Convene eleven (11) meetings of the Aboriginal Strategic Committee annually. Responsibility Environmental and Development Planning.</i></li> <li>4) Agrees that all capital works for the period 2011-2021 related to Samurai</li> </ol>
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## MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

		<p>Beach Resort be removed from the schedule of works in the Strategic Asset Management Plan (SAMP).</p> <p>5) Agrees that the wording of 11.1 Special Notes in the Executive Summary (p13) be altered so that the second sentence reads <i>However at the time of preparation of this SAMP, Council is considering the sale or alternative service delivery of Samurai Beach Resort.</i></p> <p>6) Adopts operational plan amended item 5.1.2 Manage outstanding debts owed to Council.</p> <p>7) Note the correspondence received from the TRRA and provide the Association with written advice on Council's determination in this matter.</p> <p>8) Adopts the Integrated Plans: Community Strategic Plan Port Stephens 2021; Delivery Program 2011-2015; Resource Strategy 2011-2021; Fees and Charges 2011-2012 as amended in the supplementary information.</p>
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### BACKGROUND

The purpose of this report is to advise Council that, in accordance with its determination at the Council meeting on 19 April 2011 (Minute no. 138), the draft documents were placed on exhibition for the period 1 to 31 May 2011. This report brings before Council for consideration submissions received with respect to those draft documents. Submissions received with associated recommendations are contained in the Schedule Attachment 1 of this Report.

### FINANCIAL/RESOURCE IMPLICATIONS

The attached Schedule of submissions contains variations to the exhibited draft Fees & Charges submitted by the General Manager with recommendations that the variations be accepted. In addition the Schedule contains recommendations related to submissions received on fees and charges from members of the public that Councillors are asked to consider.

The Schedule also contains submission by the General Manager related to the Asset Management Strategy which includes changes to projects for 2011-2012 with recommendations that they be accepted. Submissions are also supplied from the general public for Councillors' consideration.

Other submissions in the Schedule relate to refinements to the Integrated Plans to provide more clarity in relation to measurements and the actions required during the period of the Plans.

## **LEGAL, POLICY AND RISK IMPLICATIONS**

Under Section 406 of the Local Government (Integrated Planning & Reporting) Act 2009 councils are required to provide public notices of the draft plans in the form of public exhibition for a period of not less than 28 days. The draft documents were placed on public exhibition from 1 to 31 May 2011, a period of 31 days. Five (5) written submissions were received on the Integrated Plans and Resource Strategy.

Section 610F of the Local Government Act 1993 provides that a council must not determine a fee until it has given public notice of a fee for the year in which the fee is to be made. The draft Fees & Charges 2011-2012 were placed on public exhibition for the period 1 to 31 May 2011. Written submissions were invited and 12 were received specifically related to Fees & Charges 2011-2012.

The attached Schedule contains details of all 17 submissions received. The Schedule also contains recommendations related to each submission for consideration and determination. Three submissions were lengthy and in order to preserve the authors' intentions, they are reproduced in full as appendices to the Schedule of Submissions.

All submissions were acknowledged within two working days in accordance with the requirements of Council's Customer Service Charter.

## **SUSTAINABILITY IMPLICATIONS**

Includes Social, Economic and Environmental Implications

The draft Integrated Plans were formulated around the four pillars of sustainability and incorporate the principles of social equity as required by the Local Government (Integrated Planning & Reporting) Act 2009. There is also line of sight from the New South Wales State Plan and the Lower Hunter Strategy to the Community Strategic Plan – Port Stephens 2021. The Strategic Directions in that Plan were re-confirmed through community consultation at workshops held in each Ward during October 2010 and a Residents Panel forum held in November 2010.

## **CONSULTATION**

The draft Integrated Plans and the draft Fees & Charges 2011-2012 were advertised in the local media as being on public exhibition from 1 to 31 May 2011. Copies were placed on Council's web site, at Council libraries and at the Customer Service Counter in the Council's Administration Building in Raymond Terrace. DVDs were made available free of charge for residents who requested copies.

Letters were sent to all participants in the community workshops held in October 2010 and a notice was also sent to the Residents Panel members advising of the exhibition period and inviting submissions.

**OPTIONS**

- 1) That Council notes the submissions received and resolves to accept the recommendations related to each submission;
- 2) That Council adopts the Integrated Plans with any adopted amendments: Port Stephens 2021; Delivery Program 2011-2015; Operational Plan 2011-2012; Resources Strategy 2011-2021;
- 3) That Council adopts the Fees & Charges 2011-2012 with any adopted amendments;
- 4) That Council notes the submissions and resolves to reject any of the recommendations related to any submission;
- 5) That Council further amends the Fees & Charges 2011-2012;
- 6) That Council rejects the Fees & Charges 2011-2012;
- 7) That Council rejects the Integrated Plans Port Stephens 2021; Delivery Program 2011-2015; Operational Plan 2011-2012; Resources Strategy 2011-2021.

**ATTACHMENTS**

- 1) Schedule of Submissions and Recommendations.

**COUNCILLORS ROOM**

Nil.

**TABLED DOCUMENTS**

Nil.

ATTACHMENT 1

**Schedule of Submissions Received in Accordance with Section 406 of the Local Government (Integrated Planning & Reporting) Act 2009**

No.	Submitted By	Submission
1	Medowie Community Centre Committee	<p>Changes to Fees &amp; Charges 2011-2012 for Medowie Community Centre as follows:                      Tougher &amp; Waratah Offices (air conditioned) \$10.00 (inclusive of GST) per hour for use weekly, fortnightly or monthly);                      Hall (Regular Users) \$9.05 (inclusive of GST) per hour for use weekly, fortnightly or monthly;                      Casual Bookings Halls (Other than functions) \$14.50 (inclusive of GST) per hour;                      Tougher &amp; Waratah Offices (air conditioned) \$15.95 (inclusive of GST) per hour;                      All fees for Tougher &amp; Waratah Offices include an air conditioning levy.                      Single Storage Cupboards \$30.00 (inclusive of GST) annual fee;                      Double Storage Cupboards \$60.00 (inclusive of GST) annual fee;                      Functions. Old Hall &amp; Old Kitchen \$218.30 per function (inclusive of GST); New Hall &amp; New Kitchen \$278.95 per function (inclusive of GST);                      Deposits for either hall \$36.00 per function (including GST).                      Functions Charity/Community Rate: Old Hall &amp; Old Kitchen \$109.15 per function including GST;                      New Hall &amp; New Kitchen \$133.35 per function including GST.                      Bonds: Charity/community rate \$133.35 per function including GST; Normal rate \$266.70 per function including GST; Alcohol served rate \$400 per function including GST.                      Extras (Hire Fees): Crockery/cutlery \$12.15 including GST with no bond applicable;                      PA System \$12.15 with a bond of \$55.00, both including GST;                      Lost Key: \$36.75 per key including GST.</p> <p><b>Recommendation: That Council agrees to the proposed changes.</b></p>
2	The Smith Family	<p>Request that child-friendly references in the 2010-2011 Operations Plan be reinstated in the Operations Plan 2011-2012.  <i>Comment: Child friendly principles are embedded in all communities/facilities/services planning practices across Council (Social</i></p>



**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

No.	Submitted By	Submission
		<p><i>Planning Coordinator).</i></p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
3	Port Stephens Council General Manager	<p><b>Fees &amp; Charges 201- 2012</b></p> <ol style="list-style-type: none"> <li>1. (p4) Item 6: As a result of a determination of the Division of Local Government (Circular 11-06) the statutory fee for issuing rate certificates has been increased from \$60.00 to \$65.00 per certificate. GST does not apply.</li> <li>2. Fees &amp; Charges (p5) Item 10: include GST in all items.</li> <li>3. Fees &amp; Charges (p5) second of items listed as 11(a) and 11 (b) changed to 11(c) and 11(d) and wording in Clarification for both items to read: Fee applicable once per licence. Port Stephens Council must be noted on the Public Liability Insurance policy.</li> <li>4. Fees &amp; Charges (p5) Items 13 (a) to (d): include GST in all fees.</li> <li>5. Fees &amp; Charges (p8) Item 8 (a) increased from \$132 to \$160 to align with fees of other councils and to recover costs of post-consent advertising for which we do not charge a fee.</li> <li>6. Fees &amp; Charges (p7): LGS S.68 – APPROVAL TO INSTALL A MANUFACTURED HOME, MOVEABLE DWELLING OR ASSOCIATED STRUCTURE ON LAND (including site inspection, assessment and final inspection) per unit \$350 including GST.</li> <li>7. (p9) New item: The following to be added to the Fees &amp; Charges and relates to disability access inspections: ACCESS APPRAISALS - FEES AND ASSOCIATED CHARGES Due to the commercial nature of the services involved, there will be no public exhibition of fees, as this may create a commercial disadvantage. Particulars in relation to access appraisal fees may be obtained by contacting Council's Social Planning Team on 4980 0260 or fax 4987 3612.</li> <li>8. (p12ff) Sustainable Planning – various</li> </ol>

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

No.	Submitted By	Submission
		<p>statutory fees: on advice from an officer of the Department of Planning, it was anticipated that many statutory fees would be increased, and the exhibition draft included those increases. As these have not been gazetted, Council cannot charge them and so the fees will remain at 2010-2011 level. For details please refer to <b>Appendix 4</b>.</p> <p>9. (p15) Activity Van, (a) Pre-School item Credit Card Declined should be \$8.10 and not \$8.80 inclusive of GST.</p> <p>10. (p15) (b) Before and After School Care: in comments include <i>Holding fee 50% of permanent fee</i>.</p> <p>11. (p16) Rounding up of fees, inclusive of GST: 5(b) Tomaree Library &amp; Community Centre – private, funded, government or for profit organisations: Activity room/office/meeting room \$19.00; Half auditorium \$19.00; Full auditorium \$38.00; Equipment Hire \$8.00; Data Projector Hire \$17.00.</p> <p>12. Fees &amp; Charges (p40) change wording Port Stephens Telecentre to read Communicate Port Stephens.</p> <p><b>Recommendation: That Council agrees to the proposed changes.</b></p>
4	Resident	<p>The wording of item 2.4.3 (p15) is unclear as to what it refers. Wording to be changed to <i>Design a process to accommodate public art, events and entertainment that reflects local character</i>.</p> <p><b>Recommendation: That Council adopts the revised wording.</b></p>
5	Port Stephens Council General Manager	<p>1. Integrated Plans</p> <p>2. The following changes to the Integrated Plans are recommended after inputs from across Council, with the purpose of making the Integrated Plans more accurate and in some instances to meet the requirements of the NSW Waste and Sustainability Improvement Program to be eligible for funding:</p> <p>3. (pp10-30) Change all references to State agencies in the Community Strategic Plan</p>

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

No.	Submitted By	Submission
		<p>to reflect the current names and responsibilities of agencies in accordance with the Allocation of the Administration of Acts 2011 (No 2 – General Allocation) and the Public Sector Employment and Management (Departments) Order 2011 under the Public Sector Employment and Management Act 2002.</p> <p>4. (pp10-30) All items where responsibility is stated as "all sections", and replace with the responsible section.</p> <p>5. (p11) Delivery Program item 1.3, at the recommendation of Aging Disability &amp; Home Care state agency include families by changing the wording to read Provide people with disabilities and the aging population and their families support mechanisms and services in an accessible environment.</p> <p>6. (p12) Delivery Program 1.4: change wording to read Plan and provide for appropriate facilities, services and opportunities for children and young people.</p> <p>7. (p12) Delivery Program 1.4 Council Performance Measures – delete Five (5) development programs for young people conducted at Communicate Port Stephens.</p> <p>8. (p12) Operational Plan add item 1.4.6 Conduct five development programs for young people Responsibility Economic Development Unit</p> <p>9. (p12) Operational Plan item 1.4.2: change wording to read Value and build capacity for young people's participation and contribution to community wellbeing.</p> <p>10. (p12) Operational Plan item 1.4.1: amend wording for clarity. Provide access to a range of social, educational and care programs for children through the Children's Services program.</p> <p>11. (p12) Delivery Program item 1.4 Council Performance Measure: amend wording for clarity. Children's Services Programs receive "high quality" accreditation for licence renewal.</p> <p>12. (p12) Delivery Program item 1.4 Council Performance Measure: delete 'at least 80</p>

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

No.	Submitted By	Submission
		<p>programs for children across all libraries' and replace with 10% increase in number of children participating in Library programs and activities.</p> <p>13. (p13) Delivery Program 1.5: delete Council Performance Measure Conduct five work readiness programs annually as it is not a measure and occurs elsewhere as an action.</p> <p>14. (p13) Operational Plan item 1.5.3: amend wording for clarity. Plan connected community infrastructure for ease of access.</p> <p>15. (p13) Operational Plan item 1.5.4: amend responsibility to Environmental &amp; Development Planning.</p> <p>16. (p13) Operational Plan new item: 1.5.6 Review all service levels of cemeteries to ensure sustainable supply.</p> <p>17. (p13) Delivery Program 1.5: delete the Council Performance Measure Citizenship ceremony held annually and add to the Operational Plan item 1.5.6 Conduct citizenship ceremonies as appropriate throughout the year. Responsibility is General Manager's Office.</p> <p>18. (p14) Amend Strategic Direction to read: Port Stephens has a diverse range of passive and active lifestyle opportunities that are considered by users to be safe, convenient, reliable and affordable.</p> <p>19. (p15) Delivery Program item 2.2: Amend Council Performance Measure to read Library Service Level Agreement targets and timeframes are met annually.</p> <p>20. (p15) Operational Plan item 2.3.1: Amend to read Develop and manage contracts and licences and internal and external providers.</p> <p>21. (p15) Delivery Program item 2.4 Council Performance Measure: add visits to Libraries increase by 5% per year.</p> <p>22. (p16) Delivery Program 2.5: delete Council Performance Measure related to meetings of the Aboriginal Strategic Committee.</p> <p>23. (p16) Operational Plan new item: 2.5.2 Promote heritage research and documentation through use of library assets.</p>

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

No.	Submitted By	Submission
		<p>24. (p16) Delivery Program 2.5: delete the Council Performance Measure Citizenship ceremony held annually and add to the Operational Plan item 2.5.3 Review the Multicultural Affairs Policy. Responsibility is Environmental &amp; Development Planning Section.</p> <p>25. (p16) Delivery Program item 2.5.1 amend wording to read Promote opportunities to celebrate Aboriginal culture and local cultural diversity</p> <p>26. (p16) Operational Plan new item 2.5.4 Provide avenues for the community to research and conserve local history and family history. Responsible section Community &amp; Recreation Services.</p> <p>27. (p16) Operational Plan new item 2.5.5 Convene 5 meetings of the Aboriginal Strategic Committee annually. Responsibility Environmental and Development Planning.</p> <p>28. (p16) Delivery Program item 2.5 Council Performance Measure: add 100% delivery of Record of Agreements with Historical and Family History Societies and Library Services.</p> <p>29. (p17) Change the wording of the Council Performance Measure regarding water quality to read: Water quality at Council's Beachwatch sites meets or exceeds NHMRC 2008 Guidelines.</p> <p>30. (p17) Operational Plan 3.1.1 Responsibility to be changed to delete references to All Sections and show responsibility as Environmental and Development Planning Section.</p> <p>31. (p17) Delivery Program 3.1: change wording of Council Performance Measure to read 90% of scheduled actions in Comprehensive Koala Plan of Management completed on time.</p> <p>32. (p17) Operational Plan new item: 3.1.6 Complete the Koala Population Study by December 2012.</p> <p>33. (p17) Delivery Program 3.1: delete Council Performance Measure Conduct 5 community environmental education programs annually.</p> <p>34. (p17) Operational Plan item 3.1.2: Change</p>

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

No.	Submitted By	Submission
		wording to read Conduct 5 community environmental education programs annually.
		35. (p18) Delivery Program Item 3.3: Council Performance Measure to read: 100% of Council's actions under the Bushfire Management Plan completed on time.
		36. (p18) Operational Plan 3.4.2 Responsibility to be changed to delete references to All Sections and show responsibility as Environmental and Development Planning Section.
		37. (p18) Operational Plan Item 3.2.1: change wording to read Reduce energy and water consumption at all Council's 12 largest energy using facilities and 10 largest water using facilities. Change the Council measure to read Council's energy consumption decreased by 10% at the 10 largest energy using facilities.
		38. (p18) Operational Plan Item 3.3.1: change responsible section to Community & Recreation Services.
		39. (p18) Operational Plan new action: 3.2.2 Undertake sea level rise mapping for the Port Stephens port. Responsible section is Environmental & Development Planning
		40. (p18) Operational Plan new action: 3.2.3 Reduce Council's fleet emissions from vehicles with a Gross Vehicle Mass of less than 3.5t.
		41. (p18) Delivery Program 3.4 Delete Council Performance Measure and replace with 90% of actions under the Regional Weeds Strategy for which Council is responsible completed annually.
		42. (p18) Operational Plan new item 3.4.3: Complete 2 aquatic weed treatments in the Hunter/Williams/Paterson river systems annually.
		43. (p19) Delivery Program 3.5: replace Council Performance Measure with: Attendance at land use management programs.
		44. (p19) Operational Plan new item: 3.5.2 Participate with State agencies in 2 land use management programs annually. Responsibility Environmental & Development Planning.

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

No.	Submitted By	Submission
		<p>45. (p19) Operational Plan item 3.7.2: Delete item as it is covered in 3.6.2</p> <p>46. (p20) Delivery Program item 3.7: amend Council Performance Measure to read Resources recovered from domestic waste is greater than 50%</p> <p>47. On 19 April 2011 Council adopted the recommendations contained in the review of the Economic Development Unit (Minute #134). To bring the Integrated Plans into alignment with the adopted changes to the strategic direction and operations of the Unit the following changes are recommended to be made:</p> <p>48. (p22) Operational Plan item 4.1.1 to be deleted;</p> <p>49. (p22) Operational Plan item 4.1.3 to be reworded to read Maintain Economic Development Unit Action Plan to assist event providers and attract major events to the area;</p> <p>50. (p22) Operational Plan item 4.1.4 to be deleted;</p> <p>51. (p22) Operational Plan new item 4.1.7: At least 5 events, run by Council, funded or sponsored by Council, or those run by an external party that has been required to make application to Council for consent to conduct their event in Port Stephens".</p> <p>52. (p23) Operational Plan item 4.2.3 wording to be changed to Assist local businesses to source state and federal funding...;</p> <p>53. (p23) Operational Plan item 4.2.6 to be deleted;</p> <p>54. (p23) Operational Plan item 4.3.1 to be reworded Provide developers and investors with pre-development application advice;</p> <p>55. (p24) Operational Plan item 4.4.3 change wording from TAFE facilities to TAFE services;</p> <p>56. (p24) Operational Plan items 4.5.4 and 4.5.5 to be deleted.</p> <p>57. (p27) Operational Plan new action: 5.1.6 Implement the sustainable purchasing policy. Responsible section is Financial Services.</p> <p>58. (p21) Delivery Program 3.11: replace Council Performance Measure with</p>

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No.	Submitted By	Submission
		Number and Percentage of Planning Services available on line.
59.		(p24) Operational Plan item 4.4.2: reword Conduct 5 employment training programs annually.
60.		(p24) Delivery Program 4.4 change Council Performance Measure to Number of unemployed people completing employment training annually.
61.		(p25) Delivery Program 4.6 change Council Performance Measure to % of LGA included in National Broadband Rollout.
62.		(p26) Delivery Program 4.7 change Council Performance Measure to Satisfaction with transport infrastructure increases annually.
63.		(p26) Operational Plan item 4.7.1 reword to Park & Ride Stage One – identification of locations throughout the LGA – completed by June 2012.
64.		(p28) Delete Operational Plan item 5. 2.7: this tool was developed by a consultant and has extensive behind the scenes software that we would not be able to develop or maintain for other councils.
65.		(p28) Operational Plan new item 5.2.8: Participate in a review of the corporate structure of the Newcastle Airport Limited. Responsibility: Office of Group Manager, Commercial Services.
66.		(p31) Delivery Program 5.10 change Council Performance Measure to read 100% of Six-monthly and Annual Reports meet legislative requirements
67.		(p30) Delivery Program 5.6 Council Performance Measure should read 4% reduction in lost time injury frequency rate annually.
68.		(p31) New Operational Plan Item 5.8.3 Conduct a customer satisfaction survey in May each year and report outcomes to Council and the community. Responsibility is Corporate Strategy & Planning.
69.		(p32) Add to the Operational Plan item 5.12.2 Provide existing Information Management services at agreed service levels. Responsibility is the Information Management Section.



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No.	Submitted By	Submission
		<p>70. (p32) Add to the Operational Plan item 5.12.3 Investment in the Knowledge Management Information and Communication Technology capabilities to support evolving business requirements. Responsibility is the Information Management Section.</p> <p><b>Resource Strategy: Asset Management</b></p> <p>71. Asset Management Strategy (p12) 9.2: change last sentence to read ...adjustments are made to rates, other sources of income, and the levels of service that the asset provides.</p> <p>72. Asset Management Strategy (p280): Clarence Town Road Segment 40: amend value from \$218,450 to \$328,950</p> <p>73. Asset Management Strategy (p281) Pavement Rehabilitation: Marsh Road – SEG 80, change to SEG 140 – Bobs arm from 478 Marsh Road to 504 Marsh Road.</p> <p>74. Asset Management Strategy (p282) Delete Waste project: Pacific Highway rehabilitation of Karuah landfill.</p> <p>75. Asset Management Strategy (p282): Donald Street Car Park – alter 'rehabilitation' to Concrete Investigation.</p> <p>76. Asset Management Strategy (p282): Meadowie Children's Centre – amend value from \$6,000 to \$11,000. Scope of works has changed and source of funds is confirmed.</p> <p>77. Asset Management Strategy (p283): \$50,000 for future design: change category from Road Pavement to Drainage.</p> <p>78. Asset Management Strategy (p283): delete Sports Assets – Entry Air Locks</p> <p>79. (p284) Asset Management Plan – schedule of works 2011-2012: remove the project Administration Building – Lighting Upgrade "C Bus" assessment - this is no longer required to be done.</p> <p><b>Resources Strategy: Workforce Plan</b></p> <p>80. (p39) Add concluding paragraph to read: Whilst the outcomes of the Sustainability</p>

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No.	Submitted By	Submission
		<p>Review are currently unknown, as these outcomes are realised they will be incorporated annually into future workforce plans.</p> <p>81. Workforce Strategy (p45): replace page 45 Action Plan with the Action Plan – Appendix 2 of this report.</p> <p><b>Resources Strategy – Long Term Financial Plan</b></p> <p>82. (p11) Add concluding paragraph to read: Whilst the financial outcomes of the Sustainability Review are currently unknown, as these outcomes are realised they will be incorporated annually into the Long Term Financial Plan.</p> <p><b>Recommendation: That the proposed changes be adopted.</b></p>
6	Resident	<p>A lengthy submission related to the Resource Strategy is at <b>Appendix 1</b>.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
7	Resident	<p>Fees &amp; Charges: objection to increase in Family Day Care administration fee.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
8	Resident	<p>I wish to submit LITTLE BEACH BOAT RAMP for consideration as a high priority when allocating funds to improve Port Stephens. The danger aspect at the ramp during the westerly winds needs to be addressed with and investigation into the effectiveness of a wave protection device. Port Stephens is projected as an iconic boating and fishing paradise - which it is! Our facilities to cater for those with boats, visitors and locals, are well below standard.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
9	Resident (by email)	<p>Objection to increase in Administration Levy/Care Levies for Family Day Care.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

<b>No.</b>	<b>Submitted By</b>	<b>Submission</b>
10	Resident (by email)	<p>Objection to increase in Carer/Educator levy – Family Day Care: long submission – please see <b>Appendix 3</b> to this Schedule.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
11	Resident (by email)	<p>Objection to increase in fees at Medowie Children's Centre.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
12	Resident (by email)	<p>Objection to increase in fees at Medowie Children's Centre.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
13	Resident	<p>Objection to increase in fees at Medowie Children's Centre.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
14	Resident	<p>Objection to increase in fees at Medowie Children's Centre.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
15	Resident	<p>Objection to increases to levies – Family Day Care.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
16	Resident	<p>Objection to increases to levies – Family Day Care.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>
17	Resident	<p>Objection to increases to levies – Family Day Care.</p> <p><b>Recommendation: That Council notes the correspondence.</b></p>

**APPENDIX 1: SUBMISSION OF NUMBER 6**

I have had insufficient time before we leave on a trip to review the Integrated Strategic Plans. However, my main comment would relate to the structure of Council and the need to get back to basics. Council needs to pull back on use of ratepayer funds for the Economic Development Unit and Commercial Services Divisions of Council and leave these areas to the professionals. There would be substantial savings with one less Group General Manager. Similarly, far too much emphasis is now placed on the media unit. What I have seen churned out from there hardly justifies the cost.

The following are comments relating to the Resource Strategy:-

**PART 2 RESOURCE STRATEGY – ASSETS**

**Attachment 1 – Works Plan 2011-2021 (Page 279-...)**

**Fingal Bay Projects – Use of Section 94 Funding**

I question the proportion of Section 94 funding which will comprise the Council funding for projects at Fingal Bay such as the page 283 entries for toilets at Barry Park, tennis court and the Surf Club. To me there has not been the development at Fingal Bay to have warranted large amounts of Section 94 funds being used at this location. These funds should be spent where the developments took place – Nelson Bay has been short changed, despite the \$s spent on the foreshore last year. (That foreshore job is still unfinished anyway!)

I recognise that Council is applying for grant funding for part of the Surf Club project. My other concern is “What happens if the grant funding is not forthcoming? Do the ratepayers (Council) take up the deficit?”

I have no problem with funding the toilet block at Barry Park – this is long overdue.

I do however seriously question the expenditure of \$3.4M on Fingal Bay Surf Club – to grow from a figure of \$1.1M (Examiner 4.11.10) to the \$3.4 M quoted of recent times (and “buried” within this document) is unacceptable and most unfair to the wider community. I’m aware that surf life saving is critical. However, more modest facilities would suffice. I seriously question whether Council building and paying for additional rooms to be hired out will make the Club self sufficient in funding in the future. The final plans need serious consideration before approval.

**Better Perceptions and Basic Facilities First Please**

The huge expenditure on Fingal Surf Club leaves hundreds of other smaller projects “out in the cold” for several years. These could have given the appearance & presentation of our whole area a much needed lift, particularly on the Tomaree Peninsula where tourism is an important economic driver. Examples include:-

- sun shelters for play areas (starting with Nelson Bay Foreshore);
- shelters for table/seats in reserves;
- new/renovated amenities blocks, including disabled facilities for all;
- replacement of old wooden log barbecue roofs with colourbond ones;
- consistent types of bus shelters – why not paint them all the same blue if you can't afford new ones?;

- better treatment of appalling looking roundabouts (consistency in planning for these roundabouts please – not “hotch potch” as we’ve had to date);
- Seating (with back rests) at the corner of Shoal Bay Road & Government Road on the Nelson Bay foreshore (Fly Point end) – an embarrassing unfinished job – Why is Council doing Shoal Bay before finishing Nelson Bay?
- Replacement of ugly log barriers and pine bollards with recycled plastic bollards as seen in several Councils across NSW, Victoria and Queensland - This option should not be dismissed as too costly. They look great and would be much more durable and easier to install.
- Refer also to comments below on toilet roll holders and painting the existing toilet doors/benches

Instead we will have the Taj Mahal of Surf Clubs and .... not even 1 km down the road... ugly old barbecue shelters with missing wooden logs off the roof..... and these can be seen elsewhere right across Port Stephens! Very few of the list above would qualify for grant funding so Council does need to find a better way to maintain and improve them.

When the Council survey was done last year, Parks & Reserves and clean amenities were placed high on people's priority lists. These are highly valued by both locals and by tourists, who don't participate in Council surveys, and yet the tourists provide millions of \$s to the community in tourism revenue. What I see is little change in the maintenance budgets, particularly when compared with sporting fields. The premise is that sporting fields pay their own way. According to page 119 (Resource strategy) income levels equate to 5%. Tourism dollars would bring in just as much, so an explanation at some time would be really helpful.

#### **Part 2 Resource Strategy – Assets (Page 281)**

##### **Footpath/Cycleway – Sandy Point Road – Cycleway from Foreshore Drive, Worimi Drive \$325,094**

The route of the NSW Coastal Cycleway needs a serious review by Council. There are other missing cycleway links which are far more important than this one. For example, Nelson Bay to Salamander Shopping Centre via Nelson Bay Road.

The Worimi Drive option should be deferred until the Salamander Shopping Centre development is approved or the land is sold. Otherwise, this will be yet another cycleway going absolutely nowhere. The other missing link I understand is to be part of the shopping centre proposal. The section proposed should not be 2011-12 planning or funding.

#### **Other Cycleway Link Options**

The Corlette Hall Parks and Reserves Committee has recently proposed that Council seriously consider providing a link from the Bartlett Cycleway at Middle Bagnall Beach Reserve through to the top of the hill to the new Landcom Vantage Estate on Corlette Hill. The cycleways being constructed by Landcom in this estate can be linked back to Bagnall Beach Road (near Angophora Reserve or Spinnaker Way and would provide much safer alternatives for cyclists (albeit a little steep in one place) to get to either Salamander Shopping Centre and then onto Salamander Way (which is I believe the NSW Coastal route). This would result in considerable savings to Council.

The Committee also supported the continued development of Cr Dover's proposal to have a cycleway along the foreshore all the way from West Bagnall Beach

(Pantowara), through Conroy Park and around the Corlette Headland past Peppers Anchorage, along Danalene Parade foreshore and for it to come out at Roy Wood Reserve, Cnr Foreshore Drive & Sandy Point Road. Popular public perception is that any cycleway would then go via Mambo Wetlands (boardwalk preferred) or roadside on Foreshore Drive. Most are very surprised when told that the Council approved route is via Sandy Point Road up to Worimi Drive & then behind the Salamander Shops to Salamander Way.

The entry on Page 284 for **Footpath/cycleways – Sandy Point Road; cycleway from Conroy Park to Foreshore Drive** (\$350,000) is therefore unacceptable due to major safety concerns with the width of the road and the number of driveways it would pass. These funds should be used to begin development of the section (costly though it may be) of the West Bagnall to Conroy link. Overhanging boardwalks as seen elsewhere all over the world, need to be considered in this section so that the cycleway stays off busy and narrow Sandy Point Road.

Page 284 – Holiday Park/Resort entries – Why is Council throwing good money after bad in spending more on Samurai?

Page 284 – Footpaths/Cycleways – Tanilba Avenue – Admiralty Avenue to Peace Parade – If this is the footpath which received publicity last year, why is it being funded above many other higher priority projects on the previous Forward Works Plan, eg, Bagnall Beach Road from Helm Close to Sandy Point Road roundabout footpath.

Page 286 – Parks & Reserves – Shire wide replacement of park furniture etc. (\$300,000) This amount will go nowhere. Could Council start by just painting the existing park benches a modern colour – would give much better perception that the place is being looked after.

**PAGE 282 – HALLS** – Why is funding not being provided for Corlette Hall internal painting in 2011-12 or 2012-13 or 2013-14? If the internal wall asbestos lining is not maintained (ie, painted), then the costs will be higher in future. This is not a huge job and the community volunteers have painted the hall up to the height they are allowed (as volunteers)

## **Other Comments on Part 2 Resource Strategy Assets**

### **Page 79 Halls**

7 Financial/Budget

Good planning will **not** result from “Proposed future capital works are based on findings through reactive inspections”!

Recurrent funding – If there are overruns occurring, then the budget should be increased – surely!

Page 97 – Current Level of Service table – Population Figures

Why does Council continue to not take into account tourism figures for the Tomaree Peninsula when assessing Open Space? To have a population figure of 23,209 does not present the true picture of the needs for open space and our parks and reserves to cater for tourists and day visitors from other parts of the shire. To base resourcing on population is most unfair to the main tourism area.

Page 102 - To have an operational budget of \$2.9M for maintenance of our parks and reserves is absolutely appalling. To have a minimal capital budget for Parks and Reserves for rehabilitation is totally unacceptable for an area with tourism as an economic driver.

Page 113 – Desired Level of Service Amenities ". .....gap between current service levels and desired service levels"

"2. Council needs to capture more specific data on satisfaction levels"

Instead of another expensive "survey" or data capture exercise, why not find some cost effective, practical and achievable ways to improve public perceptions in public toilets – a couple of ideas:-

**Comment on toilet roll holders:** The simple and relatively inexpensive replacement of all single sheet toilet paper holders would go a long way to improving public perceptions of the cleanliness of toilet blocks particularly in the tourist areas of Tomaree and Tilligery Peninsula.. The "frustration" of these types of holders only ends up with unused toilet paper shrewn across the toilet floor, at least in every ladies toilet I've visited – it looks disgusting and unclean.

**Comment on Paint Colour in Amenities Blocks:** The ugly deep red paint used throughout toilet blocks across the shire is out of date and gives the perception of something old and unclean. The simple painting of all toilet/shower doors and benches in one of the modern mushroom (or similar) colour palette would give the impression of something that's clean and up to date. (It's interesting that most of the tile colours in the toilet blocks would now blend with the new colour palette because they are so old!!!)

**Multi Lingual Signage on the Ladies Waste Disposal Units at Nelson Bay ferry terminal toilet block** – These signs would be very inexpensive (probably about \$20 each) and would guide ladies from other cultures to advise on Australian culture as to where toilet paper goes, ie, in the toilet, not in the waste disposal units or left on the floor.

The other key points made in that section are supported.

GENERAL COMMENT:

**Dollar for Dollar Funding for Grant Funds**

Could you advise where, within all these plans and budgets, Council keeps an allocation for meeting a 50/50 contribution for a grant if a community group qualifies and is successful in gaining funding. To have provision for this type of contribution would grow the number of projects which could be funded via grant funding. To have a full time position of an officer accessing and doing most of the leg work for grant funding would pay for itself in no time at all. This would not need to be a hugely paid position – just a person who can communicate across all sections of the Council.

**APPENDIX 2: WORKFORCE STRATEGY – ACTION PLAN 2011-2015**

**5. Workforce Strategy – Action Plan 2011 - 2015**

To meet the requirements of the Community Strategic Plan Section 5.3, an Action Plan for 2011-2015 has been developed to give effect to the Workforce Strategy.

Council will undertake the actions detailed in the table below.

<b>STRATEGIC DIRECTION</b>	<b>ACTION</b>	<b>COMPLETION DATE</b>
SD1: LEADERSHIP	<b>1.1 CONTINUE TO SUPPORT AND DEVELOP CURRENT AND EMERGING LEADERSHIP CAPABILITY</b>	<b>1 JULY 2011 – 30 JUNE 2015</b>
	<b>1.2 UNDERTAKE 360 DEGREE REVIEWS WITH THE COMBINED LEADERSHIP TEAM</b>	<b>DECEMBER 2011</b>
SD2: BUSINESS EXCELLENCE	<b>2.1 DEVELOP AND IMPLEMENT COUNCIL'S BUSINESS EXCELLENCE PROGRAM</b>	<b>DECEMBER 2012 – DECEMBER 2015</b>
SD3: BEST EMPLOYER	<b>3.1 NEGOTIATE A NEW ENTERPRISE AGREEMENT</b>	<b>DECEMBER 2011</b>
	<b>3.2 IMPLEMENT THE COUNCIL BRAND STRATEGY AND REVIEW ANNUALLY</b>	<b>MARCH 2012</b>
SD4: LEARNING AND DEVELOPMENT	<b>4.1 IMPLEMENT PROCESSES THAT SUPPORT THE EVALUATION OF THE EFFECTIVENESS OF LEARNING AND DEVELOPMENT INTERVENTIONS.</b>	<b>JUNE 2012</b>
	<b>4.2 ALIGN COUNCIL'S INDUCTION PROCESS TO THE INDUCTION SKILL SET FROM THE LOCAL GOVERNMENT TRAINING PACKAGE</b>	<b>JUNE 2012</b>
	<b>4.3 IMPLEMENT THE APPROACH TO COUNCIL BECOMING A LEARNING ORGANISATION</b>	<b>DECEMBER 2011</b>
SD5: WORKPLACE EQUITY AND DIVERSITY	<b>5.1 COMPLETE ACTIONS OUTLINED IN 2010 – 2014 WORKPLACE EQUITY AND DIVERSITY PLAN</b>	<b>DECEMBER 2011- DECEMBER 2014</b>
SD6: WORKFORCE PLANNING	<b>6.1 UNDERTAKE ANNUAL REVIEW OF WORKFORCE PLANNING ACROSS ALL SECTIONS OF COUNCIL</b>	<b>DECEMBER 2011- DECEMBER 2014</b>



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STRATEGIC DIRECTION	ACTION	COMPLETION DATE
SD7: SUSTAINABILITY REVIEW	7.1 UNDERTAKE A SUSTAINABILITY REVIEW OF ALL COUNCIL INTERNAL AND EXTERNAL SERVICES	JULY 2011 TO DECEMBER 2012
SD8: WORKFORCE GOVERNANCE	8.1 BUSINESS OPERATING SYSTEM IS REVIEWED ANNUALLY	DECEMBER 2011
SD9: HEALTH, SAFETY AND WELL BEING	9.1 CONTINUE TO DEVELOP, IMPLEMENT AND REVIEW COUNCIL'S OHS MANAGEMENT SYSTEM	DECEMBER 2012
	9.2 DEVELOP AND IMPLEMENT OHS STRATEGIC PLAN 2011-2014	DECEMBER 2011

**APPENDIX 3: SUBMISSION OF NUMBER 10**

Corporate Strategy and Planning 19/05/2011  
Port Stephens Council Administration Building  
PO Box 42  
Raymond Terrace  
NSW 2324  
To whom it may concern

I wish to register with you my objections to the Carer/Educator levy increases due to start July 2011.

As a carer/ educator with the scheme for the past 8 years I have seen many changes come and go and resources and services the FDC office used to offer be constantly reduced but our levy keeps increasing with less services being offered.

Examples of these are we used to have resources such as car seats prams cots and toy and educational resources folders issued throughout the year.

Previously all forms of paperwork needed for recording information required by the FDC office was provided and now we are emailed a copy and are expected to print of all these at our own expense .

Previously we received a paper copy of fortnightly/weekly fees in the mail along with the newsletters when published and our quarterly statement of earnings these are now all sent electronically.

I have no problems with the FDC office getting with the times and using email to get information out earlier etc BUT I do have problems with my fees increasing for less services and expenses.

What I see the office does for me is as follows

- Processes my weekly time sheets and sends by email (a DOCS and CCMS requirement)
- Sends me a quarterly statement by email
- Newsletter by email monthly
- Monthly CDO visit (DOCS requirement)
- Scheme meetings and Training nights (some at my expense )
- Gives out referrals for clients (at parents expense)

At present the FDC office collects from me working a 25.5 hour week \$960 a year without me adding in extra working hours or days.

What the office is now saving on are the following

- Paper
- Ink
- Envelopes
- Postage
- Man hours due to no processing of postage.
- Resources.

What I would like to see is a breakdown of where the carer/educator levy money is spent we have previously asked for this and where given the run around but what was ADMITTED was we were paying to top up wages which is not part of what a care/educator levy was introduced for originally I have never been happy paying for wages as the FDC office should be paid through council and government funding.

Maybe it is time to look at the staffing level and qualifications of existing staff to see exactly where the money is being spent and for what return.

For if the scheme keeps increasing parent and educator/carers levy they are going to outprice our service being offered an example of this is I have rung around a few centres to ask what their registration fees are they range from 0-10 dollars maximum and FDC we want to charge parents \$40.00 for the same service how do they justify this?

As for the late fee charge increasing to \$3.15 PER timesheet I do not see how this is justified at all how do you put a cost factor of processing this and I only see it as a form of punishing educators/carers for being late but this is sometimes unavoidable when a child has been sick and not back into care until following week.

I will have to add a late timesheet payment fee into my contract to state that every time the FDC office makes an error on my timesheet payments I will charge them \$10.00 PER day PER timesheet the same as parents pay for late payments until they correct their errors or missed payments which have happened before. (if this seems unfair it is the same as me being charged by the FDC office for the very occasional late timesheet )

I believe the FDC office and council need to look long and hard at ways to save costs within the office and look at the savings already being made by changes to communicating with educators/carers and savings with resources before going the easy way and just slug the parents and educators/carers as usual.

Thanking you for taking time to read my letter and I wish to add I am very happy working with the staff at FDC but need to be able to make a living as well .

APPENDIX 4: CHANGES TO SUSTAINABLE PLANNING FEES & CHARGES

Page No	Description	Exhibition Draft Fee Total	Description	Prescribed Fee	GST	Total	Clarification
6	2 Development Fees a) Development not involving building work / carrying out work / subdivision of land / demolition works	\$270.00	2 Development Fees a) Development not involving building work / carrying out work / subdivision of land / demolition works	\$220.00	\$0.00	\$220.00	
6	2 Development Fees i) Designated Development	\$870.00	2 Development Fees i) Designated Development	\$715.00	\$0.00	\$715.00	Minimum Fee plus the scaled fee
6	2 Development Fees j) Integrated Development	\$135.00	2 Development Fees j) Integrated Development	\$110.00	\$0.00	\$110.00	Plus \$250 to each approval body
7	2 Development Fees k) Agency/Authority concurrence or approval required	\$135.00	2 Development Fees k) Agency/Authority concurrence or approval required	\$110.00	\$0.00	\$110.00	Plus \$250 to each approval authority
7	2 Development Fees l) Outdoor Advertising Sign Fees	\$280.00	2 Development Fees l) Outdoor Advertising Sign Fees	\$215.00	\$0.00	\$215.00	Plus \$70 for each advertisement in excess of 1 or, the fee calculated in accordance with the scaled fee, whichever is the greater

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Page No	Description	Exhibition Draft Fee Total	Description	Prescribed Fee	GST	Total	Clarification
7	2 Development Fees m) Residential flat developments referred to in a SEPP 65 panel	\$730.00	2 Development Fees m) Residential flat developments referred to in a SEPP 65 panel	\$600.00	\$0.00	\$600.00	
7	3 a) 2. More than \$50,000 & less than \$100,000	\$470.00	3 a) 2. More than \$50,000 & less than \$100,000	\$364.00	\$0.00	\$364.00	
	3 a) 3. Single dwelling up to \$100,000	\$470.00	3 a) 3. Single dwelling up to \$100,000	\$364.00	\$0.00	\$364.00	
7	4 Section 96 Fee - Modifications b) Section 96 (1) - Misdescription/Minor Error or Miscalculation	\$70.00	4 Section 96 Fee - Modifications b) Section 96 (1) - Misdescription/Minor Error or Miscalculation	\$55.00	\$0.00	\$55.00	
7	4 Section 96 Fee - Modifications c) Section 96 (1A) Fee or S96AA(1) Fee (Minimum environmental impact)	\$645.00	4 Section 96 Fee - Modifications c) Section 96 (1A) Fee or S96AA(1) Fee (Minimum environmental impact)	\$500.00	\$0.00	\$500.00	OR 50% of original fee, whichever is less
7	4 Section 96 Fee - Modifications e) Modifications if notice is given	\$645.00	4 Section 96 Fee - Modifications e) Modifications if notice is given	\$500.00	\$0.00	\$500.00	
7	4 Section 96 Fee - Modifications f) Section 96(2) Fee - Dwelling with value less than \$100,000; or S96AA(1) (Not minimal environmental impact)	\$195.00	4 Section 96 Fee - Modifications f) Section 96(2) Fee - Dwelling with value less than \$100,000; or S96AA(1) (Not minimal environmental impact)	\$150.00	\$0.00	\$150.00	

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Page No	Description	Exhibition Draft Fee Total	Description	Prescribed Fee	GST	Total	Clarification
7	4 Section 96 Fee - Modifications h) Additional modification fee - SEPP65	\$730.00	4 Section 96 Fee - Modifications h) Additional modification fee - SEPP65	\$600.00	\$0.00	\$600.00	
8	8 Advertising Notification Fees b) Designated Developments	\$2,150.00	8 Advertising Notification Fees b) Designated Developments	\$1,665.00	\$0.00	\$1,665.00	
8	8 Advertising Notification Fees c) "Advertised" developments	\$1,070.00	8 Advertising Notification Fees c) "Advertised" developments	\$830.00	\$0.00	\$830.00	
8	8 Advertising Notification Fees d) Prohibited Development	\$1,070.00	8 Advertising Notification Fees d) Prohibited Development	\$830.00	\$0.00	\$830.00	
8	8 Advertising Notification Fees e) Other than above	\$1,070.00	8 Advertising Notification Fees e) Other than above	\$830.00	\$0.00	\$830.00	
9	10 Request for Review of Determinations Public notice of review	\$610.00	10 Request for Review of Determinations Public notice of review	\$500.00	\$0.00	\$500.00	
9	10 Request for Review of Determinations Dwelling houses less than \$100,000	\$180.00	10 Request for Review of Determinations Dwelling houses less than \$100,000	\$150.00	\$0.00	\$150.00	
9	12 Subdivision Development Application a) New road	\$645.00	12 Subdivision Development Application a) New road	\$500.00	\$0.00	\$500.00	Fee

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

Page No	Description	Exhibition Draft Fee Total	Description	Prescribed Fee	GST	Total	Clarification
9		\$65.00		\$50.00	\$0.00	\$50.00	Plus \$50 per additional lot. EP&A Regulation 2010
9	12 Subdivision Development Application b) No new road	\$325.00	12 Subdivision Development Application b) No new road	\$250.00	\$0.00	\$250.00	Fee
9	12 Subdivision Development Application c) Strata	\$325.00	12 Subdivision Development Application c) Strata	\$250.00	\$0.00	\$250.00	Fee
9		\$65.00		\$50.00	\$0.00	\$50.00	Plus \$50.00 per additional lot. EP&A Regulation 2000
10	23 Building Certificates a) Class 1 (dwelling) building including Class X (outbuildings)	\$245.00	23 Building Certificates a) Class 1 (dwelling) building including Class X (outbuildings)	\$210.00	\$0.00	\$210.00	Per dwelling
10	23 Building Certificates b) Class 2 - 9 buildings with floor area not exceeding 200m2	\$245.00	23 Building Certificates b) Class 2 - 9 buildings with floor area not exceeding 200m2	\$210.00	\$0.00	\$210.00	
10	23 Building Certificates c) Exceeding 200m2 not exceeding 2000m2	\$245.00	23 Building Certificates c) Exceeding 200m2 not exceeding 2000m2	\$210.00	\$0.00	\$210.00	Fee plus \$0.42 per square metre above 200 square metres
10		\$0.50		\$0.42	\$0.00	\$0.42	
10	23 Building Certificates d) Exceeding 2000m2	\$1,125.00	23 Building Certificates d) Exceeding 2000m2	\$966.00	\$0.00	\$966.00	Fee plus \$0.06 per square metre above 2000 square metres
		\$0.07		\$0.06	\$0.00	\$0.06	

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

<b>Page No</b>	<b>Description</b>	<b>Exhibition Draft Fee Total</b>	<b>Description</b>	<b>Prescribed Fee</b>	<b>GST</b>	<b>Total</b>	<b>Clarification</b>
10	23 Building Certificates e) Applications relating to external walls only	\$245.00	23 Building Certificates e) Applications relating to external walls only	\$210.00	\$0.00	\$210.00	
10	23 Building Certificates f) Reinspection Fee	\$87.00	23 Building Certificates f) Reinspection Fee	\$75.00	\$0.00	\$75.00	
11	23 Building Certificates g) Copy of certificate	\$13.00	23 Building Certificates g) Copy of certificate	\$10.00	\$0.00	\$10.00	
11	23 Building Certificates h) Certified copy of document or map	\$50.00	23 Building Certificates h) Certified copy of document or map	\$40.00	\$0.00	\$40.00	
12	29 Zoning Certificates a) Section 149(2) EP&A Act	\$52.00	29 Zoning Certificates a) Section 149(2) EP&A Act	\$40.00	\$0.00	\$40.00	
12	29 Zoning Certificates b) Section 149(2) EP&A Act - 24 Hour Certificate Service	\$104.00	<i>to be deleted</i>				
12	29 Zoning Certificates c) Section 149(2) & (5)	\$129.00	29 Zoning Certificates c) Section 149(2) & (5)	\$100.00	\$0.00	\$100.00	
12	29 Zoning Certificates d) Section 149(2) & (5) - 24 Hour Certificate Service	\$258.00	<i>to be deleted</i>				



ITEM NO. 6

FILE NO: A2004-0511

**LOCAL TRAFFIC COMMITTEE MEETING – 3 MAY 2011****REPORT OF: JOHN MARETICH – CIVIL ASSETS SECTION MANAGER****GROUP: FACILITIES AND SERVICES****RECOMMENDATION IS THAT COUNCIL:**

- 1) Adopt the recommendations contained in the minutes of the Local Traffic Committee meeting held on 3<sup>rd</sup> May 2011.

**COUNCIL COMMITTEE MEETING – 21 JUNE 2011****RECOMMENDATION:**

Cr John Nell left the meeting at 7.54pm.

Cr John Nell returned to the meeting at 7.55pm.

	<b>Councillor Peter Kafer Councillor Geoff Dingle</b>	That the recommendation be adopted.
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**ORDINARY COUNCIL MEETING – 28 JUNE 2011****RESOLUTION:**

<b>223</b>	<b>Councillor Ken Jordan Councillor Peter Kafer</b>	It was resolved that the recommendation be adopted.
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**BACKGROUND**

The purpose of this report is to bring to Council's attention traffic issues raised and detailed in the Traffic Committee minutes and to meet the legislative requirements for the installation of any regulatory traffic control devices associated with Traffic Committee recommendations.

**FINANCIAL/RESOURCE IMPLICATIONS**

Council has an annual budget of \$41 000 (\$25 000 grant from the RTA and General Revenue) to complete the installation of regulatory traffic controls (signs and markings) recommended by the Local Traffic Committee. The construction of traffic control devices and intersection improvements resulting from the Committee's recommendations are not included in this funding and are listed within Council's "Forward Works Plan" for consideration in the annual budget process.

The recommendations contained within the local Traffic Committee minutes can be completed within the current Traffic Committee budget allocations and without additional impact on staff or the way Council's services are delivered.

### **LEGAL, POLICY AND RISK IMPLICATIONS**

The local Traffic Committee is not a Committee of Council; it is a technical advisory body authorised to recommend regulatory traffic controls to the responsible Road Authority. The Committee's functions are prescribed by the Transport Administration Act with membership extended to the following stakeholder representatives; the Local Member of Parliament, NSW Police, the Roads & Traffic Authority and Port Stephens Council.

The procedure followed by the local Traffic Committee satisfies the legal requirements required under the Transport Administration (General) Act furthermore there are no policy implications resulting from any of the Committee's recommendations.

### **SUSTAINABILITY IMPLICATIONS**

Includes Social, Economic and Environmental Implications

The recommendations from the local Traffic Committee aim to improve traffic management and road safety.

### **CONSULTATION**

The Committee's technical representatives are the Police, Roads and Traffic Authority, and Council Officers; they investigate issues brought to the attention of the Committee and suggest draft recommendations for further discussion during the scheduled meeting. One week prior to the local Traffic Committee meeting copies of the agenda are forwarded to the Committee members, Councillors, Facilities and Services Group Manager and Council's Road Safety Officer. During this period comments are received and taken into consideration during discussions at the Traffic Committee meeting.

No additional consultation was undertaken for the items listed.

### **OPTIONS**

- 1) Adopt all or part of the recommendations;
- 2) Reject all or part of the recommendations;
- 3) Council may choose to adopt a course of action for a particular item other than that recommended by the Traffic Committee. In which case Council must first notify both the RTA and NSW Police representatives in writing. The RTA or Police may then lodge an appeal to the Regional Traffic Committee.

**ATTACHMENTS**

- 1) Minutes of Local Traffic Committee Meeting held 3<sup>rd</sup> May 2011.

**COUNCILLORS ROOM**

Nil.

**TABLED DOCUMENTS**

Nil.

**ANNEXURE 1**

**LOCAL TRAFFIC COMMITTEE MEETING  
HELD ON TUESDAY 3<sup>RD</sup> MAY 2011  
AT 9:30AM**

**Present:**

Cr Bob Westbury – Mayor, Ms Michelle Mexon representing Craig Baumann MP, Cr Peter Kafer, Cr Geoff Dingle, Snr Const John Simmons - NSW Police, Mr Bill Butler, Mr Nick Trecevski – RTA, Mr Joe Gleeson (Chairperson), Mr Graham Orr, Ms Michelle Page – Port Stephens Council

**Apologies:**

Mr Andrew Fogg – Hunter Valley Buses, Mr Mark Newling - Port Stephens Coaches, Ms Lisa Lovegrove – Port Stephens Council

**A. ADOPTION OF MINUTES OF MEETING HELD 5<sup>TH</sup> APRIL, 2011**

The minutes of the previous Local Traffic Committee Meeting were adopted.

**B. BUSINESS ARISING FROM PREVIOUS MEETING**

**C. LISTED MATTERS**

**D. INFORMAL MATTERS**

**E. GENERAL BUSINESS**

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**PORT STEPHENS  
LOCAL TRAFFIC COMMITTEE AGENDA**

**INDEX OF LISTED MATTERS  
TUESDAY 3<sup>RD</sup> MAY, 2011**

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- A. ADOPTION OF THE MINUTES OF 5<sup>TH</sup> APRIL, 2011**
- B. BUSINESS ARISING FROM PREVIOUS MEETING**
- C. LISTED MATTERS**
- C.1 15\_05/11 FURRACABAD CLOSE RAYMOND TERRACE - REQUEST FOR PARKING RESTRICTIONS ADJACENT TO MOUNT HALL ROAD**
- C.2 16\_05/11 STOCKTON STREET NELSON BAY - REQUEST FOR 'NO ENTRY' SIGNAGE ON THE EXIT DRIVEWAY AT THE COUNCIL CAR PARK ADJACENT TO NELSON BAY BOWLING CLUB**
- C.3 17\_05/11 KENNINGTON DRIVE TOMAGO - REQUEST TO RESTRICT PARKING ADJACENT TO THE ACCESS DRIVEWAY OF NO.3**
- C.4 18\_05/11 PORT STEPHENS STREET RAYMOND TERRACE - REQUEST FOR PROVISION FOR THE COMMUNITY BUS TO PARK ON-STREET AT THE COMMUNITY CENTRE**
- D. INFORMAL MATTERS**
- E. GENERAL BUSINESS**
- E.1 606\_04/11 WILLIAMTOWN DRIVE WILLIAMTOWN – RENTAL CARS PARKED ON ROAD CREATING A SAFETY HAZARD**
- E.2 607\_04/11 HUNTER STREET RAYMOND TERRACE – NOISE NUISANCE FROM BUSES PARKING**
- E.3 608\_04/11 ROADS PORT STEPHENS – SAFETY CONCERNS REGARDING LACK OF MAINTENANCE**

**C. Listed Matters**

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**C.1 Item: 15\_05/11**

**FURRACABAD CLOSE RAYMOND TERRACE - REQUEST FOR PARKING RESTRICTIONS  
ADJACENT TO MOUNT HALL ROAD**

**Requested by:** A resident  
**File:** 136469-2011  
**Background:**

Parking is an issue at afternoon pick-up time at the high school. Parents park close to the intersection blocking access for residents and raising safety concerns.

**Comment:**

The Traffic Inspection Committee noted that no signage exists to support the statutory requirements around the corner to Mount Hall Road.

**Legislation, Standards, Guidelines and Delegation:**

NSW Road Rules – Rule167 – No stopping signs  
RTA signs database – R5-400  
Traffic control devices installed under Part 4 Div. 1 Road Transport (STM) Act

**Recommendation to the Committee:**

Install 'No Stopping' at the intersections of Furracabad Close and Mt Hall Road, as shown on the attached sketch, Annexure A.

**Discussion:**

The Traffic Committee discussed the missing signs from the nearby Irawang High School bus lay-by area and requested that these be replaced in accordance with Item C2 from the Local Traffic Committee from October 2002.

**Support for the recommendation:**

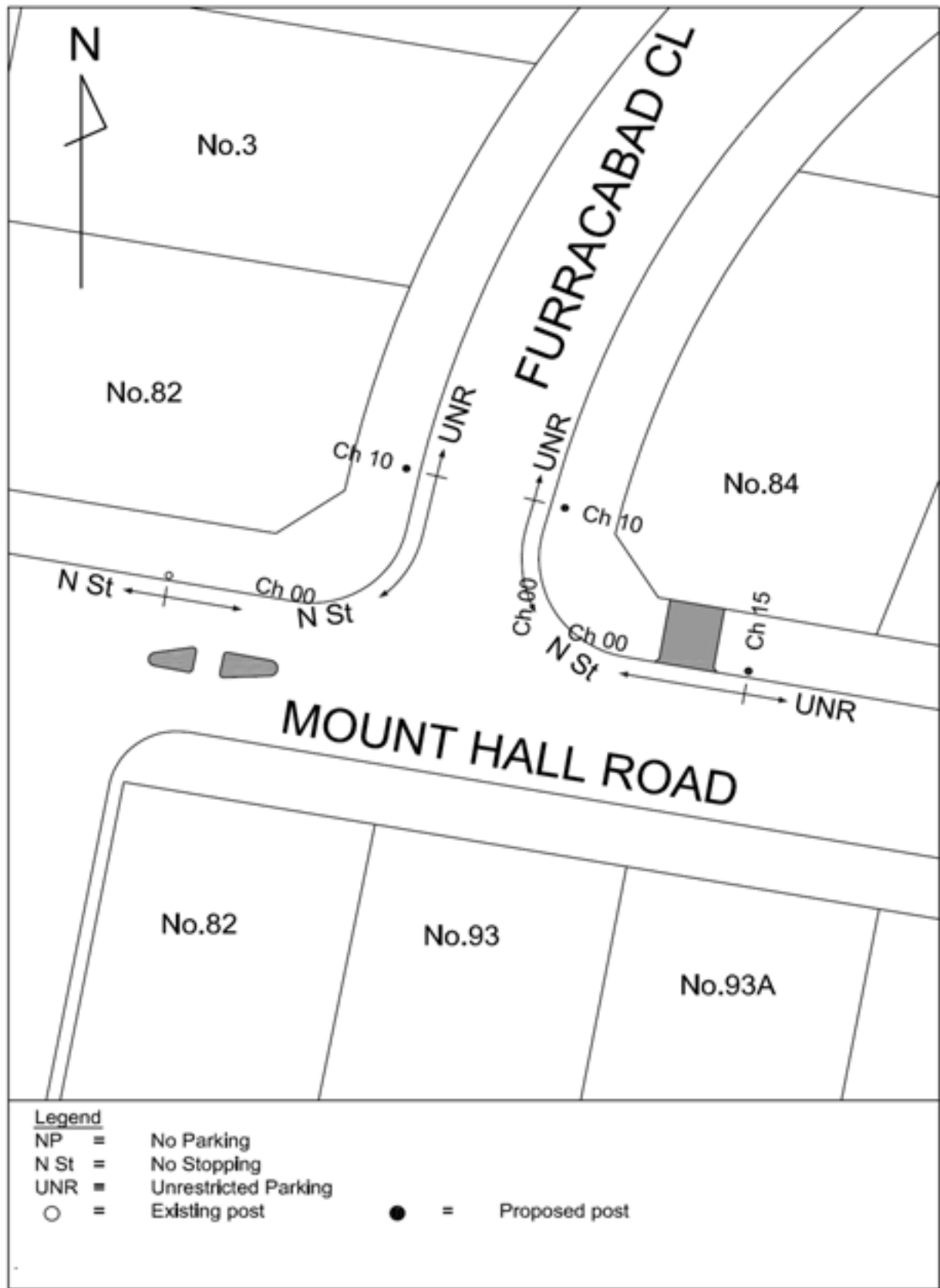
1	Unanimous	✓
2	Majority	
3	Split Vote	
4	Minority Support	
5	Unanimous decline	

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

**PORT STEPHENS TRAFFIC COMMITTEE**  
 Tuesday 3 May 2011

**ITEM NO. 15\_05/11**  
 Street: Furracabad Close

**ANNEXURE A**  
 Page 1 of 1



**C.2 Item: 16\_05/11**

**STOCKTON STREET NELSON BAY - REQUEST FOR 'NO ENTRY' SIGNAGE ON THE EXIT DRIVEWAY AT THE COUNCIL CAR PARK ADJACENT TO NELSON BAY BOWLING CLUB**

**Requested by:** Cr John Nell  
**File:** PSC2005-4019/315  
**Background:**

The car park adjacent to the Nelson Bay Bowling Club has its entry coming directly off the Stockton Street roundabout. This is an entry only with exit being through the car park to a separate driveway further west onto Stockton Street. Vehicles have been using the exit driveway to access the car park.

**Comment:**

The Traffic Inspection Committee noted that there are Council ordinance signs preventing parking in the grassed areas near the cemetery. Also, there are no 'No Entry' signs complimenting the 'Exit Only' signs from the car park.

**Legislation, Standards, Guidelines and Delegation:**

NSW Road Rules – Rule100 – No Entry signs  
RTA signs database – R2-4  
Traffic control devices installed under Part 4 Div. 1 Road Transport (STM) Act

**Recommendation to the Committee:**

Install 'No Entry' signs at the exit from the Bowling Club car park as shown on the attached sketch, Annexure A.

**Discussion:**

Committee members raised concerns regarding maintaining access to the cemetery. There is, however no parking that can be accessed from this driveway so all access to the cemetery has to come via the car park or by the driveway from the roundabout further to the west.  
RTA representative requested a review of the pavement arrows to ensure that they are in place and clearly visible.

**Support for the recommendation:**

1	Unanimous	✓
2	Majority	
3	Split Vote	
4	Minority Support	
5	Unanimous decline	



MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

PORT STEPHENS TRAFFIC COMMITTEE  
Tuesday 3 May 2011

ITEM NO. 16\_05/11  
Street: Stockton Street

ANNEXURE A  
Page 1 of 1



**C.3 Item: 17\_05/11**

**KENNINGTON DRIVE TOMAGO - REQUEST TO RESTRICT PARKING ADJACENT TO THE ACCESS DRIVEWAY OF NO.3**

**Requested by:** Mr Greg Baglee – All Engineering Services

**File:** 136504-2011

**Background:**

Mr Baglee contacted Council to request that parking be restricted around the driveway for No. 3 Kennington Drive. The business receives and dispatches over-dimension loads and the trucks require the full width of the driveway and the roadway in order to make the turn into and out of the property safely.

**Comment:**

When vehicles are parked up to the driveway or opposite the driveway the trucks accessing the property have to cross at an increased angle. This means that they drive over the footpath and kerb creating deep wheel ruts and breaking stormwater pits.

Installing parking restrictions will allow trucks to stay on the very wide driveway and minimise damage to Council infrastructure. At the moment parking demand on-street in Kennington Drive is not high with very few of the lots having been developed.

**Legislation, Standards, Guidelines and Delegation:**

NSW Road Rules – Rule167 – No Stopping signs, Rule168 – No Parking signs

RTA signs database – R5-41, R5-400

Traffic control devices installed under Part 4 Div. 1 Road Transport (STM) Act

**Recommendation to the Committee:**

Install 'No Stopping' and 'No Parking' signs in Kennington Drive Tomago as shown on the attached sketch, Annexure A.

**Discussion:**

**Support for the recommendation:**

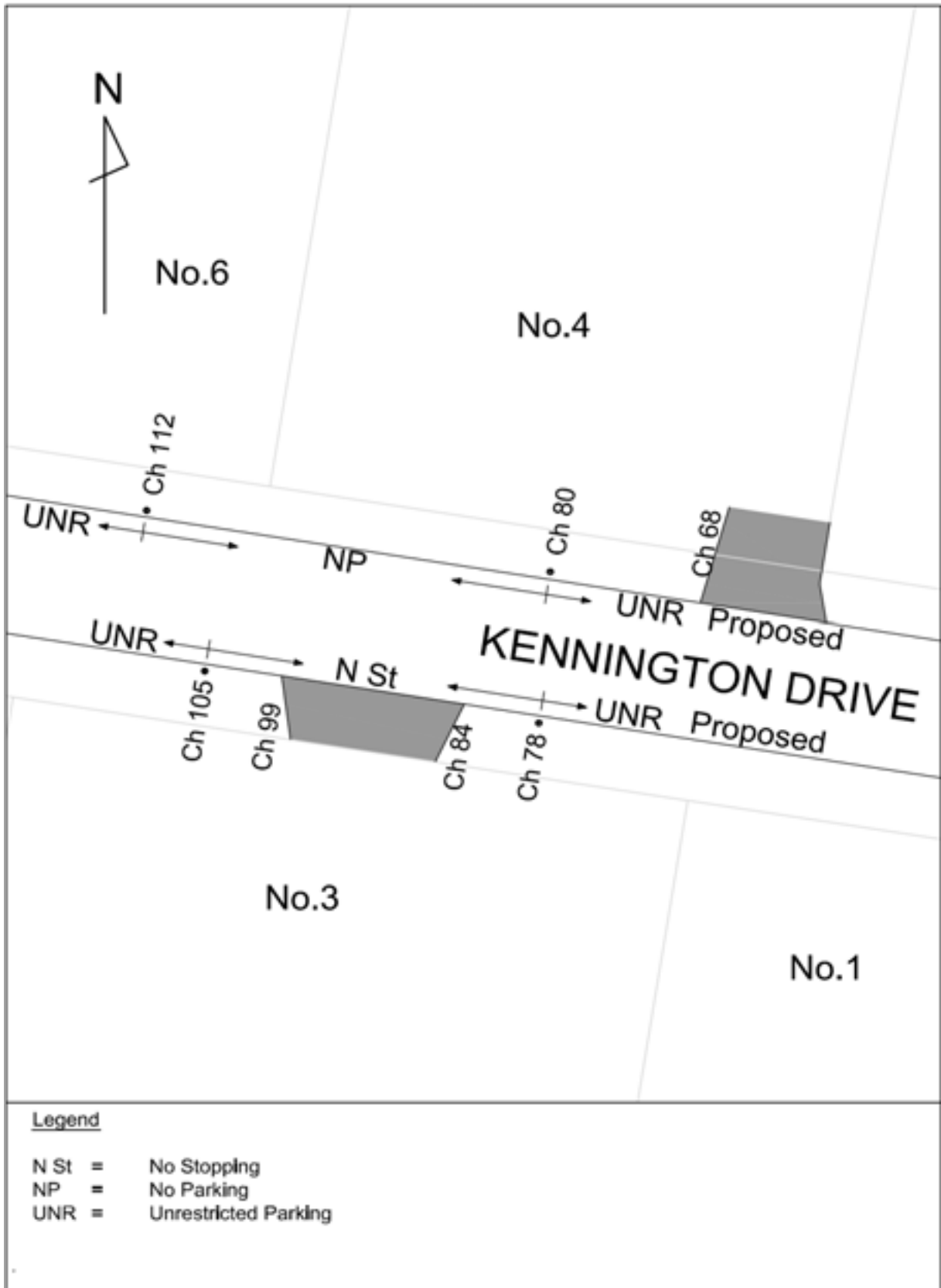
1	Unanimous	✓
2	Majority	
3	Split Vote	
4	Minority Support	
5	Unanimous decline	

MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

PORT STEPHENS TRAFFIC COMMITTEE  
Tuesday 3 May 2011

ITEM NO. 17\_05/11  
Street: Kennington Drive

ANNEXURE A  
Page 1 of 1



**C.4 Item: 18\_05/11**

**PORT STEPHENS STREET RAYMOND TERRACE – REQUEST FOR PROVISION FOR THE COMMUNITY BUS TO PARK ON-STREET AT THE COMMUNITY CENTRE**

**Requested by:** Ms Michelle Page – PSC

**File:**

**Background:**

Community Transport Group of Port Stephens Incorporated has contacted Council regarding difficulties experienced in being able to find parking when picking up and dropping off passengers. The Community Transport Program (CTP) is funded by the NSW Government and aims to address transport disadvantage at the local level primarily by promoting efficient use of transport resources that exist within the community. The CTP targets people whose access to mainstream transport services is limited by physical, social or geographical factors. The Raymond Terrace Community Centre has been identified as an area where the CTP bus has difficulty accessing. Currently the bus parks at the rear of the centre but this area is congested and difficult for the bus to maneuver safely. Parking on Port Stephens Street would be much easier for the bus.

**Comment:**

The Traffic Inspection Committee noted that the area behind the Community Centre is very congested and not suitable for large vehicles to be manoeuvring. Community Transport advises that accessible facilities are not required for the bus as the bus has its own ramp to allow access directly from the bus onto the footpath.

**Legislation, Standards, Guidelines and Delegation:**

NSW Road Rules – Rule168 – No Parking signs

RTA signs database – R5-41

Traffic control devices installed under Part 4 Div. 1 Road Transport (STM) Act

**Recommendation to the Committee:**

Install 'No Parking – Community Transport vehicles excepted' signs in Port Stephens Street Raymond Terrace, as shown on the attached sketch, Annexure A.

**Discussion:**

Committee members raised concerns regarding the potential impacts on local businesses arising from the loss of parking. It was noted that the parking spaces concerned have a high turnover and are in high demand. Concerns were also raised that drivers would not notice the new signs and may continue to park there illegally. The 'No Parking' restrictions would still be able to be used for drop-off and pick-up by anyone but would allow the Community Transport vehicles to park for an extended time.

The suggestion was raised that the 3 parking spaces being displaced could be relocated to the bus stop near the corner of Glenelg and Port Stephens Streets and

## MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

that the bus stop should be moved around the corner into Glenelg Street. It was noted however, that Hunter Valley Buses have been opposed to this idea in the past as the bus stop is still used both as a passenger stop and as a lay-over area by drivers. As well, there is an existing bus shelter at this location that is not relocatable. The RTA representative suggested that the entire street should be examined in regard to parking availability and demand so as to maximise parking efficiency and to minimise any impacts on businesses.

### **Committee's recommendation:**

The Traffic Committee recommended that the item be deferred to allow consultation with affected businesses and with Hunter Valley Buses.

### **Support for the recommendation:**

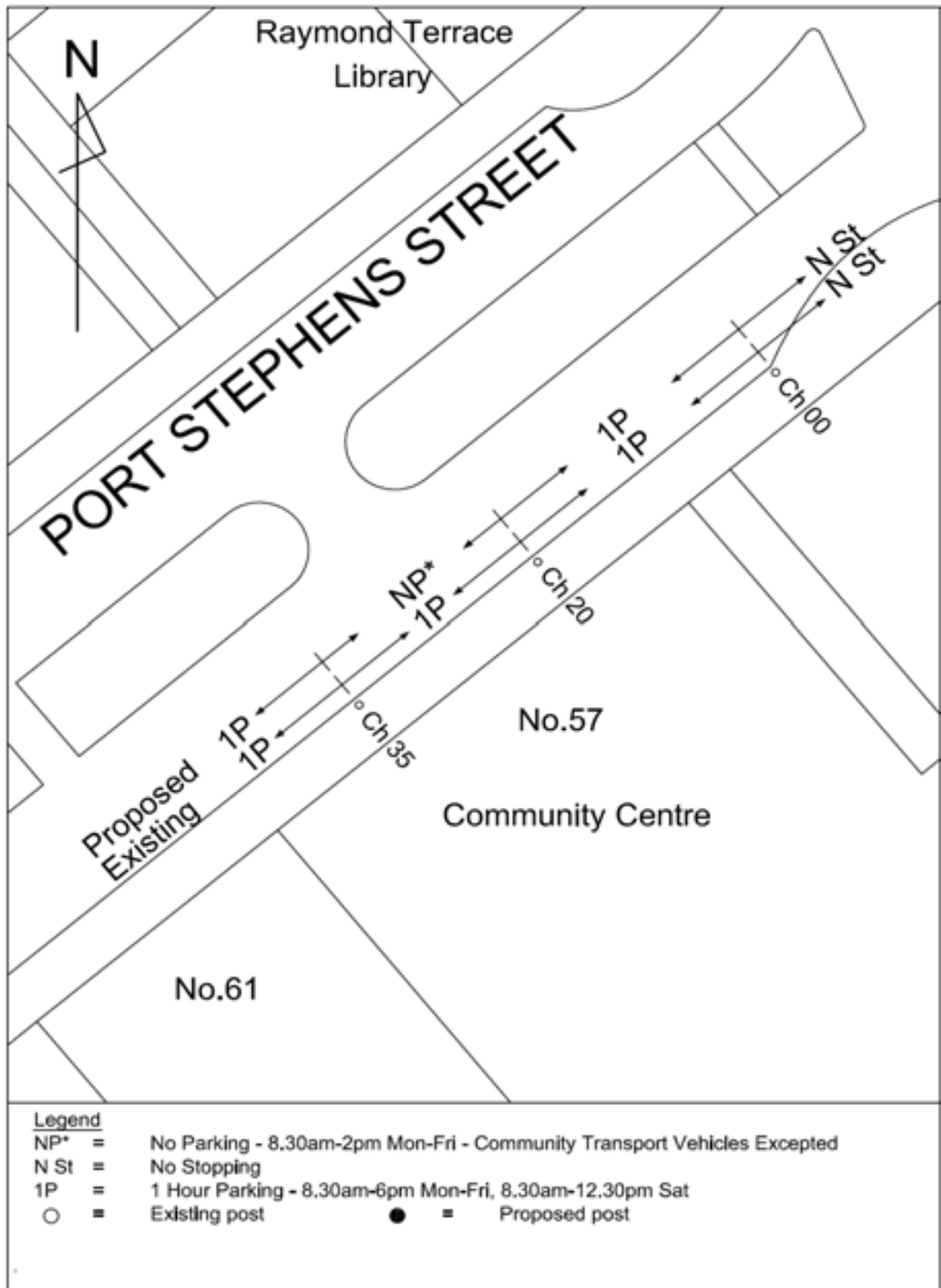
1	Unanimous	✓
2	Majority	
3	Split Vote	
4	Minority Support	
5	Unanimous decline	

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

**PORT STEPHENS TRAFFIC COMMITTEE**  
 Tuesday 3 May 2011

**ITEM NO. 18\_05/11**  
 Street: Port Stephens Street

**ANNEXURE A**  
 Page 1 of 1



**D. Informal Items**

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**E. General Business**

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**E.1 Item: 606\_04/11**

**WILLIAMTOWN DRIVE WILLIAMTOWN – RENTAL CARS PARKED ON ROAD CREATING A SAFETY HAZARD**

**Requested by:** Cr Dingle  
**File:** CRM 136504-2011  
**Background:**

The use of rental cars by airport customers has increased markedly in recent years with the number of cars now outstripping the available parking allocated. The rental car companies have a service base near the service station at the eastern end of Williamtown Drive and cars are parked all around this area at times.

**Discussion:**

Council installed 'No Stopping' signs and lines along the length of Williamtown Drive between the airport and Nelson Bay Road in 2008. Some of the signs are now missing and need to be replaced to allow proper enforcement of the parking restrictions to improve safety.

**Committee's recommendation:**

The Traffic Committee recommended that Council Officers contact the rental companies regarding to the procedures for storing cars and the need to observe parking restrictions in the interests of road safety.

**Support for the recommendation:**

1	Unanimous	✓
2	Majority	
3	Split Vote	
4	Minority Support	
5	Unanimous decline	

**E.2 Item: 607\_04/11**

**HUNTER STREET RAYMOND TERRACE – NOISE NUISANCE FROM BUSES PARKING**

**Requested by:** Cr Kafer  
**File:** CRM 136504-2011  
**Background:**

A resident of Hunter Street has complained about noise and fumes from buses being parked in Hunter Street for extended periods with engines running. This is particularly distressing for the resident in the early morning.

**Discussion:**

Cr Kafer told the Committee that he had visited the site and had observed buses parking while drivers took a short break in the riverside park. Committee members discussed that there are other more suitable places for drivers to take rest breaks where they will not affect residents.

**Committee's recommendation:**

The Traffic Committee recommended that Council Officers contact Hunter Valley Buses to discuss alternative sites that bus drivers could use for rest breaks.

**Support for the recommendation:**

1	Unanimous	✓
2	Majority	
3	Split Vote	
4	Minority Support	
5	Unanimous decline	



**E.3 Item: 608\_04/11**

**ROADS PORT STEPHENS – SAFETY CONCERNS REGARDING LACK OF MAINTENANCE**

**Requested by:** NSW Police

**File:**

**Background:**

Senior Constable John Simmons raised concerns from Police regarding the lack of maintenance of traffic facilities with potential impacts on road safety.

He said that there were a number of locations where concrete medians were not painted and had become very dull and non-reflective. He also asked about road sweeping and whether maintenance of intersections and road shoulders could be prioritised so that loose gravel could be removed in locations where there has been a build-up over time.

**Discussion:**

**Committee's recommendation:**

The Traffic Committee recommended that Council Officers compile a list of priority locations that require maintenance most urgently and send requests to Operations staff.

**Support for the recommendation:**

1	Unanimous	✓
2	Majority	
3	Split Vote	
4	Minority Support	
5	Unanimous decline	

**ITEM NO. 7**

**FILE NO: 1190-001**

**REQUEST FOR FINANCIAL ASSISTANCE**

**REPORT OF: TONY WICKHAM – EXECUTIVE OFFICER**  
**GROUP: GENERAL MANAGER’S OFFICE**

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**RECOMMENDATION IS THAT COUNCIL:**

- 1) Approves provision of financial assistance under Section 356 of the Local Government Act from the respective Mayor and Ward Funds to the following:-
  - a) Lunch 'N' Go Raymond Terrace – Rapid Response – Cr Francis – Cost of providing sandwiches for morning tea for 30 persons who participated in Salvation Army's Red Shield Appeal Launch on 5 May 2011 - \$121.50;
  - b) Seaham Bowthorne Soccer Club – Rapid Response – Cr Jordan – Donation towards cost of recovery from the fire to the Clubhouse on 15<sup>th</sup> May 2011 - \$500.00;
  - c) Hinton Tennis Club – Rapid Response – Cr Jordan – Donation towards the cost of eradicating the green moss which is growing on the synthetic grass tennis courts - \$500.00;
  - d) Boat Harbour Recreation Club – Rapid Response – Cr Dover – Donation towards seed funding for tennis coaching program for Anna Bay Public School Students - \$500.00.

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**COUNCIL COMMITTEE MEETING – 21 JUNE 2011**

**RECOMMENDATION:**

	<b>Councillor Sally Dover</b> <b>Councillor Shirley O'Brien</b>	That the recommendation be adopted.
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**ORDINARY COUNCIL MEETING – 28 JUNE 2011**

**RESOLUTION:**

<b>224</b>	<b>Councillor John Nell</b> <b>Councillor Ken Jordan</b>	It was resolved that the recommendation be adopted.
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**The purpose of this report is to determine and, where required, authorise payment of financial assistance to recipients judged by Councillors as deserving of public funding. The new Financial Assistance Policy adopted by Council 19 May 2009, to commence from 1 July 2009, gives Councillors a wide discretion to either grant or to refuse any requests.**

## MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

The new Financial Assistance Policy provides the community and Councillors with a number of options when seeking financial assistance from Council. Those options being:

1. Mayoral Funds
2. Rapid Response
3. Community Financial Assistance Grants – (bi-annually)
4. Community Capacity Building.

Council is unable to grant approval of financial assistance to individuals unless it is performed in accordance with the Local Government Act. This would mean that the financial assistance would need to be included in the Management Plan or Council would need to advertise for 28 days of its intent to grant approval. Council can make donations to community groups.

The requests for financial assistance are shown below is provide through Mayoral Funds, Rapid Response or Community Capacity Building:-

### EAST WARD – Councillors Westbury, Dover, Nell, Ward

Boat Harbour Recreation Club	Donation towards seed funding for tennis coaching program for Anna Bay Public School Students	\$500.00
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### WEST WARD – Councillors De Lyall, Jordan, Francis, Kafer

Lunch 'N' Go Raymond Terrace	Cost of providing sandwiches for morning tea for 30 persons who participated in Salvation Army's Red Shield Appeal Launch on 5 May 2011	\$121.50
Seaham Bowthorne Soccer Club	Donation towards cost of recovery from the fire to the Clubhouse on 15 <sup>th</sup> May 2011	\$500.00
Hinton Tennis Club	Donation towards the cost of eradicating the green moss which is growing on the synthetic grass tennis courts	\$500.00

### FINANCIAL/RESOURCE IMPLICATIONS

Council Ward, Minor Works and Mayoral Funds are the funding source for all financial assistance.

### LEGAL AND POLICY IMPLICATIONS

To qualify for assistance under Section 356(1) of the Local Government Act, 1993, the purpose must assist the Council in the exercise of its functions. Functions under the Act include the provision of community, culture, health, sport and recreation services and facilities.

The policy interpretation required is whether the Council believes that:

## **MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

- 1) applicants are carrying out a function which it, the Council, would otherwise undertake;
- 2) the funding will directly benefit the community of Port Stephens;
- 3) applicants do not act for private gain.

### **SUSTAINABILITY IMPLICATIONS**

Includes Social, Economic and Environmental Implications

Nil.

### **CONSULTATION**

Mayor  
Councillors  
Port Stephens Community.

### **OPTIONS**

- 1) Adopt the recommendation.
- 2) Vary the dollar amount before granting each or any request.
- 3) Decline to fund all the requests.

### **ATTACHMENTS**

Nil.

### **COUNCILLORS ROOM**

Nil.

### **TABLED DOCUMENTS**

Nil.

**ITEM NO. 8**

**FILE NO: A2004-0266**

**MAYOR AND COUNCILLOR FEES 2011/12**

**REPORT OF: TONY WICKHAM – EXECUTIVE OFFICER**

**GROUP: GENERAL MANAGER'S OFFICE**

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**RECOMMENDATION IS THAT COUNCIL:**

- 1) Determine the fees for the Mayor and Councillors for the period 1 July 2011 to 30 June 2012.
- 

**COUNCIL COMMITTEE MEETING – 21 JUNE 2011**

**RECOMMENDATION:**

	Councillor John Nell Councillor Shirley O'Brien	That Council adopt the maximum allowance for both the Mayor and Councillors.
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**ORDINARY COUNCIL MEETING – 28 JUNE 2011**

**RESOLUTION:**

<b>225</b>	<b>Councillor John Nell</b> <b>Councillor Bruce MacKenzie</b>	It was resolved that the recommendation be adopted.
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**BACKGROUND**

**The purpose of this report is to determine the fees payable to the Mayor and Councillors for 2011/2012 financial year and to provide Council with the Report and Determination made by the Remuneration Tribunal.**

The Local Government Remuneration Tribunal is required by Section 239 of the Local Government Act to review the categories of all Councils every 3 years. The last reviews were completed in 2006 and 2009. The next review will be in 2012. A copy of the Tribunal's Report and Determination is provided at ATTACHMENT 1.

Pursuant to Section 241 of the Local Government Act 1993, the annual fees to be paid in each of the categories determined under Section 234 to Councillors and Mayors of Councils during the period 1 July 2011 to 30 June 2012.

Port Stephens Council is currently classified a Regional Rural category and the Tribunal has determined the range of fees payable as those in the following table.

## MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

	Minimum	Maximum		Minimum	Maximum
Councillor	\$7,550	\$16,640	Mayor	\$16,080	\$36,320

The Mayor receives the fee payable as a Councillor with the additional fee as the Mayor. (ie. Minimum \$23,630 - Maximum \$52,960).

Council's past practice has been to pay the maximum fees as determined by the Tribunal. In 2010/11 the fees were as shown in the table below.

	Minimum	Maximum		Minimum	Maximum
Councillor	\$7,250	\$15,970	Mayor	\$15,430	\$34,860

### FINANCIAL/RESOURCE IMPLICATIONS

The 2011/12 draft Budget has allowed for the increase in Mayoral and Councillor Allowances.

### LEGAL AND POLICY IMPLICATIONS

Annual fees must be paid to Councillors and Mayors in accordance with Section 241 of the Local Government Act, 1993. Council may set the fees anywhere between the minimum and maximum determined by the Tribunal.

### SUSTAINABILITY IMPLICATIONS

Includes Social, Economic and Environmental Implications

The Remuneration Tribunal's Report takes into account the current financial situation and the overall impact that increase costs have on Local Government and the social implications.

The fee allows Councillors and the Mayor to effectively carry out their responsibilities as members of the Council and as community representatives without suffering financial hardship.

### CONSULTATION

General Manager  
Local Government Remuneration Tribunal.

### OPTIONS

- 1) Adopt the maximum allowance for the Mayor and Councillors as per the Local Government Remuneration Tribunal determinations for the Regional Rural category Council;
- 2) Choose to pay fees within the range set by the Local Government Remuneration Tribunal for the Regional Rural category.

**ATTACHMENTS**

- 1) Local Government Remuneration Tribunal Report and Determination for 2011.

**TABLED DOCUMENTS**

Nil.

ATTACHMENT 1

REPORT

and

DETERMINATION

of

THE LOCAL GOVERNMENT REMUNERATION TRIBUNAL

under

SECTIONS 239 AND 241

of the

LOCAL GOVERNMENT ACT 1993

28 April 2011



LOCAL GOVERNMENT REMUNERATION TRIBUNAL

2011 ANNUAL REVIEW

REPORT

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**BACKGROUND**

1. Pursuant to Section 241 of the *Local Government Act 1993* (the Act) the Local Government Remuneration Tribunal hereby determines in each category of council, the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils.
2. On 8 November 2010 the Tribunal wrote to all mayors advising of the commencement of the 2011 annual review. In respect of this review the Tribunal advised councils that it would be undertaking a review of the minimum and maximum fee levels for each category but would not be reviewing the categories at this time. In accordance with Section 239 of the Act the Tribunal is required to determine the categories of councils and mayoral offices at least once every 3 years. The next review of categories is scheduled to take place during the 2012 review.
3. The Tribunal also wrote to the Presidents of the Local Government and Shires Associations (LGSA) in similar terms, and subsequently met with the Presidents. The Tribunal wishes to place on record its appreciation to the Presidents for making time to see the Tribunal

**2011 REVIEW**

4. The LGSA provided a submission on fees and related matters. As in previous years, the LGSA has recommended that fees be set as a percentage of the annual salary paid to NSW Members of Parliament. The LGSA has also provided an overview of the various factors contributing to the role and

workload of councillors including training and development, financial sustainability, impact of climate change, cost shifting and increased accountability and transparency in decision making.

5. The Tribunal also received 16 submissions from individual councils. The majority of those submissions supported an increase in the fees payable to councillors and mayors. The submissions also addressed the following issues:
  - workload
  - complexity of issues
  - training and development
  - expenses
  - categorisation
6. The Tribunal has had regard to the submissions received and to comments made by the Associations in regard to the level of fees. Suggestions that fees be set as a percentage of the salary of a Member of Parliament are not supported for reasons stated in previous reports. Should there be significant change to or restructure of local government in NSW the Tribunal would comprehensively review the fee structure at that time.
7. A number of submissions have raised the increasing complexity of council work, in particular responsibilities associated with integrated planning and reporting and planning and development reform. It is argued that these, and other functions, add to the workload of councillors and thereby warrant an increase in remuneration. The Tribunal confirms its remarks previously made several times to the effect that that an increase in workload does not in itself reflect a change in the roles and responsibilities of councillors, which is the test for considering whether any increase in remuneration is warranted. Additional planning and reporting requirements, for example, are reflective of changed modes of work rather than a fundamental shift in the role and responsibilities of office.

8. The role of a councillor is outlined in section 232 of the Act. That is:

As a member of the governing body of the council, a councillor's duties include:

- *to provide a civic leadership role in guiding the development of the community strategic plan for the area and to be responsible for monitoring the implementation of the council's delivery program*
- *to play a key role in the creation and review of the council's policies and objectives and criteria relating to the exercise of the council's regulatory functions*
- *to review the performance of the council and its delivery of services, and the delivery program and revenue policies of the council.*

As an elected person, the role of a councillor includes:

- *to represent the interests of the residents and ratepayers*
- *to provide leadership and guidance to the community*
- *to facilitate communication between the community and the council.*

9. Ongoing training is essential to ensure councillors have timely access to the information necessary to perform their roles and responsibilities effectively. The Tribunal is pleased that both the Division of Local Government in the Department of Premier and Cabinet and the Local Government and Shires Association offer professional development opportunities for both new and existing councillors and mayors. Since the last election in September 2008 1,061 or 83% of councillors have attended a councillor information seminar provided under the NSW Government's Councillor Development Strategy. These seminars covered roles and responsibilities, code of conduct and meeting practice. A further 26 seminars were held in 2010 and 2011 covering financial reporting, recruitment and oversight of general managers and an update of the code of conduct. Professional development is also provided through the Associations' Learning Solutions Unit which conducted twenty-one councillor workshops from January to June 2010 with courses including *Financial Skills for Councillors* and *Integrated Planning and Reporting*. Councillors and mayors should avail themselves of professional development opportunities to ensure they have a clear understanding of their roles and responsibilities and have the necessary skills to perform effectively.

5

10. The Tribunal has also received advice that there is an expectation in some councils that councillors are to pay for some or all of their expenses from their annual fee. Expenses reasonably incurred by councillors are outside provisions made under the annual fee determinations. The policy in regard to the payment of expenses is outlined in the Division of Local Government's publication *"Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors in NSW, October 2009"*. In accordance with that policy, councillor expenses and facilities policies should set levels of expenses and facilities to realistically account for costs incurred by councillors independent of the level of their annual fees.
11. The Tribunal is aware that councils play a pivotal role in developing and sustaining local communities. The Tribunal acknowledges that significant work has already been done in the area of long term strategic planning by councils. Part of this planning involves the rationalisation of common activities to the benefit of local communities. The Tribunal has been made aware of recent initiatives in collaborative arrangements between councils, including the sharing of waste removal, library and corporate services between councils. The Division of Local Government has advised that councils have reported over 800 collaborative arrangements, an increase from 403 reported in 2007. The Division is also working with the Local Government and Shires Associations of New South Wales, Local Government Managers Australia, and the Strategic Alliance Network to develop ways to share this information, build relevant skills, and promote further council collaboration.
12. The Tribunal will continue to monitor local government initiatives and inform itself of the new State Government's direction for local government. The Tribunal notes that the newly elected Coalition Government has announced changes to the Environmental Planning and Assessment Act which will return some planning responsibilities back to local councils. The Tribunal will review these changes when the legislation is amended and will monitor the impact on councillor and mayor responsibilities.

13. The Tribunal acknowledges the valuable contribution councillors and mayors make to our communities and has determined an appropriate increase. Having regard to the factors discussed in the report, and after considering key economic indicators, and after taking the views of the Assessors into account, the Tribunal considers that an increase of 4.2 per cent in the fees for councillors and mayors is appropriate and so determines.

#### 2012 REVIEW OF CATEGORIES

14. The Tribunal has received two submissions from councils seeking categorisation to another category or the creation of a new category. The Tribunal last undertook a fundamental review of categories during the 2009 review. That review found that there was no strong case to significantly alter the current categories of councillor and mayoral offices or to move individual councils between categories. The Tribunal did however apply descriptive titles for each of the categories to more accurately reflect the nature of differences between the different groups.

15. In accordance with Section 239 of the Act the Tribunal is required to determine the categories for councils and mayoral offices for the purpose of determining fees at least once every three years. Accordingly the Tribunal will again review the categories in 2012.

16. Section 240 of the Act requires the Tribunal to determine categories according to the following matters:

#### 240 (1)

- *the size of areas*
- *the physical terrain of areas*
- *the population of areas and the distribution of the population*
- *the nature and volume of business dealt with by each Council*
- *the nature and extent of the development of areas*
- *the diversity of communities served*
- *the regional, national and international significance of the Council*
- *such matters as the Remuneration Tribunal considers relevant to the provision of efficient and effective local government*

- *such other matters as may be prescribed by the regulations.*"

17. To ensure there is sufficient time to consider the relevant issues and undertake consultation the Tribunal will commence the 2012 review earlier than usual. Councils will be asked to consider the existing categories and where appropriate suggest alternative models of categorisation.

18. It is expected that the Tribunal will write to all councils and the associations in September inviting submissions for the 2012 review of categories.

#### Local Government Remuneration Tribunal

Helen Wright  
Dated: 28 April 2011

DETERMINATION PURSUANT TO SECTION 239 OF CATEGORIES OF COUNCILS AND COUNTY COUNCILS EFFECTIVE FROM 1 JULY 2011

Category - Principal City (1)

Sydney

Category - Major City (3)

Newcastle  
Parramatta  
Wollongong

Category - Metropolitan Major (2)

Blacktown  
Penrith

Category - Metropolitan Centre (16)

Bankstown	Liverpool
Campbelltown	North Sydney
Fairfield	Randwick
Gosford	Ryde
The Hills	Sutherland
Hornsby	Warringah
Hurstville	Willoughby
Lake Macquarie	Wyong

Category – Metropolitan (21)

Ashfield	Lane Cove
Auburn	Leichhardt
Botany	Manly
Burwood	Marrickville
Camden	Mosman
Canada Bay	Pittwater
Canterbury	Rockdale
Holroyd	Strathfield
Hunters Hill	Waverley
Kogarah	Woollahra
Ku-ring-gai	

**Category - Regional Rural (32)**

Albury	Greater Taree
Armidale Dumaresq	Griffith
Ballina	Hawkesbury
Bathurst	Kempsey
Bega Valley	Lismore
Blue Mountains	Maitland
Broken Hill	Orange
Byron	Port Macquarie-Hastings
Cessnock	Port Stephens
Clarence Valley	Shellharbour
Coffs Harbour	Shoalhaven
Dubbo	Tamworth
Eurobodalla	Tweed
Great Lakes	Wagga Wagga
Goulburn Mulwaree	Wingecarribee
Queanbeyan	Wollondilly

**Category - Rural (77)**

Bairnald	Gloucester	Narromine
Bellingen	Greater Hume	Palerang
Berrigan	Gundagai	Parkes
Bland	Gunnedah	Oberon
Blayney	Guyra	Richmond Valley
Bogan	Gwydir	Singleton
Bombala	Harden	Snowy River
Boorowa	Hay	Temora
Bourke	Inverell	Tenterfield
Brewarrina	Jerilderie	Tumbarumba
Cabonne	Junee	Tumut
Carrathool	Kiama	Upper Hunter
Central Darling	Kyogle	Upper Lachlan
Cobar	Lachlan	Uralla
Conargo	Leeton	Urana
Coolamon	Lithgow	Wakool
Cooma-Monaro	Liverpool Plains	Walcha
Coonamble	Lockhart	Walgett
Cootamundra	Mid-Western	Warren
Corowa	Moree Plains	Warrumbungle
Cowra	Murray	Weddin
Deniliquin	Murrumbidgee	Wellington
Dungog	Muswellbrook	Wentworth
Forbes	Nambucca	Yass Valley
Gilgandra	Narrabri	Young
Glen Innes Severn	Narrandera	

**TOTAL GENERAL PURPOSE COUNCILS 152**



**Category - County Councils Water (5)**

Central Tablelands	Riverina Water
Goldenfields Water	Rous
MidCoast	

**Category - County Councils Other (9)**

Castlereagh – Macquarie	Richmond River
Central Murray	Southern Slopes
Far North Coast	Upper Hunter
Hawkesbury River	Upper Macquarie
New England Tablelands	

**TOTAL COUNTY COUNCILS 14**

**DETERMINATION PURSUANT TO SECTION 241 OF FEES FOR COUNCILLORS AND MAYORS**

Pursuant to s.241 of the *Local Government Act 1993*, the annual fees to be paid in each of the categories to councillors, mayors, members and chairpersons of county councils effective on and from 1 July 2011 are determined as follows:

	Councillor/Member Annual Fee		Mayor/Chairperson Additional Fee*	
	Minimum	Maximum	Minimum	Maximum
Principal City	22,680	33,270	138,780	182,610
Major City	15,110	24,960	32,140	72,710
Metropolitan Major	15,110	24,960	32,140	72,710
Metropolitan Centre	11,340	21,170	24,100	56,250
Metropolitan	7,550	16,640	16,080	36,320
Regional Rural	7,550	16,640	16,080	36,320
Rural	7,550	9,970	8,020	21,770
County Council – Water	1,500	8,320	3,220	13,660
County Council - Other	1,500	4,980	3,220	9,080

\*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

**Local Government Remuneration Tribunal**

Helen Wright  
Dated: 28 April 2011

**ITEM NO. 9**

**INFORMATION PAPERS**

**REPORT OF: TONY WICKHAM – EXECUTIVE OFFICER**  
**GROUP: GENERAL MANAGERS OFFICE**

**RECOMMENDATION IS THAT COUNCIL:**

Receives and notes the Information Papers listed below being presented to Council on 21 June 2011.

<b>No:</b>	<b>Report Title</b>	<b>Page:</b>
1	SUPPLY OF ELECTRICITY CONTRACT - SMALL SITES	
2	CASH AND INVESTMENTS HELD AT 31 MAY 2011	

**COUNCIL COMMITTEE MEETING – 21 JUNE 2011**

**RECOMMENDATION:**

	<b>Councillor Steve Tucker</b> <b>Councillor John Nell</b>	That the recommendation be adopted.
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**ORDINARY COUNCIL MEETING – 28 JUNE 2011**

**RESOLUTION:**

<b>226</b>	<b>Councillor Steve Tucker</b> <b>Councillor Ken Jordan</b>	It was resolved that the recommendation be adopted.
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# COUNCIL COMMITTEE INFORMATION PAPERS



**INFORMATION ITEM NO. 1**

**SUPPLY OF ELECTRICITY CONTRACT - SMALL SITES**

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**REPORT OF: DAMIEN JENKINS – FINANCIAL SERVICES MANAGER**  
**GROUP: COMMERCIAL SERVICES**

**FILE: PSC2011-01753**

**BACKGROUND**

The purpose of this report is to advise that Regional Procurement (division of Hunter Councils) have approached Council to consider participating in a tender for the purchase of electricity for small sites using less than 160MWh (mega watt hours – unit of measure) of electricity per annum.

It is proposed to test the market by utilising Regional Procurement in conjunction with EnergyAction by way of a formal tender process with a view to obtain the very best possible outcome. In a recent example of a small sites tender conducted for a mid-north coast Council, savings of 9% were realised off their current regulated tariff rates.

There are two major components in the supply of electricity to any property, being the distribution network and retail supply. When electricity is generated it is distributed via network operators (e.g. Energy Australia), that same electricity can then be purchased from any licensed retail electricity supplier. Since 1 January 2002, all electricity customers in NSW have had the option to choose their retail electricity supplier and enter into a negotiated retail supply contract, or to remain with their standard retailer on a regulated tariff.

Factors which tend to increase market prices include weather patterns, drought, reduced generation, and instances when there are significant levels of business seeking renewal of energy contracts at the same time. Pre-purchasing energy up to 18 months in advance enables retail suppliers to take advantage of when the market is at an optimum level which in turn helps to even out market volatility. Group purchasing aims to provide increased buying power by attracting greater competition amongst potential retail suppliers.

Council currently purchases electricity for its small sites using less than 160 MWh of electricity per annum via Energy Australia.

**THE TENDER PROCESS**

Regional Procurement have a formal partnership agreement with EnergyAction, an independent energy retailer with the expertise & knowledge of the ever volatile energy market. This partnership was formed to ensure the most competitive price for the supply of electricity was available to local government.

Depending on the outcomes of this report, the process would be;

## MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

- Step 1 After Council provides EnergyAction with all necessary information regarding the small sites, EnergyAction build the specification for the tender.
- Step 2 Advertisements are placed in the relevant media and EnergyAction call for RFT (Request for Tender) responses from energy retailers based on the specification given.
- Step 3 The tender period closes. The tender period is shortened from 21 days to 20 days allowable as per the Local Government General Regulation 2005, Part 7 Tendering, Division 2 Prerequisites for tendering, 171 Shortened Tender Period.
- Step 4 EnergyAction tabulate into a report format the RFT responses from the energy retailers.
- Step 5 Regional Procurement and members of Port Stephens Council conduct a tender evaluation with the reports provided by EnergyAction.
- Step 6 A Tender Evaluation Report and Matrix (example of proposed Evaluation Matrix & criteria below) are provided by Regional Procurement.
- Step 7 A secondary report will be presented to Council with the recommendation based on the outcome of the tender.
- Step 8 Once Council has resolved to accept the recommendation contracts are signed between Council and successful energy retailer.

CRITERIA	%
Total Price offered	85
Quality Assurance – Conform/Not Conform Retailer conforms to the Electricity Retail Suppliers Licence Conditions	5
Customer Service Number of obligations breached according to the Energy distribution and retail licences Compliance Report for 2007/08	5
ESD – Conform/Not Conform (Annual Greenhouse Gas Benchmark Statement)	5
<b>Total</b>	<b>100</b>

A key part of the review of the tender submission will be the retailer's conformity to IPART regulations and the sourcing of Greenpower.

Regional Procurement, in conjunction with EnergyAction, advise that based on the results achieved through not only the reverse auction method for large sites but also the proven results obtained for small sites guarantee that the outcome will be equal to or better than the current prevailing rates.

Calling of this tender meets the requirements of Local Government (General) Regulation 2005.

The process will also give Council an option of assessing the economic impacts and environmental benefits of increasing the percentage of green power that is purchased by Council.

### ATTACHMENTS

Nil.

INFORMATION ITEM NO. 2

**CASH AND INVESTMENTS HELD AT 31 MAY 2011**

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**REPORT OF:** DAMIEN JENKINS – FINANCIAL SERVICES MANAGER  
**GROUP:** COMMERCIAL SERVICES

**FILE:** PSC2006-6531

**BACKGROUND**

The purpose of this report is to present Council's schedule of cash and investments held at 31 May 2011.

**ATTACHMENTS**

- 1) Cash and investments held at 31 May 2011
- 2) Monthly cash and investments balance May 2010 – May 2011
- 3) Monthly Australian term deposit index May 2010 – May 2011.

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

**CASH & INVESTMENTS HELD AS AT 31ST MAY 2011**

INVESTED WITH	INV. TYPE	CURRENT RATING	MATURITY DATE	AMOUNT INVESTED	% of Total Portfolio	Current Int Rate	Market Value March	Market Value April	Market Value May	Current Mark to Market Exposure
<b>GRANGE SECURITIES</b>										
MAGNOLIA FINANCE LTD 2005-14 "FLINDERS AA"	Floating Rate CDO	NR	20-Mar-12	\$1,000,000	3.94%	6.34%	\$865,000	\$865,000	\$875,480	-\$124,520
NEXUS BONDS LTD "TOPAZ AA-"	Floating Rate CDO		23-Jun-15	\$412,500	1.62%	0.00%	\$278,438	\$280,706	\$282,769	-\$129,731
HELIUM CAPITAL LTD "ESPERANCE AA+" *	Floating Rate CDO	NR	20-Mar-13	\$1,000,000	3.94%	0.00%	\$0	\$0	\$0	-\$1,000,000
HOME BUILDING SOCIETY	Floating Rate Sub Debt	NR	25-Jul-11	\$500,000	1.97%	5.89%	\$485,275	\$485,275	\$491,200	-\$8,800
GRANGE SECURITIES "KAKADU AA"	Floating Rate CDO	CCC	20-Mar-14	\$1,000,000	3.94%	6.24%	\$468,900	\$468,900	\$454,600	-\$545,400
GRANGE SECURITIES "COOLANGATTA AA" *	Floating Rate CDO	NR	20-Sep-14	\$1,000,000	3.94%	0.00%	\$0	\$0	\$0	-\$1,000,000
<b>TOTAL GRANGE SECURITIES</b>				<b>\$4,912,500</b>	<b>19.34%</b>		<b>\$2,097,613</b>	<b>\$2,099,881</b>	<b>\$2,104,049</b>	<b>-\$2,808,451</b>
<b>ABN AMRO MORGANS</b>										
GLOBAL PROTECTED PROPERTY NOTES VII	Property Linked Note	A+	20-Sep-11	\$1,000,000	3.94%	0.00%	\$944,800.00	\$949,200	\$953,000	-\$47,000
<b>TOTAL ABN AMRO MORGANS</b>				<b>\$1,000,000</b>	<b>3.94%</b>		<b>\$944,800</b>	<b>\$949,200</b>	<b>\$953,000</b>	<b>-\$47,000</b>
<b>ANZ INVESTMENTS</b>										
PRELUDE EUROPE CDO LTD "CREDIT SAIL AAA"	Floating Rate CDO	B	30-Dec-11	\$1,000,000	3.94%	0.00%	\$889,200	\$889,200	\$898,000	-\$102,000
ANZ ZERO COUPON BOND	Zero Coupon Bond	AA	1-Jun-17	\$1,017,876	4.01%	0.00%	\$671,595	\$671,595	\$663,412	-\$354,464
<b>TOTAL ANZ INVESTMENTS</b>				<b>\$2,017,876</b>	<b>7.94%</b>		<b>\$1,560,795</b>	<b>\$1,560,795</b>	<b>\$1,561,412</b>	<b>-\$456,464</b>
<b>RIM SECURITIES</b>										
GENERATOR INCOME NOTE AAA (2011)	Floating Rate CDO		8-Oct-11	\$2,000,000	7.87%	0.00%	\$1,865,000	\$1,873,000	\$1,890,000	-\$110,000
ELDERS RURAL BANK (2011)	Floating Rate Sub Debt	withdrawn					\$995,230			\$0
COMMUNITY CPS CREDIT UNION	Term Deposit	withdrawn					\$1,000,000	\$1,000,000		
QUEENSLAND COUNTRY CREDIT UNION	Term Deposit	N/R	1-Jun-11	\$1,000,000	3.94%	6.07%	\$1,000,000.00	\$1,000,000	\$1,000,000	\$0
<b>TOTAL RIM SECURITIES</b>				<b>\$3,000,000</b>	<b>11.81%</b>		<b>\$4,860,230</b>	<b>\$3,873,000</b>	<b>\$2,890,000</b>	<b>-\$110,000</b>
<b>WESTPAC INVESTMENT BANK</b>										
MACKAY PERMANENT BUILDING SOCIETY	Floating Rate Sub Debt	N/R	21-Nov-11	\$500,000	1.97%	6.09%	\$491,685	\$492,680	\$493,570	-\$6,430
<b>TOTAL WESTPAC INV. BANK</b>				<b>\$500,000</b>	<b>1.97%</b>		<b>\$491,685</b>	<b>\$492,680</b>	<b>\$493,570</b>	<b>-\$6,430</b>
<b>CURVE SECURITIES</b>										
BANK OF CYPRUS AUSTRALIA LIMITED	Term Deposit	N/R	27-Sep-11	\$1,000,000	3.94%	6.15%	\$1,000,000	\$1,000,000	\$1,000,000	
QANTAS STAFF CREDIT UNION	Term Deposit	N/R	6-Jun-11	\$1,000,000	3.94%	5.90%	\$1,000,000	\$1,000,000	\$1,000,000	\$0
<b>TOTAL CURVE SECURITIES</b>				<b>\$2,000,000</b>	<b>7.87%</b>		<b>\$2,000,000.00</b>	<b>\$2,000,000</b>	<b>\$2,000,000</b>	<b>\$0</b>
<b>LONGREACH CAPITAL MARKETS</b>										
LONGREACH SERIES 16 PROPERTY LINKED NOTE	Property Linked Note	A+	7-Mar-12	\$500,000	1.97%	0.00%	\$477,440	\$477,440	\$478,710	-\$21,290
LONGREACH SERIES 19 GLOBAL PROPERTY LINKED NOTE	Property Linked Note	A+	7-Sep-12	\$500,000	1.97%	0.00%	\$456,050	\$456,050	\$462,400	-\$37,600
<b>TOTAL LONGREACH CAPITAL</b>				<b>\$1,000,000</b>	<b>3.94%</b>		<b>\$933,490</b>	<b>\$933,490</b>	<b>\$941,110</b>	<b>-\$59,900</b>



**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

**ATTACHMENT 1**

<b>COMMONWEALTH BANK</b>										
EQUITY LINKED DEPOSIT	Equity Linked Note	AA	20-Sep-11	\$500,000	1.97%	3.00%	\$490,150	\$492,900	\$492,750	-\$7,250
EQUITY LINKED DEPOSIT ELN SERIES 2	Equity Linked Note	AA	05-Nov-12	\$500,000	1.97%	3.00%	\$478,950	\$479,950	\$483,250	-\$16,750
BENDIGO BANK SUBORDINATED DEBT	Floating Rate Sub Debt	BBB	09-Nov-12	\$500,000	1.97%	6.24%	\$492,500	\$494,055	\$498,840	-\$1,160
BANK OF QUEENSLAND BOND	Bond	BBB+	16-Mar-12	\$1,000,000	3.94%	5.35%	\$1,000,000	\$1,000,000	\$1,000,000	\$0
COMMONWEALTH BANK	Term Deposit	withdrawn					\$1,000,000			
<b>TOTAL COMMONWEALTH BANK</b>				<b>\$2,500,000</b>	<b>9.84%</b>		<b>\$3,461,600</b>	<b>\$2,474,840</b>	<b>\$2,474,840</b>	<b>-\$25,160</b>
<b>FIGI SECURITIES</b>										
TELSTRA LINKED DEPOSIT NOTE	Principal Protected Note		30-Nov-14	\$500,000	1.97%	5.97%	\$484,285	\$492,660	\$492,690	-\$7,310
<b>TOTAL FIGI SECURITIES</b>				<b>\$500,000</b>	<b>1.97%</b>		<b>\$484,285</b>	<b>\$492,690</b>	<b>\$492,690</b>	<b>-\$7,310</b>
<b>MAITLAND MUTUAL</b>										
MAITLAND MUTUAL SUB DEBT	Floating Rate Sub Debt	N/R	30-Jun-13	\$500,000	1.97%	6.43%	\$500,000	\$500,000	\$500,000	\$0
MAITLAND MUTUAL SUB DEBT	Floating Rate Sub Debt	N/R	31-Dec-14	\$500,000	1.97%	6.43%	\$500,000	\$500,000	\$500,000	\$0
<b>TOTAL M'LAND MUTUAL</b>				<b>\$1,000,000</b>	<b>3.94%</b>		<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$0</b>
<b>FARQUHARSON SECURITIES</b>										
QUEENSLAND POLICE CREDIT UNION	Term Deposit	withdrawn					\$1,000,000	\$1,000,000		
NEW ENGLAND CREDIT UNION	Term Deposit	withdrawn					\$1,000,000			
TEACHERS CREDIT UNION	Term Deposit	N/R	20-Jun-11	\$1,000,000	3.94%	6.07%	\$1,000,000	\$1,000,000	\$1,000,000	\$0
TEACHERS CREDIT UNION	Term Deposit	N/R	18-Jul-11	\$1,000,000	3.94%	5.98%			\$1,000,000	\$0
<b>TOTAL FARQUHARSON SECURITIES</b>				<b>\$2,000,000</b>	<b>7.87%</b>		<b>\$3,000,000</b>	<b>\$2,000,000</b>	<b>\$2,000,000</b>	<b>\$0</b>
<b>TOTAL INVESTMENTS</b>				<b>\$20,430,376</b>	<b>80.42%</b>		<b>\$20,834,498</b>	<b>\$17,876,576</b>	<b>\$16,910,671</b>	<b>-\$3,519,705</b>
AVERAGE RATE OF RETURN ON INVESTMENTS										3.41%
<b>CASH AT BANK</b>				<b>\$4,975,652</b>	<b>19.58%</b>	<b>4.70%</b>	<b>\$1,604,206</b>	<b>\$6,975,141</b>	<b>\$4,975,652</b>	<b>\$0</b>
AVERAGE RATE OF RETURN ON INVESTMENTS + CASH										3.66%
<b>TOTAL CASH &amp; INVESTMENTS</b>				<b>\$25,406,028</b>	<b>100.00%</b>		<b>\$22,438,704</b>	<b>\$24,851,717</b>	<b>\$21,886,323</b>	<b>-\$3,519,705</b>
BBSW FOR PREVIOUS 3 MONTHS										4.90%

\* Lehman Brothers is the swap counterparty to these transactions and as such the deals are in the process of being unwound. No valuation information is available.

**CERTIFICATE OF RESPONSIBLE ACCOUNTING OFFICER**

I, Peter Gesling, being the Responsible Accounting Officer of Council, hereby certify that the Investments have been made in accordance with the Local Government Act 1993, the Regulations and Council's investment policy.

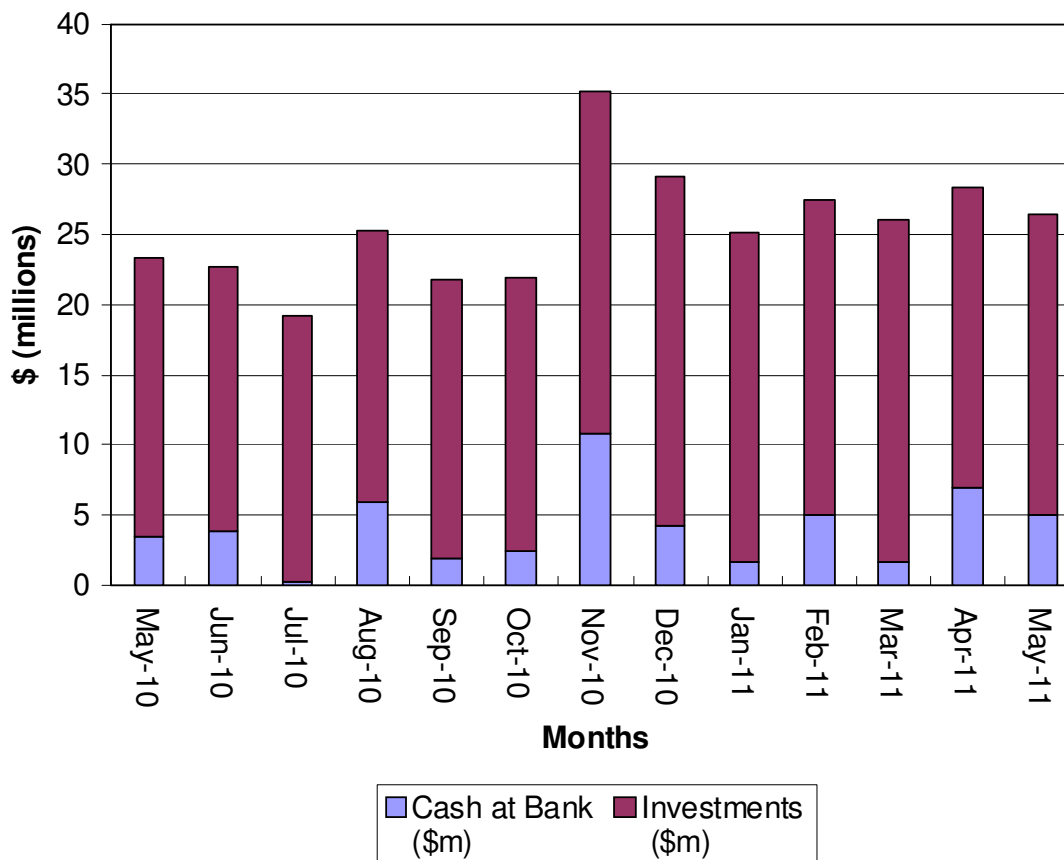
**P GESLING**

ATTACHMENT 2

Cash and Investments Held

Date	Cash at Bank (\$m)	Investments (\$m)	Total Funds (\$m)
May-10	3.425	19.880	23.305
Jun-10	3.847	18.880	22.728
Jul-10	0.285	18.880	19.165
Aug-10	5.888	19.380	25.268
Sep-10	1.879	19.880	21.759
Oct-10	2.512	19.380	21.892
Nov-10	10.822	24.380	35.202
Dec-10	4.175	24.930	29.106
Jan-11	1.690	23.430	25.120
Feb-11	4.988	22.430	27.419
Mar-11	1.604	24.430	26.035
Apr-11	6.975	21.430	28.406
May-11	4.976	21.430	26.406

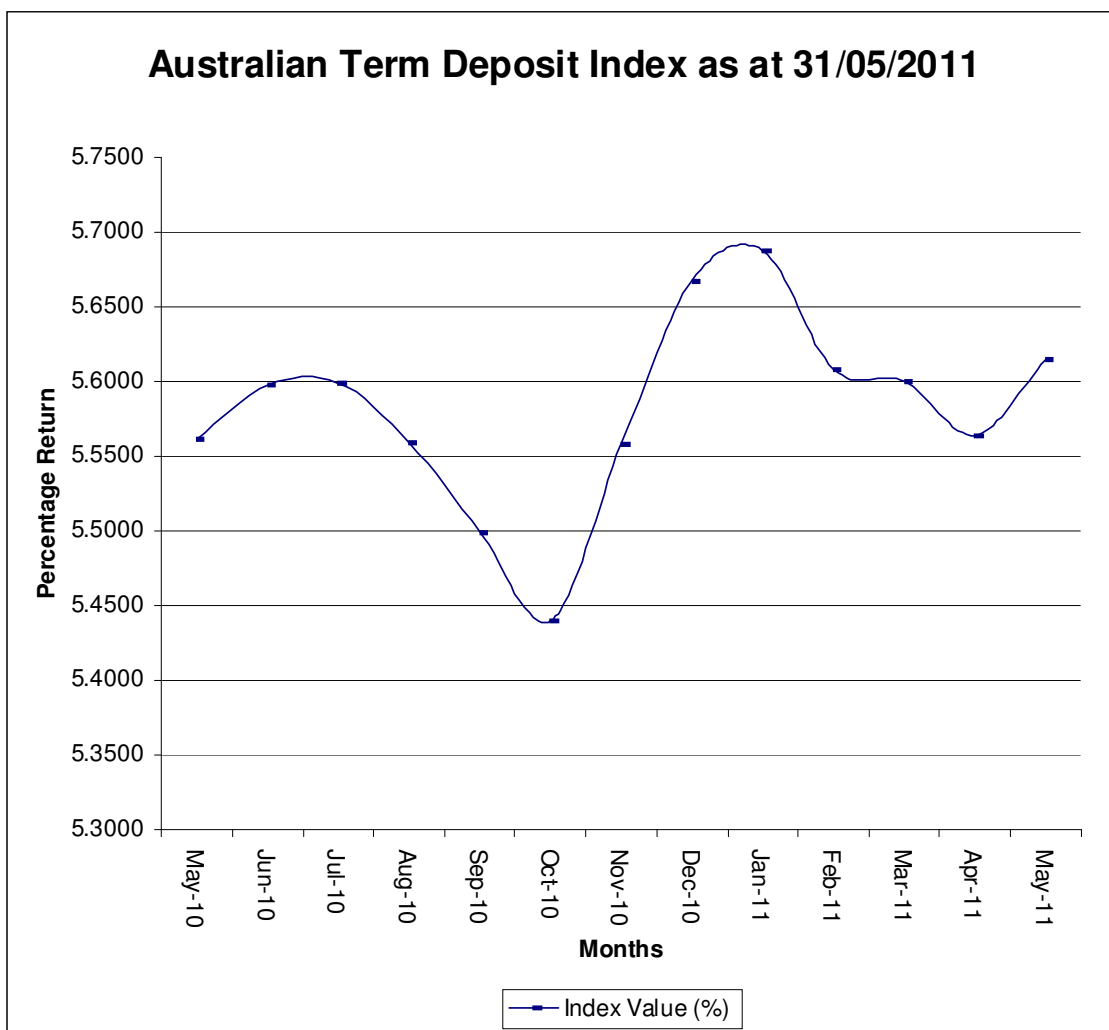
Cash and Invested Funds for the Period ended 31/05/2011



ATTACHMENT 3

Australian Term Deposit Accumulation Index

Date	Index Value (%)
May-10	5.5615
Jun-10	5.5974
Jul-10	5.5992
Aug-10	5.5587
Sep-10	5.4991
Oct-10	5.4396
Nov-10	5.5583
Dec-10	5.6675
Jan-11	5.6877
Feb-11	5.6079
Mar-11	5.6
Apr-11	5.5637
May-11	5.6147



# GENERAL MANAGER'S REPORT

PETER GESLING  
GENERAL MANAGER

Councillor Steve Tucker declared a less than significant interest in Item 1 of the General Manager's report.

**ITEM NO. 1**

**FILE NO: PSC2006-0029**

## **MEDOWIE STRATEGY REVIEW**

**REPORT OF: BRUCE PETERSEN –ENVIRONMENTAL & DEVELOPMENT PLANNING  
MANAGER**

**GROUP: SUSTAINABLE PLANNING**

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### **RECOMMENDATION IS THAT COUNCIL:**

1) Amend the Medowie Strategy in relation to the sites as shown in **Attachment 1** to:

a. Refer to Rural Small Holdings and Environmental Living as Large Lot Residential;

b. Identify Site 1 Boundary Road (Lots 93, 94, 95 & 96 in DP 753194) to part Large Lot Residential and part Environmental Management and support this inclusion with the following statement of strategic support:

*"The Boundary Road neighbourhood will be a cohesively-designed large-lot residential estate able to be completed in stages. Where possible, lot design will be integrated with the adjoining land identified for Environmental Management in order to retain the natural character and amenity values of the site for future residents.*

*Lot sizes will vary throughout the site, but will generally be 1000-1500m<sup>2</sup>. Acreage allotments will front Boundary Road to provide a transition to existing acreage development on the southern side of Boundary Road. Larger allotments may also be provided at locations throughout the site to encourage retention of vegetation.*

*A Voluntary Planning Agreement will be sought that will require the preparation of a site-specific development control plan - incorporating a staged master plan - for the developable land. The development control plan will seek to maximise retention of vegetation and ecological outcomes and minimise ecological impact, and enforce a high level of development design.*

*The land identified as Environmental Management will be retained, enhanced and placed into a conservation zone in recognition of the ecological values of the site. The intent is to transfer this land into public ownership as part of the Voluntary Planning Agreement."*

c. Identify Site 3 Waropara Road North (Lot 2 in DP 869411) to part Large Lot Residential and Part Environmental Living;

**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

- d. Identify Site 5 Ferodale Road West (Lot 106 in DP 1082077) to part Large Lot Residential; and
  - e. Delegate to the General Manager to make various administrative amendments to the Medowie Strategy to implement the above changes.
- 2) Make a specific submission to the NSW Minister for Planning and Infrastructure and the Director of the Department of Planning and Infrastructure to advocate inclusion of the Boundary Road site in the Lower Hunter Regional Strategy.

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PLEASE NOTE:

Council at its meeting of 14 June 2011 resolved to defer this item to the Ordinary Council meeting of 28 June 2011.

**ORDINARY COUNCIL MEETING – 28 JUNE 2011**

	<b>Councillor John Nell</b> <b>Councillor Geoff Dingle</b>	That Council amend the Medowie Strategy in relation to the sites as shown in <b>Attachment 1</b> to refer to Rural Small Holdings and Environmental Living as Large Lot Residential.
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**AMENDMENT**

<b>227</b>	<b>Councillor Bruce MacKenzie</b> <b>Councillor Ken Jordan</b>	<p>It was resolved that Council:</p> <p>1) AMEND THE MEDOWIE STRATEGY IN RELATION TO THE SITES AS SHOWN IN ATTACHMENT 1 TO:</p> <ul style="list-style-type: none"> <li>a. Refer to Rural Small Holdings and Environmental Living as Large Lot Residential;</li> <li>b. Identify Site 1 Boundary Road (Lots 93, 94, 95 &amp; 96 in DP 753194) to part Large Lot Residential and part Environmental Management and support this inclusion with the following statement of strategic support:</li> </ul>
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		<p>"The Boundary Road neighbourhood will be a cohesively-designed large-lot residential estate able to be completed in stages. Where possible, lot design will be integrated with the adjoining land identified for Environmental Management in order to retain the natural character and amenity values of the site for future residents.</p> <p>Lot sizes will vary throughout the site, but will generally be 1000-1500m<sup>2</sup>. Acreage allotments will front Boundary Road to provide a transition to existing acreage development on the southern side of Boundary Road. Larger allotments may also be provided at locations throughout the site to encourage retention of vegetation.</p> <p>A Voluntary Planning Agreement will be sought that will require the preparation of a site-specific development control plan - incorporating a staged master plan - for the developable land. The development control plan will seek to maximise retention of vegetation and ecological outcomes and minimise ecological impact, and enforce a high level of development design.</p> <p>The land identified as Environmental Management will be retained, enhanced and placed into a conservation zone in recognition of the ecological</p>
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		<p><i>values of the site. The intent is to transfer this land into public ownership as part of the Voluntary Planning Agreement."</i></p> <p>2) Make a specific submission to the NSW Minister for Planning and Infrastructure and the Director of the Department of Planning and Infrastructure to advocate inclusion of the Boundary Road site in the Lower Hunter Regional Strategy.</p> <p>3) That all other sites be deferred pending a further report.</p>
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In accordance with the Section 375A, Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Bob Westbury Peter Kafer Caroline De Lyall Ken Jordan Bruce MacKenzie Steve Tucker Shirley O'Brien Geoff Dingle John Nell Sally Dover.

Those against the Motion: Nil.

The amendment on being put became the motion which was carried.

**BACKGROUND**

The purpose of this report is to review submissions received during exhibition of proposed amendments to the Medowie Strategy (the Strategy) and to make recommendations for consequential amendments to the Strategy as shown in Attachment 1.

On 24<sup>th</sup> March 2009 Council adopted the Medowie Strategy.

On 24<sup>th</sup> November 2009 Council considered seven (7) sites as potential amendments to the Strategy and resolved that three (3) of the seven (7) sites be supported as amendments for public exhibition.

- Site 1 - Boundary Road as part Rural Small Holdings and part Environmental Management;
- Site 3 - Waropara Road North as part Rural Small Holdings and part Environmental Living; and
- Site 5 - Ferodale Road West as Environmental Living.



Consistent with its resolution to include Site 1 – Boundary Road, Council also resolved at its meeting on 24<sup>th</sup> November 2009 to formally prepare a planning proposal as follows:

*3. Prepare a planning proposal in accordance with section 55 of the Environmental Planning and Assessment Act 1979 to initiate the rezoning process of the Boundary Road site for Rural Small Holdings and Environmental Management purposes and request the NSW Department of Planning to undertake a 'gateway' determination, with no further action to be undertaken until Council's consideration of the exhibited Medowie Strategy incorporating the proposed draft amendments including Site 1 Boundary Road.*

The proposed amendments to the Strategy were placed on public exhibition from 25<sup>th</sup> February 2010 to 25<sup>th</sup> March 2010 and extended until the 8<sup>th</sup> April 2010.

A map showing each site as exhibited is at **Attachment 2**.

18 submissions were received, together with responses, and are summarised in the table at **Attachment 3**.

### **SITE 1 – BOUNDARY ROAD**

**Property Description:** Lots 93, 94, 95 and 96 in DP 753194, Boundary Road

**Proponent:** Eureka Pty Ltd

**Site Area:** 127 hectares

**Existing Zoning:** 1(c1) Rural Small Holdings

**Exhibited Amendment:** Rural Small Holdings (57 hectares) and Environmental Management (70 hectares)

#### **Key issues raised by submissions**

Ten (10) submissions were received in respect to the Boundary Road site. The submissions raised the following key issues:

- Lot size;
  - Lots of 1000-1500m<sup>2</sup> are too small;
  - Small lots on the outskirts of Medowie are inconsistent with the principles of the Strategy;
  - Lot size is inconsistent with existing surrounding development;
  - Lot size is too small to retain vegetation;
- Flooding and drainage;
  - Amendments should wait until completion of Council's drainage study for Medowie;
  - The permissibility of the proposed dry-wall detention basin within land proposed for Environmental Management;
  - Potential for stormwater impacts on downstream properties;
- Impacts of development on flora and fauna;
  - Lot size is too small to retain vegetation;
- Traffic;

- Potential for traffic hazard at the intersection of Boundary Road and Meadowie Road.

## **PLANNING PROPOSAL**

### **LEP Gateway Determination**

The planning proposal was referred to the NSW Department of Planning for a "gateway" determination in December 2009. In response, the NSW Department of Planning advised in June 2010 that the planning proposal should not proceed for the following reasons:

- 1) *There is no demonstrated strategic need for the planning proposal to proceed prior to completion of the review of the Lower Hunter Regional Strategy; and*
- 2) *Important consultation needs to be carried out with the Department of Environment, Conservation, Climate Change and Water and the Port Stephens Comprehensive Koala Plan of Management Steering Committee.*

The Department's response did not give specific direction that the site's location is within a regional green corridor under the LHRS precludes urban development. The Department also advised that:

*"If Council resolved to re-submit this proposal, it should do so only after the review of the Lower Hunter Regional Strategy has been completed. The proposal should address the rezoning within the context of that review and within the context of the existing supply of land for rural residential development and the demand for such development. It appears there is already sufficient land already identified in Port Stephens for rural residential development.*

*The Council should seek the views of the Department of Environment, Conservation, Climate Change and Water, particularly in relation to the impact of the proposal on vegetation communities outlined in Table No. 1 in the Planning Proposal.*

*Any resubmitted Planning Proposal should address the appropriate minimum allotment size proposed within the context of Council's overall expansion strategy. It should also provide details of consultation with the Port Stephens Comprehensive Koala Plan of Management Steering Committee in relation to the impact of the proposal on "Preferred Koala Habitat".*

The proponent is working to address the matters raised.

### **Advice from NSW Department of Environment Conservation, Climate Change and Water (DECCW)**

DECCW provided comment on 19<sup>th</sup> October 2010 that they do not support the planning proposal in its current form the following reasons:

*"...environmental concerns and the location of the land within the Green Corridor identified in the Lower Hunter Regional Strategy and 2009 Update Report. The proposal, in its current form, does not provide adequate biodiversity offsets for the proposed impact of this urban development and the biodiversity offset package offered does not achieve an improve or maintain outcome. Further biodiversity offset measures (for example, modifications to development envelopes or further offsite biodiversity offsets) will be required if this development is to achieve an improve or maintain outcome for biodiversity.*

*It is acknowledged that some parts of the proposed site are of lower biodiversity value and could potentially support some large lot rural residential development. However, the proposed rural residential lot size of between 1000 and 1500 square metres is unlikely to provide meaningful corridor functionality across the proposed residential areas."*

The advice then proceeds to list detailed matters that need to be addressed for further assessment, in the event that it is resubmitted to the Department of Planning for reconsideration. The proponent is working to address the issues raised.

### **Advice from the Port Stephens Comprehensive Koala Plan of Management Steering Committee**

The Committee considered the planning proposal for Site 1 Boundary Road at its meeting on 20<sup>th</sup> September 2010. Based upon the minutes of the meeting, the comments of the committee are:

- Acknowledgement that the site has some development potential.
- Bushfire Asset Protection Zones need to be contained within the development and not within the biodiversity offset lands.
- Existing Koala habitat is to be taken into consideration during urban planning stages i.e. 88B instruments, no dogs, appropriate fences and large lots to allow for retention of existing trees.
- It was positive that the Koala habitat in the north eastern section was being preserved and although it would be best to also retain the preferred Koala habitat in the south west, it was acknowledged that this section of the habitat was disturbed.
- It was noted that a number of these issues are points that will be resolved during the development application stage rather than the rezoning stage, if the development proceeds.

### **Land Supply Analysis (by Urbis on behalf of the proponent)**

The proponent has submitted information to address questions about the supply of large lot residential/rural residential allotments through a *Port Stephens LGA and Medowie Land Supply Analysis* (Urbis, March 2011). This report does not seek to debate the findings of the submitted analysis in considering Site 1 Boundary Road for inclusion in the Medowie Strategy. It is noted that, if the site is included, it may potentially result in an additional 300 allotments to the existing total of 3105 allotments envisioned under the entire Medowie Strategy, which is intended to be

implemented over 20 years. The executive summary of the proponent's submissions provides the following opinion regarding supply and demand:

- *The proposed Boundary Road Medowie residential subdivision should be classified primarily as a large lot residential development with a small component of rural residential;*
- *The projected land supply within Port Stephens LGA will not be sufficient to meet the requirements of the forecast population growth under the Lower Hunter Regional Strategy, and population targets to date have not been met;*
- *Of all locations throughout the Port Stephens LGA, Boundary Road Medowie is proposed to accommodate the only notable content of new Large Lot Residential/Rural Residential supply over the next 25 years;*
- *The subject site comprises a significant development in one ownership which is not constrained like many development areas in Medowie that are impacted by fragmented ownership and environmental constraints that limit their ability to be delivered;*
- *The proposed development will help to address the undersupply of housing in Port Stephens and will provide suitable stock for families who make up the majority of residents that have moved to Medowie in recent years.*

(Urbis March 2011: ii)

### **Recommendation & Discussion**

It is recommended to amend the Medowie Strategy to include Site 1 – Boundary Road as Large Lot Residential (57 hectares) and Environmental Management (70 hectares) as shown in **Attachment 1** (noting the change in terminology of referring to Rural Small Holdings as Large Lot Residential) principally for the following reasons:

- Development of the relatively unconstrained southwest part of the Site for rural residential/large lot residential development is a logical extension of the existing urban footprint and will increase opportunities for future development to meet demand;
- The Site provides the opportunity for a master-planned and coordinated development with a range of lot sizes (including large lot residential allotments along Boundary Road to provide a suitable transition to existing development to the south);
- Significant public benefit is proposed by identifying 70 hectares of land for Environmental Management and transferring that land into public ownership for conservation purposes; and
- Identifying the Site in the Strategy will provide a basis for its potential inclusion in the current review of the *Lower Hunter Regional Strategy* and indicate strategic support for its potential future rezoning and development (including resubmitting the planning proposal for a gateway determination by the NSW Department of Planning at a future date).

In terms of flora and fauna impacts, the south-west part of the Site has a mixture of high, medium and low conservation significance under the current Strategy. It is acknowledged that the development of this part of the site will have some environmental impact; however, biodiversity impacts are primarily proposed to be managed by biodiversity offsets at the rezoning stage and detailed planning and

design of the proposed urban land as part of the development process. The proponent is also working to satisfy the outstanding concerns of The Office of Environment and Heritage (previously DECCW) raised in their correspondence dated 19<sup>th</sup> October 2010. The planning proposal has also been reviewed by the Port Stephens Comprehensive Koala Plan of Management Steering Committee, who acknowledge that the site has some development potential. The comments of the Committee indicate that they do not object to the planning proposal, but will require existing Koala habitat to be taken fully into consideration and carefully managed during the planning and development process.

Concern about flooding and drainage was a principal issue raised in submissions. With respect to drainage, early indications from the drainage study for Medowie are that flooding and drainage impacts could be managed (this is discussed further under the 'General Issues' section of this report as the issue applies to all sites). As a matter of additional certainty, the proponent has already submitted a study with their planning proposal that indicates how drainage issues can be managed in the event that the land is rezoned and developed.

It is recommended that Site 1 – Boundary Road is included in the Strategy to indicate strategic support for the site, with the following or similar neighbourhood description to guide its development and to assist in addressing comments raised by submissions:

*"The Boundary Road neighbourhood will be a cohesively-designed large-lot residential estate able to be completed in stages. Where possible, lot design will be integrated with the adjoining land identified for Environmental Management in order to retain the natural character and amenity values of the site for future residents.*

*Lot sizes will vary throughout the site, but will generally be 1000-1500m<sup>2</sup>. Acreage allotments will front Boundary Road to provide a transition to existing acreage development on the southern side of Boundary Road. Larger allotments may also be provided at locations throughout the site to encourage retention of vegetation.*

*A Voluntary Planning Agreement will be sought that will require the preparation of a site-specific development control plan - incorporating a staged master plan - for the developable land. The development control plan will seek to maximise retention of vegetation and ecological outcomes and minimise ecological impact, and enforce a high level of development design.*

*The land identified as Environmental Management will be retained, enhanced and placed into a conservation zone in recognition of the ecological values of the site. The intent is to transfer this land into public ownership as part of the Voluntary Planning Agreement.*

In making this recommendation, Council is advised that the NSW Department of Planning's gateway determination to refuse the planning proposal does not preclude Council from considering amending the Medowie Strategy to include Site 1 Boundary Road (although whether the Department will endorse the Medowie Strategy is also another separate matter).

As mentioned previously in this report, the proponent is in the process of addressing the concerns raised by DECCW regarding flora and fauna impacts.

### **SITE 3 – WAROPARA ROAD NORTH**

**Property Description:** Lot 2 in DP 869411

**Proponent:** Carman Surveyors

**Site Area:** 1 hectare

**Existing Zoning:** 1 (c3) Rural Small Holdings

**Exhibited Amendment:** Rural Small Holdings and Environmental Living

**Key issues raised by submissions**

The Waropara Road site was addressed in three (3) submissions. The submissions raised the following key issues:

- Lot size;
  - Lots of 1000-1500m<sup>2</sup> are too small;
  - Lot size is too small to retain any vegetation;
  - Proposed lot size is out of character with existing development;
- Flooding and drainage;
  - Amendments to the Strategy should wait until completion of Council's drainage study for Medowie.

### **Recommendation & Discussion**

It is recommended to amend the Medowie Strategy to include Site 3 - Waropara Road North as Large Lot Residential as shown in **Attachment 1**.

Site 3 – Waropara Road North is a logical and reasonable addition to the development footprint identified in the Strategy for the Waropara Neighbourhood. Including the Site has merit given its proximity to, and ability to make use of, existing community facilities.

The proponent submits that including the land will enable a more regular shaped development area providing additional yield to assist in cost sharing of required infrastructure.

Drainage may be an issue given the low-lying topography at the rear of the site in proximity to known drainage flow paths. A future planning proposal for the site will need to provide detailed information on flooding and drainage issues and this could require the development footprint to be refined.

In terms of impacts on flora and fauna, the site has low conservation significance under the Medowie Strategy. The front third of the site is generally cleared, however the remaining land is vegetated. If clearing is to take place, biodiversity offsets or a refined development footprint may be required. A detailed assessment of flora and fauna impacts will need to be provided with any planning proposal for the site.

**SITE 5 – FERODALE ROAD WEST**

**Property Description:** Lot 106 in DP 1082077

**Proponent:** Monteath & Powys

**Site Area:** 5 hectares

**Existing Zoning:** 1(c1) Rural Small Holdings

**Exhibited Amendment:** Environmental Living

**Key issues raised by submissions**

The Ferodale Road West site was raised in twelve (12) submissions. The submissions raised the following key issues:

- Lot size:
  - The creation of small allotments adjacent to an existing acreage estate (Mahogany Acres) and subsequent impact on amenity, property values and character of the area;
  - Lots of 1000-1500m<sup>2</sup> are too small;
- Environmental impacts;
  - Lot size is too small to retain any vegetation;
  - Removal of an existing wildlife corridor;
- Flooding and drainage:
  - Potential for impact on water quality in Grahamstown Dam.

**Recommendation & Discussion**

It is recommended to amend the Medowie Strategy to include Site 5 – Ferodale Road West as part Large Lot Residential, with a reduction in the area placed on public exhibition, as shown in **Attachment 1**.

In the previous report to Council it was recommended to exhibit the entire site for Environmental Living, primarily because the site provides an opportunity for a coordinated development with adjoining land under the same ownership.

It is recommended to reduce the area identified for potential development compared to the potential development as exhibited.

Identifying the southern part of the site only for a limited expansion only of Large Lot Residential will acknowledge the development potential of that part of the Site that is primarily cleared. This cleared area is a reasonable and logical addition to adjoining land already identified for potential development in the Strategy and under the same ownership, and would address concerns raised by submissions regarding impacts on flora and fauna.

The recommendation also provides a 100m separation to existing acreage development at Mahogany Acres Estate. It seeks to address the comments made in submissions about maintaining the large-lot amenity of existing development in Mahogany Acres Estate, and to contribute towards maintaining the function of the existing wildlife corridor and vegetation on the site.

## **GENERAL ISSUES**

### **Flooding and Drainage**

Flooding and drainage concerns are a common issue raised in submissions. There is particular concern about the impact of development at Site 1 - Boundary Road. The submissions comment that it is prudent to postpone amendments to the Strategy until the drainage study for Medowie is completed, in addition to concerns that Medowie already experiences flooding and drainage problems, and that these may be exacerbated if additional land is developed.

The first draft of Council's *Draft Medowie Drainage Study* (WMA Water, November 2010) has been completed and is under review by the Medowie Floodplain Risk Management Committee, with a view to endorsing it for public exhibition. The study models various scenarios including development that would occur under the Strategy for the 1% flood event. Importantly, it should be noted that the modelled scenarios includes Site 1 - Boundary Road. The draft summary results of the drainage study are as follows:

- Development under the Strategy does not (in most cases) exacerbate peak flood levels during the 1% AEP event. Flood levels are slightly higher in downstream locations where volume issues dominate flood behaviour characteristics (order of 0.1m during the 1% AEP event) but generally there is no measurable impact (analysis rounded to nearest 100mm). The impact identified (0.1m) does seem to be widespread within the Campvale Drain Inundation Area however. That is, future development as proposed, does, for the model scenario examined, exacerbate peak flood levels by approximately 100mm in the Campvale Drain Inundation Area; and
- It may be that future development (and the impact of it) is better examined through long-term modelling. Certainly this would better target one of the main issues with additional development i.e. whether or not inundation patterns in the Campvale Drain Inundation Area are impacted. Of particular note are those events which residents in the Campvale Drain Inundation Area are most worried about i.e. long sequences of wet weather, typically occurring between February and July, which result in the Campvale Inundation Area being wet for extended intervals and denying property owners' access and use of their land.

(WMA Water, November 2010: 41)

The draft results indicate that impacts from urban development under the Strategy – which includes consideration of Site 1 Boundary Road - are generally of no measureable impact, with the apparent exception of some impact on the Campvale Drain Inundation Area.

In considering whether to amend the Medowie Strategy to include additional sites, a point to consider is whether including or excluding the three sites from the Strategy (and in particular Site 1 Boundary Road) would make any significant difference to the findings of the *Draft Medowie Drainage Study*. The draft findings of the *Draft*



*Medowie Drainage Study* indicate that excluding the sites may not make any significant difference.

Any proposal to rezone and develop each site included under the Strategy will need to demonstrate, via detailed investigations, that any flooding and drainage issues are able to be appropriately managed.

It is recommended that the proposed amendments to the Strategy proceed with respect to flooding and drainage issues, and be addressed at rezoning stage, rather than delay amending the Strategy until the *Draft Medowie Drainage Study* is finalised.

### **Lot Size**

The submissions comment that the aims of Environmental Living land use, as set down in the Strategy, will not be met with a lot size of 1000-1500m<sup>2</sup> because the erection of dwellings and associated infrastructure will require the removal of most, if not all, vegetation. In summary, the issue is that the lot size for Environmental Living is too small to retain vegetation and that Environmental Living is effectively a contradiction in terms. To address this issue a recommendation of this report to amend the Strategy to refer to Rural Small Holdings and Environmental Living as Large Lot Residential, to respond to submissions received, to reflect their true character, and to ensure consistency with their future equivalent zone under the *Standard Instrument – Principal Local Environmental Plan*.

### **FINANCIAL/RESOURCE IMPLICATIONS**

Implementing the recommendations of this report will require the allocation of staff resources in administering the changes and updating the content of the Strategy.

### **LEGAL, POLICY AND RISK IMPLICATIONS**

Includes environmental, social and economic implications

#### Lower Hunter Regional Strategy (LHRS)

Medowie is recognised as a town in the LHRS with an area identified as a "Proposed Urban Area" with boundaries to be defined through local planning. The Medowie Strategy was subsequently prepared and adopted by Council and it identifies land for potential rezoning. The merit of including Site 1 Boundary - Road, despite its location within a green corridor, is discussed previously in this report.

#### Port Stephens Community Settlement and Infrastructure Strategy 2007 (CSIS)

The CSIS has reviewed and was the subject of a separate public exhibition and report to Council. The exhibited CSIS identified Site 1 - Boundary Road and Site 5 - Ferodale Road West as potential "New Growth Areas". The small land area of Site 3 – Waropara Road makes it difficult to readily identify on the relevant map.

### General Implications

The Strategy is used to provide strategic direction in making planning recommendations and decisions, particularly for rezoning requests. By amending the Strategy, Council will be indicating its general support for future changes in land use, subject to detailed investigations as part of the rezoning process for each site. The Medowie Strategy and CSIS should demonstrate consistency.

### Port Stephens Local Environmental Plan 2000 – Comprehensive Review

A comprehensive review of the *Port Stephens Local Environmental Plan 2000* is being prepared for initial consideration by Council in 2011. The review includes converting existing zones to standard zones under the *Standard Instrument – Principal Local Environmental Plan*. Council is advised that Environmental Living and Rural Small Holding land uses in the Strategy are both likely to be applied as the equivalent zone of R5 Large Lot Residential.

## **SUSTAINABILITY IMPLICATIONS**

The social, economic and environmental implications of adopting the Strategy have been the subject of previous reports to Council. The recommended amendments have similar strategic sustainability implications.

## **CONSULTATION**

The proposed amendments to the Strategy were placed on public exhibition from 25<sup>th</sup> February to 8<sup>th</sup> April 2010. 18 submissions were received and are summarised and responded to in the table at **Attachment 3**.

## **OPTIONS**

- 1) Accept the recommendation;
- 2) Amend the recommendation;
- 3) Reject the recommendation.

## **ATTACHMENTS**

- 1) Subject sites as recommended
- 2) Subject sites as publicly exhibited
- 3) Submissions summary table.

## **COUNCILLORS ROOM**

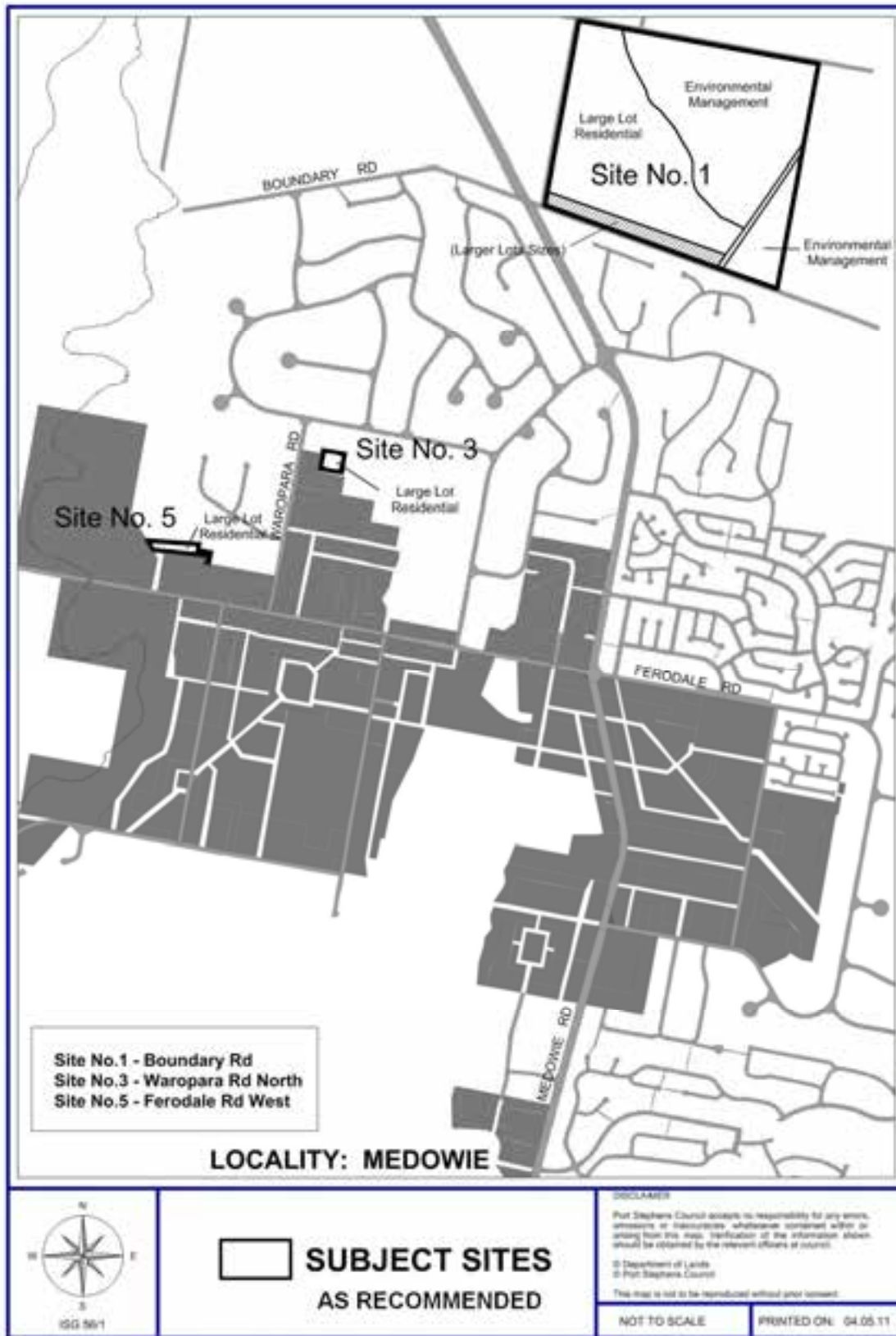
- 1) Medowie Strategy - Amendment Exhibition Folder
- 2) Submission Folder.

## **TABLED DOCUMENTS**

Nil.

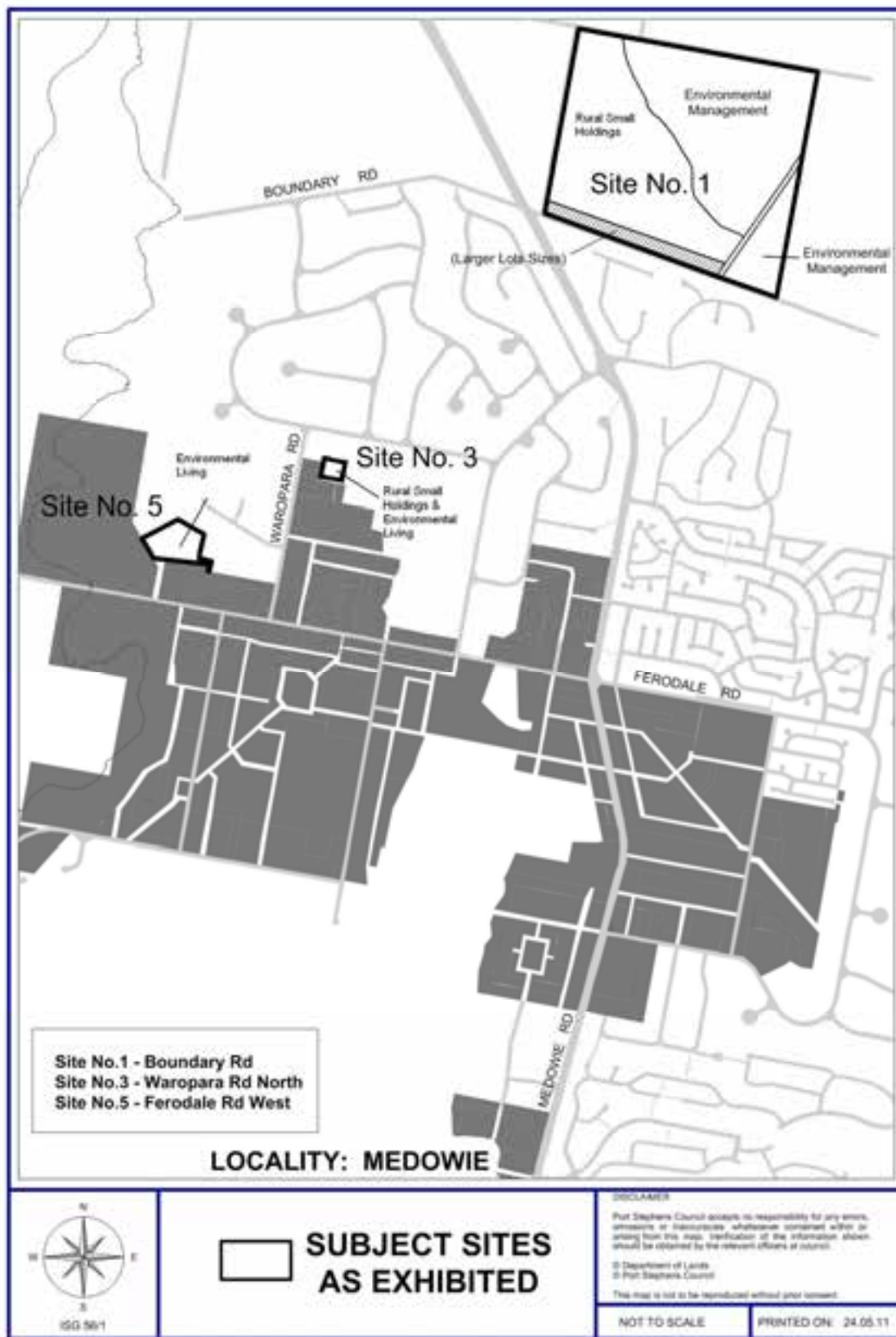
ATTACHMENT 1

Subject sites as recommended



ATTACHMENT 2

SUBJECT SITES AS PUBLICLY EXHIBITED



**ATTACHMENT 3**

SUBMISSIONS SUMMARY TABLE

**Submissions Summary Table – Amendments to the Medowie Strategy**

Sub No.	Main issues raised	Comments
<p><b>1</b> <b>Resident</b></p>	<p><b>General</b> The proposed amendments will increase population and amplify demand for services. Council should concentrate on resolving existing infrastructure issues.</p> <p><b>Site 1 - Boundary Road</b> Proposed lot size is too small and will create a satellite community. Lot sizes should be 4000m<sup>2</sup> consistent with the surrounding area.</p> <p>Not convinced that household rainwater tanks will resolve the drainage problems that will occur.</p> <p>Does not support the placement of a dry detention pond on proposed public environmental land. This will cause environmental damage and is unacceptable.</p> <p>Increased traffic turning onto Medowie Road will create a hazard.</p> <p><b>Site 5 - Ferodale Road West</b> The development will create runoff to Grahamstown Dam.</p> <p>Proposed lot size is too small and will conflict with the existing rural aspect of the area.</p> <p>The area is identified as Koala Habitat. If land is to be developed it should focus on cleared land.</p>	<p><b>General</b> With the exception of Boundary Road, the sites are only very minor additions to the Strategy. If Boundary Road proceeds the proposal will need to demonstrate adequate provision of and contribution to infrastructure, as part of the rezoning process. The purpose of the Strategy is to identify the potential of the land future development.</p> <p><b>Site 1 - Boundary Road</b> Lot size within Boundary Road will vary throughout the site but will generally be 1000-1500m<sup>2</sup>. Larger allotments (approximate size 4000m<sup>2</sup> (1 acre) will front Boundary Road to provide a transition to existing acreage development. Larger allotments may also be provided at locations throughout the site to accommodate retention of vegetation.</p> <p>Rainwater tanks will be part of an overall solution to managing drainage on the site.</p> <p>The proposed detention wall will be subject to the approval of Council and DECCW as part of any future rezoning process.</p> <p>The developer will be required to upgrade the intersection of Boundary Road and Medowie Road to appropriate standards to satisfy the needs of any future development.</p> <p><b>Site 5 - Ferodale Road West</b> Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HMC for comment.</p> <p>The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas and maintain a wildlife corridor.</p>

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Sub No.	Main issues raised	Comments
2 Resident	<p><b>General</b> A more comprehensive Medowie Strategy should be prepared to avoid continuous amendments.</p> <p>More comprehensive staging criteria for future development are required. Infrastructure needs to precede major developments. A balance of housing density is required to provide for families and individuals of all ages, to provide affordable housing.</p> <p><b>Site 1 - Boundary Road</b> The recommendation to consider the site for inclusion in the Strategy is not consistent with previous recommendations to Council in 2008 and 2009. No concerns in principle provided that it will not create flooding problems and that proper planning is applied. What is the re-forecast urban capacity report? How will the proposals accelerate the town centre growth and other facility development? What is the effect of these proposed developments on existing developments?</p>	<p><b>General</b> It is not intended to undertake further amendments to add additional sites to the Strategy.</p> <p>Council is in the early stages of preparing an infrastructure strategy for Medowie.</p> <p>The Strategy provides for a range of development densities.</p> <p><b>Site 1 - Boundary Road</b> The proposal to include this site is being reconsidered as a new proposal. It has been extensively revised and is significantly different to previous proposals (note: previous proposals were for a standard residential rezoning to facilitate of approximately 1300 allotments, and more recently for a 260 allotment rural residential subdivision across the entire site).</p> <p>The intended lot yield is a maximum of 300 dwellings.</p>
3 Resident	<p><b>Site 1 - Boundary Road</b> Concerned that development in this site will lead to loss of vegetation, habitat and buffer zone to Medowie State Forest, interfere with natural drainage to Moffatts Swamp and encroach on existing semi-rural lots to the south.</p> <p>Agrees if any development is to occur it should be rural holdings in the south west and remainder as environment protection as proposed. Agrees with larger lots adjoining Boundary Road.</p> <p>Would generally prefer larger lots.</p> <p><b>Site 3 - Waropara Road North</b> No objection</p> <p><b>Site 5 - Ferodale Road West</b> No objection</p>	<p><b>Site 5 - Boundary Road</b> Lot size within Boundary Road will vary throughout the site but will generally be 1000-1500m2. Acreage allotments will front Boundary Road to provide a transition to existing acreage development. Larger allotments may also be provided at locations throughout the site to encourage retention of vegetation.</p>



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Sub No.	Main issues raised	Comments
4 Resident	<p><b>General</b> Concerned that after much consultation and changes to the Strategy through due process, changes are being proposed before the original plan has been implemented.</p> <p><b>Site 5 - Ferodale Road West</b> Objects to the proposed changes to the Strategy for this site.</p> <p>Relocated in the area for amenity with expectation that if any further development occurs it would be acreage lots consistent with existing development.</p> <p>The impact of the development on flora and fauna is contrary to the title Environmental Living.</p> <p>Concerned about the impact upon water running to Grahamstown Dam.</p> <p>Concerned about the possibility of other similar development proposals in the future that will change the character of the area.</p> <p>Decline in property value due to the changing nature of the area.</p>	<p><b>General</b> Concern about the changes to the Strategy so soon after its adoption are noted.</p> <p><b>Site 5 - Ferodale Road West</b> The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas.</p> <p>The comments about lots of 1000-1500m<sup>2</sup> being too small to meet the objectives of Environmental Living are noted. Despite this, it is not a recommendation of this report to make a general amendment to lot sizes in the Strategy.</p> <p>Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HWC for comment.</p>
5 Resident	<p><b>General</b> Constant changes do not help progress.</p> <p>Additional development may assist Medowie provided that it is done using best practice.</p> <p><b>Site 1 - Boundary Road</b> Development may be beneficial provided that it follows best practice development guidelines.</p>	<p><b>General</b> Concern about the changes to the Strategy so soon after its adoption are noted.</p> <p><b>Site 1 - Boundary Road</b> The development is proposed to be subject to a site-specific DCP and master plan that will ensure a high quality development takes place.</p>
6 Resident	<p><b>General</b> Medowie requires a single comprehensive strategy is required that addresses all matters. If Medowie is to grow it requires better transport, easier access to shops, development of businesses and community infrastructure to support population growth.</p> <p>The Strategy should account for aircraft noise maps.</p>	<p><b>General</b> The Lower Hunter Regional Strategy and the Port Stephens Community Settlement and Infrastructure Strategy provide overall planning direction for Port Stephens. The Medowie Strategy has been prepared to provide additional detailed guidance.</p> <p>The sites proposed for addition are not subject to ANEF mapping.</p>

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Sub No.	Main issues raised	Comments
7 Resident	<p><b>Site 1 - Boundary Road</b> Concerned about potential contamination and suggests following the recommendations for this issue in the consultants (HLA) report.</p> <p>The proposal to dedicate part of the site for Environmental Management is supported. The future governing body for this land would need to agree to the detention basin. There is concern about exacerbating existing drainage problems. Concerned about the impact of development on land downstream that is already flood prone. Suggests waiting for the completion of Council's comprehensive flooding and drainage study.</p> <p>Concerned about impact on flora and fauna. Is there a buffer proposed to the EEC? A no dog or cat policy is near impossible to police. There is no guarantee that properties, post development, will retain vegetation. Does there need to be additional offsetting for the impact of the dry retention basin?</p> <p>Does not support any change to zoning as the site contains so much threatened flora and fauna and will add to incremental habitat loss.</p> <p><b>Site 3 - Waropara Road</b> Comparison of the flood maps shows that part of the land may be flood prone. Inclusion of the site should wait until the comprehensive flooding and drainage study is completed.</p> <p><b>Site 5 - Ferodale Road West</b> The proposed lot size is not in keeping with surrounding development. The development may lead to erosion problems if trees are removed. The development will remove a wildlife corridor to Grahamstown Dam.</p> <p>Figure A.11 of the Medowie Strategy shows that an endangered ecological community is located on part of the site and part of a wider corridor.</p> <p>Most existing properties operate septic systems. It is not a good idea to encourage further development that relies on septic systems in proximity to Grahamstown Dam.</p> <p>Are there proposed vegetation offset areas to make up for the loss of vegetation?</p> <p>Suggests waiting for the recommendations of the comprehensive flood and drainage study.</p>	<p><b>Site 1 - Boundary Road</b> The proposed detention wall will be subject to the approval of Council and DECCW as part of any future rezoning process.</p> <p>A buffer is proposed to the EEC, including a ring road.</p> <p>The draft results indicate that drainage impacts from urban development under the Strategy – which includes consideration of Site 1 Boundary Road - are generally of no measureable impact, with the apparent exception of some impact on the Campvale Drain Inundation Area. Under this circumstance, and based on the findings of the Draft Medowie Drainage Study, it would appear that there is no overriding reason not to amend the Medowie Strategy at this time to include the three sites subject of this report.</p> <p><b>Site 3 - Waropara Road</b> The site is not mapped as flood prone Council's flood prone land maps. Any flooding and drainage issues will be further clarified as part of the rezoning process.</p> <p><b>Site 5 - Ferodale Road West</b> The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas and maintain a wildlife corridor.</p> <p>Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HWC for comment. Future development will need to be connected to the reticulated sewer system.</p>



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Sub No.	Main issues raised	Comments
8 Resident	<p>Site 5 - Ferodale Road West</p> <p>Objects to proposal. Concerned about the plight of koalas within Port Stephens and Medowie in particular. It is becoming endangered in this region due to habitat loss. This site is identified as koala habitat and it is essential to preserve this vegetation even though some has already been removed.</p> <p>Koalas have been rescued, then relocated in this area in the past four years and it is an important and necessary corridor.</p> <p>The koala is an important tourist attraction for Port Stephens and an international symbol and should be preserved.</p>	<p>Site 5 - Ferodale Road West</p> <p>The recommended development footprint has been reduced to avoid vegetated areas.</p>
9 Resident	<p>Site 5 - Ferodale Road West</p> <p>Objects to the proposal.</p> <p>Residents bought land in Mahogany Acres for lifestyle. The proposal for small block sizes is opposite to the design of existing development and will decrease aesthetic appeal and land values.</p> <p>The proposed development is not more desirable compared to existing agriculture on the site.</p> <p>What consideration has been given to the water catchment of Grahamstown Dam? The development is likely to have a negative impact on water quality.</p> <p>If the development proceeds it will encourage other similar developments. Because the site is under single ownership is not sufficient reason on its own to support development.</p>	<p>Site 5 - Ferodale Road West</p> <p>The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas and maintain a wildlife corridor.</p> <p>Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HWC for comment. Future development will need to be connected to the reticulated sewer system.</p>
10 Resident	<p>Site 1 - Boundary Road</p> <p>Objects to the proposal.</p> <p>Concerned about an increase in stormwater. No decisions should be made until the comprehensive flooding and drainage study is completed.</p> <p>In recent years a significant number of homes in Medowie have been affected by flooding. Council has used significant ratepayer money and resources to address this problem. Any decision should not repeat past mistakes.</p>	<p>Site 1 - Boundary Road</p> <p>The draft results indicate that drainage impacts from urban development under the Strategy – which includes consideration of Site 1 Boundary Road - are generally of no measureable impact, with the apparent exception of some impact on the Campvale Drain Inundation Area. Under this circumstance, and based on the findings of the Draft Medowie Drainage Study, it would appear that there is no overriding reason not to amend the Medowie Strategy at this time to include the three sites subject of this report.</p>

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Sub No.	Main issues raised	Comments
11 Resident	<p>Site 1 - Boundary Road Objects to the proposal.</p> <p>Environmental Living lots of 1000-1500sqm is a contradiction in terms. The lot size would need to be at least 4000sqm to achieve the aims of the Environmental Living zone. Existing 2000sqm lots in Medowie show a lack of trees; bushfire requirements will create additional clearing; due to soil type any trees near dwellings will create a hazard and will need to be cleared; clearing will be required for services.</p> <p>The proposal for a dry detention basin needs to be agreed to be DECCW. Its permissibility needs to be confirmed.</p> <p>The applicant's drainage study implies no increase in water flow to Moffats Swamp. This issue should be confirmed by the comprehensive flooding and drainage study.</p> <p>Consideration should be given to increasing lot size of Environmental Living to 4000m2.</p>	<p>Site 1 - Boundary Road The comments about Environmental Living lot size have merit. However, it is not a recommendation of this report to change the lot sizes already adopted for the Strategy.</p> <p>Lot size within Boundary Road will vary throughout the site but will generally be 1000-1500m2. Acreage allotments will front Boundary Road to provide a transition to existing acreage development. Larger allotments may also be provided at locations throughout the site to encourage retention of vegetation.</p> <p>The proposed detention wall will be subject to the approval of Council and DECCW as part of any future rezoning process.</p> <p>The draft results indicate that drainage impacts from urban development under the Strategy – which includes consideration of Site 1 Boundary Road - are generally of no measureable impact, with the apparent exception of some impact on the Campvale Drain Inundation Area. Under this circumstance, and based on the findings of the Draft Medowie Drainage Study, it would appear that there is no overriding reason not to amend the Medowie Strategy at this time to include the three sites subject of this report.</p>

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Sub No.	Main issues raised	Comments
12 Resident	<p><b>General</b> Residents are disappointed that within 12 months of adoption and 5 of years consultation the Strategy is already being amended.</p> <p><b>Site 1 - Boundary Road</b> Medium density housing on the outskirts of Medowie is not supported by the Medowie Strategy.</p> <p>Stormwater drainage problems for adjoining land.</p> <p>It is doubtful that the proposal for stormwater on adjoining land is either practical or will be approved.</p> <p>There has been no test of water volumes and flow against the Council flood study.</p> <p><b>Site 3 - Waropara Road</b> Medium density development is out of character with the rural atmosphere.</p> <p>Drainage problems with stormwater directed to Kula Road flood zone.</p> <p>Environmental Living is a contradiction in terms requiring removal of all natural vegetation.</p> <p>Proposal will result in the destruction of koala habitat.</p> <p><b>Site 5 - Ferodale Road West</b> The proposal will create an isolated enclave of medium density development out of character with the rural atmosphere.</p> <p>Environmental living is a contradiction requiring removal of all vegetation.</p> <p>Polluted drainage will be directed towards Grahamstown Dam.</p> <p>Fringe development is against the principles of the Medowie Strategy.</p>	<p><b>General</b> Concern about the changes to the Strategy so soon after its adoption are noted.</p> <p><b>Site 1 - Boundary Road</b> Lot size within Boundary Road will vary throughout the site but will generally be 1000-1500m<sup>2</sup>. Acreage allotments will front Boundary Road to provide a transition to existing acreage development. Larger allotments may also be provided at locations throughout the site to encourage retention of vegetation.</p> <p>The draft results indicate that drainage impacts from urban development under the Strategy – which includes consideration of Site 1 Boundary Road - are generally of no measureable impact, with the apparent exception of some impact on the Campvale Drain Inundation Area. Under this circumstance, and based on the findings of the Draft Medowie Drainage Study, it would appear that there is no overriding reason not to amend the Medowie Strategy at this time to include the three sites subject of this report.</p> <p><b>Site 3 - Waropara Road</b> The site is a minor extension of an area already identified for future land use change under the Medowie Strategy.</p> <p>The site is not mapped as flood prone Council's flood prone land maps. Any flooding and drainage issues will be further clarified as part of the rezoning process.</p> <p><b>Site 5 - Ferodale Road West</b> The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas and maintain a wildlife corridor.</p> <p>Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HWC for comment. Future development will need to be connected to the reticulated sewer system.</p>

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Sub No.	Main issues raised	Comments
13 Resident	<p>Site 5 - Ferodale Road West Purchased acreage land in Mahogany Acres Estate for lifestyle reasons. The original developer was required to leave a 'green belt' at the rear of properties. This land was intended to provide a buffer to future development.</p> <p>Existing acreages range from 2 acres to 8 acres. This is very different to the proposal for 35 x 1000-1500sqm lots. A minimum size of 2 acres is more appropriate.</p> <p>Property values in Mahogany Acres will decrease if the proposal proceeds.</p> <p>If 35 lots are developed there will be significant additional traffic that will be accessed via a 'dog-log' entrance.</p> <p>Existing properties in Mahogany Acres have retained most of the original vegetation. Any vegetation that is left on the proposed site will be removed by development. Development will not 'meld' with existing Mahogany Acres.</p> <p>Concerned about the impact of runoff from 35 additional homes on water quality.</p>	<p>Site 5 - Ferodale Road West The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas and maintain a wildlife corridor.</p> <p>Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HWC for comment. Future development will need to be connected to the reticulated sewer system.</p>
14 Resident	<p>Site 5 - Ferodale Road West Objects to the proposal.</p> <p>Purchased property in Mahogany Estate for lifestyle reasons. A 'green belt' was required at the rear of properties for a variety of reasons including separation to HWC land, a wildlife corridor and country lifestyle. The proposal contradicts expectations of protection of the green belt.</p> <p>The proposal will create a suburban area adjoining a country estate. The size of the lots should be no smaller than 2 acres to maintain the character of the area.</p> <p>The proposed lot size of 1000-1500sqm will result in clearing the land. The land has already been cleared of everything but large trees. Review of existing 2000sqm lots in Medowie shows a lack of original trees. Further clearing for bushfire and infrastructure will occur.</p> <p>Any change in zoning should be consistent with surrounding zoning. 4000sqm lots fronting Ferodale Road and remaining 10000sqm. Other land in Medowie is already cleared and should be developed first.</p> <p>Medowie is well known as koala habitat and any significant reduction in vegetation will have an impact. Lot size of 1500sqm will not allow sufficient vegetation for the koala to survive.</p>	<p>Site 5 - Ferodale Road West The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas and maintain a wildlife corridor.</p> <p>Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HWC for comment. Future development will need to be connected to the reticulated sewer system.</p>



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Sub No.	Main issues raised	Comments
15 Resident	<p>Site 5 - Ferodale Road West Objects to the proposal.</p> <p>Purchased adjacent land in an acreage estate with a reasonable expectation that future adjoining lots would be similarly developed.</p> <p>The proposal will result in up to four adjoining neighbours.</p> <p>Their property will decline in value as the outlook to mature gum trees will be affected, despite any Council intentions and development controls.</p> <p>Amenity will be decreased as existing trees to the west block afternoon summer sun.</p> <p>Several years ago the proponent removed all natural vegetation below a certain height. Past clearing and actions of the landowner are inconsistent with the Comprehensive Koala Plan of Management and it is not surprising that the landowner's report reveals not much koala activity. A buffer zone should be applied as required by the CKPoM.</p> <p>Environmental Living lots of 1000-1500sqm is a contradiction in terms. Lot size should be increased to 4000sqm to achieve the objectives of Environmental Living.</p> <p>Majority of trees will be removed if development occurs due to bushfire and infrastructure requirements. Examination of existing 2000sqm lots in Medowie shows a lack of vegetation.</p> <p>There should be a gradual transition of lot sizes adjoining existing development acreage development.</p> <p>The recommendation of Environment Services Section to create a viable wildlife corridor, and its location, needs to be clarified.</p> <p>The views of Hunter Water Corporation on the proposal should be sought.</p> <p>The tree clearing that will be required to build on subsequent lots needs clarification.</p> <p>Council should consider increasing the size of Environmental Living lots to 4000sqm in the Medowie Strategy.</p>	<p>Site 5 - Ferodale Road West The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas and maintain a wildlife corridor.</p> <p>Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HWC for comment. Future development will need to be connected to the reticulated sewer system.</p>

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Sub No.	Main issues raised	Comments
<p>16 Resident</p>	<p><b>General</b> Council should not be considering any more proposals until land already identified in the Strategy is developed.</p> <p><b>Site 1 - Boundary Road</b> The area is under the approach to the Salt Ash Air Weapons Range. Future purchasers should be advised of this if the land is developed.</p> <p>Any electricity supply should be placed underground.</p> <p>The land eventually drains to Moffats Swamp and when developed there will be insufficient land to absorb water. The soil type does not support absorption and consideration should be given to raising the floor level of any dwellings. Reticulated sewerage should be provided.</p> <p>The proposal is for 300-350 lots, less than the 1000 originally proposed. This is reasonable given that part of the site is proposed to a green corridor.</p> <p>Consideration needs to be given to adequate public transport at the site and in Medowie town centre.</p> <p>Intersection safety of Boundary and Medowie Road needs to be a main consideration.</p> <p>The area experiences flooding problems. Due consideration should be given to the Medowie flooding and drainage study being prepared by Council.</p> <p>Due consideration needs to be given to all native animals living in the area.</p> <p><b>Site 5 - Ferodale Road West</b> The development was not included in the original document. The proposed lot size does not blend with the existing development at Mahogany Acres.</p> <p>Stormwater runoff to Grahamstown Dam needs to be considered.</p>	<p><b>General</b> Concern about the changes to the Strategy so soon after its adoption are noted.</p> <p><b>Site 1 - Boundary Road</b> Although the site may be subject to aircraft noise from time to time, it is not located within ANEF noise contours.</p> <p>The draft results indicate that drainage impacts from urban development under the Strategy – which includes consideration of Site 1 Boundary Road – are generally of no measureable impact, with the apparent exception of some impact on the Campvale Drain inundation Area. Under this circumstance, and based on the findings of the Draft Medowie Drainage Study, it would appear that there is no overriding reason not to amend the Medowie Strategy at this time to include the three sites subject of this report.</p> <p>The developer will be required to upgrade the intersection of Boundary Road and Medowie Road to appropriate standards.</p> <p><b>Site 5 - Ferodale Road West</b> The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas and maintain a wildlife corridor.</p> <p>Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HVC for comment. Future development will need to be connected to the reticulated sewer system.</p>

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Sub No.	Main issues raised	Comments
17 Resident	<p><b>General</b> Objects to the proposed amendments to the Medowie Strategy.</p> <p>It is important to maintain the integrity of the original Medowie Strategy.</p> <p><b>Site 1 - Boundary Road</b> The proposal is unnecessary and is inconsistent with the aim of the Medowie Strategy to grow the town from the inside then out and avoid sprawl on the edges.</p> <p>The land drains towards Moffats Swamp not Swan Bay as asserted by the developer.</p> <p>There are no guarantees that the number of houses built will be the same as proposed by the developer.</p> <p><b>Site 5 - Ferodale Road West</b> The land is on the fringe of Medowie in a rural area. It is too far from the town centre. Other sites are available for the type of development proposed.</p> <p>The land slopes towards Grahamstown Dam and previous proposals to develop were stopped for this reason. The development is down slope of a ditch that has been dug to manage runoff from existing properties.</p> <p>The proposed development is out of character with existing acreage development.</p> <p>The development is in an area of native bush and will result in its clearing. Other areas of Medowie should be considered for development instead.</p> <p><b>Site 3 - Waropara Road</b> Does not object in principle, however the site must not be koala habitat or important for other wildlife.</p> <p>It should not be used as a precedent for rezoning other unspecified areas of Medowie.</p>	<p><b>General</b> Concern about the changes to the Strategy so soon after its adoption are noted.</p> <p><b>Site 1 - Boundary Road</b> Lot size within Boundary Road will vary throughout the site but will generally be 1000-1500m<sup>2</sup>. Acreage allotments will front Boundary Road to provide a transition to existing acreage development. Larger allotments may also be provided at locations throughout the site to encourage retention of vegetation.</p> <p><b>Site 5 - Ferodale Road West</b> The proposed lot size is retained but the recommended development footprint has been reduced to provide a buffer to existing acreage allotments.</p> <p>The recommended development footprint has been reduced to avoid vegetated areas and maintain a wildlife corridor.</p> <p>Water quality will need to be managed as part of any future development. Any rezoning will also be referred to HWC for comment. Future development will need to be connected to the reticulated sewer system.</p> <p><b>Site 3 - Waropara Road</b> Any rezoning request will need to provide a detailed investigation of detailed flora and fauna impacts.</p>

MINUTES FOR ORDINARY MEETING – 28 JUNE 2011

Sub No.	Main issues raised	Comments
<p>18 Company (Eureka)</p>	<p>Site 1 - Boundary Road Spoken to in excess of 60 households who have been supportive of the amended proposal for Boundary Road.</p> <p>Held a community day on 20<sup>th</sup> February 2010 that was attended by 50 people. The general response from the majority was that they saw the development as a natural extension of Medowie's rural residential footprint.</p> <p>Households adjoining the site in Settlers Close, Squires Close and County Close. Whilst the adjoining owners were supportive of the amended proposal and number of amendments were proposed to lessen impact on these owners. Eureka is supportive of accommodating these changes including:</p> <ul style="list-style-type: none"> <li>• That Boundary Rd is sealed as part of the first stage to control noise and dust;</li> <li>• That Boundary Road is developed as a cul-de-sac, only servicing Boundary Road, with main access via a western road;</li> <li>• County Close owners have had significant flood issues in the past and are concerned about increased flood risk. The proposed dry land detention wall would provide a second level of security in addition to the recently constructed bund wall by Council.</li> <li>• Two owners in Fisher Road may be impacted by car lights from vehicles turning out of Boundary Road. Tree planting can occur to mitigate any impacts.</li> </ul> <p>After explaining the details of the amended proposal to the residents consulted, only one person still objected to the proposal. If there are still residents concerned about the proposal, Eureka would be willing to discuss their proposal with them directly.</p>	<p>Site 1 - Boundary Road The consultation undertaken by Eureka is noted, including the proposed detailed measures to mitigate potential impacts.</p> <p>The proposed detention wall will be subject to the approval of Council and DECCW as part of any future rezoning process.</p>



**ITEM NO. 2**

**FILE NO: 25-2007-5-1**

**SALT ASH SAND QUARRY – COMMUNITY CONSULTATIVE COMMITTEE**

**REPORT OF: DAVID BROYD GROUP MANAGER**  
**GROUP: SUSTAINABLE PLANNING**

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**RECOMMENDATION IS THAT COUNCIL:**

- 1) Nominate and elect a Councillor representative for the Salt Ash Sand Quarry Community Consultative Committee.
- 

**ORDINARY COUNCIL MEETING – 28 JUNE 2011**  
**RESOLUTION:**

<b>228</b>	<b>Councillor Ken Jordan</b> <b>Councillor Sally Dover</b>	It was resolved that Council delegate to the General Manager to determine a management or professional representative to enable Council representation on this Committee.
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**BACKGROUND**

Consent has been given for a sand quarry adjacent to Nelson Bay Rd, Salt Ash in accordance with Part 3A of the Environmental Planning Act 1979 (now subject of legislative change).

Condition 5 of Schedule 5 of the Project Approval requires the establishment of a Community Consultative Committee in accordance with *guidelines for establishing and operating Community Consultative Committees for Mining Projects*. This Committee must be established prior to commencement of works on the site.

The guidelines suggest that committees usually comprise of:

- An independent chairperson;
- Three to five representatives of the local community;
- One representative of the local Council; and
- Two or three representatives of the company.

A letter has been received from ATB Morton (the applicant for the Development Application given consent) for Council to nominate a representative on this Committee. It is therefore considered appropriate that Council be given the opportunity to nominate and elect a representative to sit on this Committee.

ATB Morton advise that at this stage it is not predictable how regularly the Committee will meet, but the expectation is that the Committee would meet between 4 and 6 times a year. The proposed venue for the meeting would be the Salt Ash Community Hall at Salt Ash. It would be expected that meetings would be held “after normal business hours”.

### **FINANCIAL/RESOURCE IMPLICATIONS**

If Council should decide that a Council management or officer representation is required, then overtime payments could be incurred. There could be some financial implications if road maintenance or other asset maintenance issues are incurred as a consequence of the consent becoming operational.

### **LEGAL, POLICY AND RISK IMPLICATIONS**

Representation of Council on this Committee would ensure that any legal policy and risk implications are made known to Council prior to these implications becoming significant and increases the ability for Council to anticipate any legal, policy and risk issues associated with the implementation of this consent.

### **SUSTAINABILITY IMPLICATIONS**

Includes Social, Economic and Environmental Implications

Council representation on this Committee ensures that any impacts on neighbours and any other social, economic and environmental impacts, are better anticipated, and presumably better managed, than if there was no such representation on this Committee.

### **CONSULTATION**

Some discussion has been held with the Planning and Approvals Manager of ATB Morton who was the author of the letter inviting Council to nominate a representative on this Committee.

### **OPTIONS**

Council can:

- 1) Nominate and elect a Councillor to be the representative of Council on the Salt Ash Sand Quarry Community Consultative Committee;
- 2) Delegate to the General Manager to determine a management or professional representative to enable Council representation on this Committee; or
- 3) Council accepts that there will be no formal representative nominated to ATB Morton for Council engagement on this Committee and seek ATB Morton to provide minutes and other advice as to what the discussion content and outcomes of the Committee meeting are.

**ATTACHMENTS**

- 1) Locality Map.

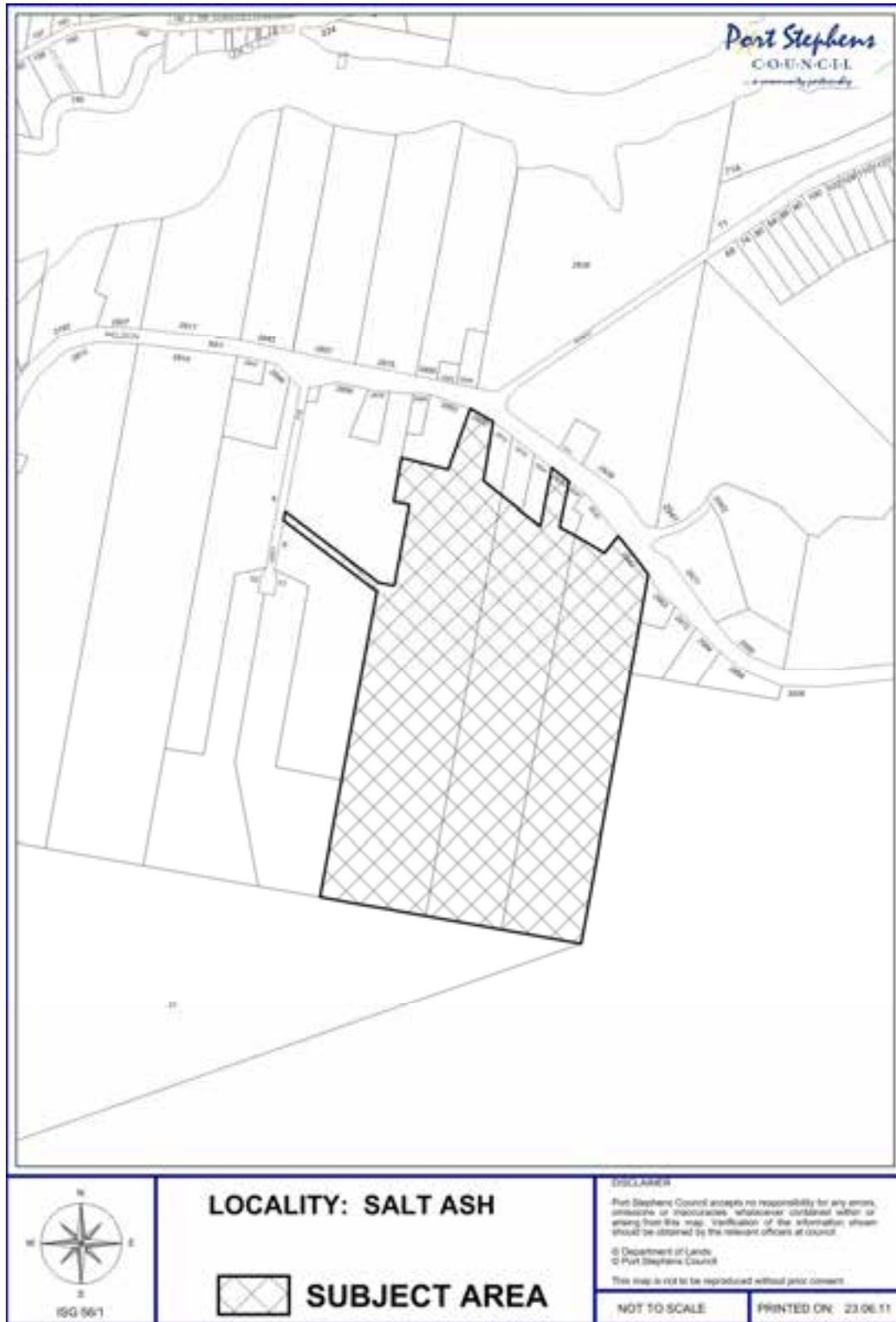
**COUNCILLORS ROOM**

Nil.

**TABLED DOCUMENTS**

Nil.

ATTACHMENT 1  
LOCALITY MAP



ITEM NO. 3

FILE NO: PSC2011-02049

## 2011 FUTURE OF LOCAL GOVERNMENT – NATIONAL SUMMIT

REPORT OF: TONY WICKHAM – EXECUTIVE OFFICER  
GROUP: GENERAL MANAGER'S OFFICE

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### RECOMMENDATION IS THAT COUNCIL:

- 1) Endorse Cr Glenys Francis' attendance at the 2011 Future of Local Government – National Summit.

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### ORDINARY COUNCIL MEETING – 28 JUNE 2011 RESOLUTION:

229	Councillor Peter Kafer Councillor Sally Dover	It was resolved that the recommendation be adopted.
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### BACKGROUND

The purpose of this report is to inform Council of the 2011 Future of Local Government – National Summit.

The Summit will be held from 29-30 June 2011, in Melbourne.

Council was only made aware of this conference week ending 17 June 2011. Councillors were consulted at this time with Cr Francis expressing an interest in attending this conference.

The Summit programme is shown at **ATTACHMENT 1**.

As Councillors would be aware the Payment of Expenses and Provision of Facilities to Councillors Policy requires that a resolution of Council be sought for all travel outside of the Hunter Councils area.

### FINANCIAL/RESOURCE IMPLICATIONS

The costs associated with registration, travel and accommodation would be covered from the budget.

**LEGAL, POLICY AND RISK IMPLICATIONS**

Nil.

**SUSTAINABILITY IMPLICATIONS**

Includes Social, Economic and Environmental Implications

The Port Stephens community would benefit from Councillors attending this conference to ensure the local government area has a voice in the national development of policy and initiatives.

**CONSULTATION**

Nil.

**OPTIONS**

Nil.

**ATTACHMENTS**

- 1) National Summit – Programme.

**COUNCILLORS ROOM**

Nil.

**TABLED DOCUMENTS**

Nil.

ATTACHMENT 1

# 2011 Future of Local Government NATIONAL SUMMIT

## The Opportunity for Leadership in a Re-localised Future

Wednesday June 29 &  
Thursday June 30, 2011  
Spring Street Conference Centre  
Melbourne (corner Spring and Hinders Streets)

The puzzle pieces are labeled with the following issues: Obesity, People Power, Globalisation, Transition Towns, Sustainability, Telework, China, Service delivery, Post Oil, Reform of LG resources, Aging population, Innovation, Performance measurement, Climate Change, Community resilience, Shared Services, Work-life balance, Skills shortages, Carbon Production, The Big Society, Community engagement/planning, Technology advances & convergence, Wholes of Government initiatives, and Urbanisation.

We can forecast what life in the future will be like: hi-tech, carbon-constrained and more local. A matter of greater interest to some people is to ask what will the role of local government be in that future? Other levels of government want Councils to become the **more efficient** service delivery arm of government. In the UK, the change of government has brought huge changes for Councils and communities: decentralisation, less funding, less direction, more local choice.

The previous Future of LG events have concluded that the sector needs to embrace reform and change rather than have it imposed. But does local government have a vision for itself in the future? Is it facilitating the building of more resilient communities and promoting community well-being? As more and more 'top down' service delivery programs fall short of what they need to achieve because of the lack of local connection, listening to the voice of the community, and delivering, could well be the key to a more sustainable, effective and efficient public sector.

At last year's Summit the proposition put was that local government's core role in the future will be governance, NOT service delivery. This recognises that Councils cannot 'do' everything and that they need to increasingly focus on facilitating strategic alliances to deliver defined community outcomes. This future would see a reduction in the role of Councils as monopoly providers, and would be likely to support increased innovation. On the other hand, inter-Council collaboration and shared services may be the preferred future. But what will be the driver(s) for change?

Who should attend? Anyone with an interest in influencing the future of LG. Excitedly convened by the Municipal Association of Victoria (MAV).



**WEDNESDAY, JUNE 29, 2011** – (Spring Street Conference Centre: go up escalator to level 2)

- 8.30am Registration
- 9am WELCOME, BILL MCARTHUR, PRESIDENT, MAV.
- 9.10am The Future of Local Government journey to date
- 9.20am **'It's all about the community'**, Kerry-Anne Jones, Compspe Shire Council.  
Compspe Council has an extensive background in community development and bottom-up community planning. This process has played a key role in influencing Council planning and improving community outcomes. Now the Council is supporting local communities in their desire to become more self-determining and resilient. Kerry-Anne will describe this journey and two community representatives will provide their perspectives. Previous FOLG attendees will remember the UK Local Government Association vision for 2014 of 'independent self-governing communities', which is relevant in this context.
- 10.10am **'Evolution in community governance: building on what works'**, Peter McKinlay, Executive Director of McKinlay Douglas Limited and Director of the Local Government Centre, Auckland University of Technology.  
Peter is facilitating a research project with the objective of providing an overview of community governance in Australia and overseas, looking particularly at the practice of community planning within local government and through the community banking network of the Bendigo and Adelaide Bank. This project is being undertaken as a collaborative research venture between the Australian Centre of Excellence for Local Government (ACELG) and the Local Government Centre at AUT University. It has been initiated as a partnership with each party wanting to develop a better understanding of the different ways in which community governance in Australia is evolving, including the opportunity for greater collaboration. One of the principal triggers for the project is the way in which expectations of local government are changing. We are now expected to be about much more than just "roads, rates and rubbish".
- 10.50am Morning tea
- 11.20am **'Localism and Realism'**, Sarah Phillips, Deputy Director, Centre for Public Service Partnerships, UK.  
The public sector in the UK is undergoing huge national and local policy changes, challenges and opportunities - more decentralisation, less funding, less direction, more local choice, more community consultation and engagements in a shift to 'Big Society'. Sarah Phillips has worked as a senior adviser to the Cabinet Office (Office of Public Service Reform) and also with the Lyons Inquiry on Local Government, based in the Treasury, where she led analysis on options for reforms of council tax and detailed discussions with local government and Whitehall on local government funding. She is currently running networks to support local council managers implementing this amazing array of transition - it has been a year of huge change for local government.
- 12.10pm **'Local Government should be the most influential lobby group in Australia'**, Graham Richardson.  
Graham Richardson's colourful political career took him from branch member to Cabinet Minister and made him one of the Labor Party's key figures before retiring in 1994. Graham has many learnings from his eleven years in Federal politics. He is currently a "Special Commentator" for the Nine Network, including political commentary for national election coverage as well as reports for Sunday and A Current Affair. He also writes a weekly column for The Bulletin.
- 12.50pm Lunch
- 1.45pm **'How important is the performance of Local Government?'**, Professor Graham Sansom, Director, Australian Centre of Excellence for Local Government.  
Graham has over 30 years experience in local and State Government, the tertiary sector and consultancy, having held senior positions with local Councils, a regional organisation of Councils, and State agencies in New South Wales and Western Australia. As a Canberra-based consultant from 1989 to 1994, he undertook projects in all States and the ACT, as well as for the Federal Government. From 1994 to 1998 Graham was Chief Executive Officer of the Australian Local Government Association. In addition, he established extensive links with local government bodies in the Asia-Pacific region, North America and Europe, as well as various international groupings of local authorities. Graham is now a senior member of the board of the Commonwealth Local Government Forum, and edits the Commonwealth e-Journal of Local Governance. In recent years he has undertaken a wide range of international projects in Asia, South Africa and the Pacific.
- 2.30pm **'Transition Towns: creating local sustainable communities beyond oil dependency'** Rob Hopkins, co-founder of the global Transition Network (pre-recorded).  
The Transition movement, which is now spreading rapidly around the world, is based on the following assumptions:  
  - That life with significantly lower energy consumption is inevitable, and that it's better to plan for it than to be taken by surprise.
  - That our settlements and communities presently lack the resilience to enable them to weather the severe energy shocks that will accompany peak oil and other challenges.
  - That we have to act collectively, and we have to act now.
 The Transition town initiative is a model designed to harness collective genius at the local grassroots level and aims to be flexible and broad enough to allow people from all walks of life to connect to the fundamental vision of a healthy, resilient community.
- 3pm Afternoon tea





- 3.30pm Panel session: The Golden Age for Local Government is a possibility in the future, but how will ongoing reforms be achieved without a clear driver for change?  
Some of the key points describing the 'Golden Age' from the group discussions of the 2010 Summit included:
- Prosperity with no carbon growth
  - LG facilitator, not service deliverer
  - More self-reliant local areas
  - Increased local food and water security
  - Collective community behaviour
  - More trust and co-operation between levels of government
  - Local government has a role in the agenda-setting by higher levels of government
  - State and Federal Governments ask 'how can we help?'
  - Community plans influence resource plans of government
  - % GST allocated for community priorities
- 4pm Small group discussions with presenters: How do we move this forward?  
4.45pm Close

**THURSDAY, JUNE 30, 2011**

- 9am 'Local government service delivery and new community development models for addressing delivery of human services', Professor Mildred Warner, Cornell University, New York.  
Fiscal stress, changing public expectations and shifting responsibilities for services due to devolution have prompted many local governments to consider restructuring service delivery. Professor Warner's research addresses the challenge of creating family-friendly cities and multi-generational planning, including how innovative coalitions of business, child care and government groups have come together in over 70 cities across the US to conduct economic impact studies of the child care sector (that go beyond gender biases in economic development policy) and then test out what makes a positive difference for children and families – economic development policy to support child care businesses (which are mostly private in the US), workplace collaborations to encourage better workplace policy. This work has now been broadened to look at the role of planners in creating more family friendly cities and the need to build a multi-generational view that links the needs of elders (who are more likely to be white) and young families (more likely to be minorities).
- 9.50am 'Restructuring service delivery to achieve breakthrough outcomes for rural communities', Lenny Jenner, CEO, Borough of Queenscliffe.  
Many rural communities experience low levels of services in a range of areas, including human services, due to rigid delivery structures. However, it is possible for local communities to benefit from improved levels of service by clearly identifying local needs, via an extensive engagement process, combined with more collaborative provider planning. Lenny will provide case studies to illustrate the principles involved and the outcomes achieved.
- 10.30am Morning tea
- 11am 'Rethinking the Public Policy Process', Don Lenihan, Vice President, Engagement, Canadian Public Policy Forum.  
Don is an internationally recognized authority on democracy and public engagement, accountability and service delivery. He is currently leading the Public Engagement Project (PEP), a two-year research and capacity-building project involving some 500 public servants from nine federal, provincial/territorial and municipal governments, and the Government of Australia, in an 18-month project on building capacity for public engagement. He has a fundamental belief that most major issues cannot be solved by government acting alone, but rather require a strategic alliance reflecting joint accountability and responsibility.
- 11.30am 'The CEO's perspective on the Future of LG', Phil Shanahan  
Council CEOs and Councillors play a key role in the planning processes of Councils but what is their role in facilitating change and reform in the local government sector? Shared services, inter-Council collaboration and strategic alliances all demand the guiding hand of the Council CEO and the involvement of Councillors. There has been a high turnover of Council CEOs in recent years and Phil Shanahan will explore the reasons for this and identify the preconditions for a better future. Phil has had extensive experience as Council CEO himself in a variety of environments.
- 12.05pm 'Public engagement and strategic decision-making in local government', Rik Hart, General Manager, Warringsh Council, NSW.  
Rik Hart has had a very interesting background, including heading up a State Government department and being a Council CEO in New Zealand and Australia. He is a firm believer in listening to the voice of the people and has led some leading edge community engagement processes. He will discuss the role of community input in Council decision-making, how it can be most effective, and challenging issues that can arise.
- 12.40pm Lunch

**THURSDAY, JUNE 30, 2011 CONTINUED**

- 1.30pm **How can Local Government work more productively with other levels of government?** Geoff Lake, President of the Australian Local Government Association 2009-10.  
 One of the pre-conditions for Local Government to have a better future is for it to enjoy the trust and respect of other levels of government. Once this is achieved, it can be expected that more collaborative program design and planning would take place and that more equitable access to resources would be provided. As a function of his former role as President of the ALGA, Geoff sat on the Council of Australian Governments (COAG), chaired by the Prime Minister, and saw first-hand how the other levels of government relate to each other and to local government.
- 2pm **"Rewire your head: getting ahead of the curve",** Mike McAllum, Founder, Global Foresight Network.  
 Mike is the founder of the Global Foresight Network which specializes in the practice of strategic foresight and designing better futures. He is also a member of an exclusive international speakers bureau "Future Voices" and was one of only nine global expert commentators in the recently released British Government report: "The shape of jobs to come". He presents on strategic thinking at the Australian Institute of Company Director's "Mastery of the Boardroom" program, is involved with conversations about the future of Australia through Australia 21, a recently established future energy network and is active in the establishment of a pan-Asian business forum dedicated to networking leaders in post carbon competitiveness. Mike says when he first started this kind of work people were unclear about what the future should look like, "but now there's a range of trends and we can anticipate what they might look like". He cited a World Bank study saying that by 2030 the amount of urban space will have doubled that of 2001. "Based on current patterns of consumption those cities of 2030 will need as many resources as 4 whole planets. It's obviously impossible, so what are we going to do about it? The patterns of thinking that have got us to where we are now, are not what we need now."
- 2.40pm **How do we drive this forward? Is a LG reform roadmap one of the first steps to moving towards the Golden Age?**  
 Everyone to participate (panel and attendees)
- 3.30pm **Close**



REGISTRATION: FOR ONLINE REGISTRATION GO TO:

[www.mav.asn.au/eventscalendar](http://www.mav.asn.au/eventscalendar)

**CONFERENCE COST:**

The Conference cost is \$550 (including GST). Cancellations will only have payments refunded if received by June 20, 2011. No single day registrations are available.

**ACCOMMODATION OPTIONS (SUGGESTED):**

- Mercure Hotel, 13 Spring Street, Melbourne, Toll free: 1800 813 442

**CONFERENCE CONTACT:**

John Hennessy at the MAV by email: [jhennessy@mav.asn.au](mailto:jhennessy@mav.asn.au)  
 or fax: 03 9667 5550.  
 Please note the program is subject to variation.  
 Check MAV web site for updates ([www.mav.asn.au](http://www.mav.asn.au))



# NOTICES OF MOTION

# NOTICE OF MOTION

ITEM NO. 1

FILE NO: A2004-0217

## AIRCRAFT NOISE

COUNCILLOR: TUCKER, O'BRIEN, DINGLE, KAHER, DE LYALL

### THAT COUNCIL:

- 1) Write to the Federal Environment Minister and requests that he delay the EIS on the introduction of the JSF until Defence have developed a firm proposal. (Defence is going to proceed with the EIS process before they have developed their proposal for the operation of the JSF. The Federal Environmental laws require the impact of the proposals be assessed.)
- 2) Develop a Draft Council Aircraft Noise Constraints Map which shows the proposed ANELs (Australian Noise Exposure Limits) which Defence should adopt as minimum constraint in the preparation of their 2025 ANEF. The Map will show the 85dBA line to be outside existing residential areas. Such a map would be similar to the circa 1995, 2012 ANEF.
- 3) Place the Draft Council Aircraft Noise Constraints Map on public exhibition and seek submissions.
- 4) Forward a Draft copy of the Draft Council Aircraft Noise Constraints Map to the Minister for Defence requesting he agree with the Council's proposal.
- 5) Write to the NSW Planning Minister requesting his approval for Council to use the PSC Council Aircraft Noise Constraints Map for assessment of all planning and development proposals. That the Minister request that the Premier write to the Prime Minister seeking her intervention in to the matter by directing Defence to comply with the Council Aircraft Noise Constraints Map.

### ORDINARY COUNCIL MEETING – 28 JUNE 2011

#### RESOLUTION:

<b>230</b>	<b>Councillor Geoff Dingle Councillor Steve Tucker</b>	<p>It was resolved that council:</p> <ol style="list-style-type: none"> <li>1. Write to the federal environment minister and requests that he delay the eis on the introduction of the jsf until defence have developed a firm proposal. (defence is going to proceed with the eis process before they have developed their proposal for the operation of the jsf. The federal environmental laws require the impact</li> </ol>
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**MINUTES FOR ORDINARY MEETING – 28 JUNE 2011**

		<p>of the proposals be assessed.)</p> <ol style="list-style-type: none"><li>2. That council facilitate the development of a draft community aircraft noise constraints map which shows the proposed anels (australian noise exposure limits) which defence should adopt as minimum constraint in the preparation of their 2025 anef. The map will show the 85dba line to be outside existing residential areas..</li><li>3. Forward a final copy of the community aircraft noise constraints map to the minister for defence requesting he agree with the council's proposal.</li><li>4. Write to the nsw planning minister requesting his approval for council to use the port stephens community aircraft noise constraints map for assessment of all planning and development proposals. That the minister request that the premier write to the prime minister seeking her intervention in to the matter by directing defence to comply with the community aircraft noise constraints map.</li></ol>
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Cr John Nell called for a division on the Notice of Motion.

Those for the Motion: Crs Bob Westbury, Peter Kafer, Caroline De Lyall, Ken Jordan, Bruce MacKenzie, Steve Tucker, Shirley O'Brien, Geoff Dingle, John Nell and Sally Dover.

Those against the Motion: Nil.

**BACKGROUND REPORT OF: DAVID BROYD, GROUP MANAGER, SUSTAINABLE PLANNING**

**BACKGROUND**

Aiming for an outcome such as that proposed in this Notice of Motion has a lot of merit in terms of natural justice. The challenge is for Council to advocate this in ways that also protect Council's financial, legal and risk interests.

In October 2009 the Department of Defence promulgated the 2025 ANEF to account for the future introduction of the Joint Strike Fighter. Land areas around RAAF Base Williamtown on which noise exposure levels have been drawn are defined in terms of Aircraft Noise Exposure Forecast (ANEF). The Department of Defence prepared the

ANEF map in accordance with the Australian Standard 2021-2000 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction. (AS 2021). The Department of Defence later released the Aircraft Noise Exposure Concept 2025 ANEC (17th May 2010) and more recently announced a new 2025 Aircraft Noise Exposure Concept (ANEC) map dated 1<sup>st</sup> Sept 2010. The 2025 ANEF map immediately imposed major legal obligations on Council as the local Planning Authority.

Council on 25<sup>th</sup> May 2010 resolved to exhibit a draft Aircraft Noise Policy, draft Planning Proposal (LEP Amendment) and draft DCP amendment to existing Port Stephens DCP 2007.

The draft policy introduced an "Aircraft Noise Planning Area" (ANPA). The ANPA originally a 'composite' of the 2025 ANEC (17th May 2010) and former 2012 ANEF 2012. The ANPA defines the area within which aircraft noise should always be considered in planning and development decisions to form the basis of Council's decisions generally in accordance with AS 2021.

The ANEC (1<sup>st</sup> September 2010) is the most recent map produced by Department of Defence. The 2012 ANEF is an earlier map that remains relevant because it accounts for the ongoing operation of the Hawk and FA 18 Hornet aircraft.

The ANEC provides a clear direction from Department of Defence it is intending to reduce the area affected by the current 2025 ANEF. It falls within the 'the public interest' consideration under S.79C of the Environmental Planning & Assessment Act 1979 that Council has regard to the draft ANPA. It does not, however, replace the promulgated 2025 ANEF with its related imposed obligations on Council.

Having regard for Council's duty of care and statutory obligations under S.79C of the Environmental Planning & assessment Act 1979 (EP&A Act) the Policy and draft DCP containing the ANPA has provided an 'interim' policy consideration for development decisions.

Council must retain a well founded legal and policy basis for managing the predicted impacts of the Joint Strike Fighter – having the mapping and knowledge of these potential impacts from the Department of Defence and RAAF. Rescission of the 2025 ANEF also now has major natural justice implications. Items 2, 3& 4 of the above Notice of Motion to make, and exhibit a Draft Council Aircraft Noise Constraints Map, have major implications and need to be considered with the utmost scrutiny by Council. There may be other means to achieve the desired direction sought by the Notice of Motion.

ANEF maps are the maps that are referenced in parts of AS 2021-2000 that are applied to land use planning. It is therefore crucial that Council continues to disclose the promulgated 2025 ANEF in planning and development decisions including 149 planning certificates as part of its duty of care.

Council would not be acting in the public interest and outside its statutory duty of care if it produced a Draft Council Aircraft Noise Constraints Map and did not apply the ANEF.

The logical process would have been for the Aircraft Noise mapping for the Joint Strike Fighter to have been integral to the EIS process that is now commencing – and not to have been promulgated in October 2009. The JSF noise impacts on Kingshill could possibly have been managed by an approach based upon an ANEC without promulgating an ANEF for the whole of Port Stephens. The EIS must provide a complete evaluation of the noise, environmental, economic and social impacts of the JSF. The EIS could form the basis for Council - in accordance with previous resolutions - and the community to advocate strongly for compensation.

Uncertainties remain about the funding commitment to, and timing of introduction, of the Joint Strike Fighter.

The EIS should also provide a basis for examining alternatives, reaching compromises, and formulating treatments as well as establishing the final ANEC and ANEF. Without the EIS it will be difficult for Council and the community to understand and challenge some of the assumptions made about the JSF noise impacts and argue for some changes.

Without changes to the Environmental Planning & Assessment Act, part 5 of the Notice of Motion could not be implemented. Council will still be legally required to use the 2025 ANEF when issuing 149 Certificates and determining Development Applications, regardless of other constraints maps.

Council may wish to consider the inclusion in the Notice of Motion an additional part that leads to the Mayor writing to the Commonwealth Ministers of Defence and Environment, plus the Parliamentary Secretary for Defence, demanding an urgent meeting on these issues.

There being no further business the meeting closed at 6.29pm.

*I certify that pages 1 to 167 of the Open Ordinary Minutes of Council 28 June 2011 were confirmed by Council at its meeting held on 12 July 2011.*

.....  
**Cr Bob Westbury**  
**MAYOR**