



PORT MACQUARIE-HASTINGS
COUNCIL



Ordinary Council

Business Paper

date of meeting: Wednesday 20 June 2018

location: Council Chambers
17 Burrawan Street
Port Macquarie

time: 5.30pm

Note: Council is distributing this agenda on the strict understanding that the publication and/or announcement of any material from the Paper before the meeting not be such as to presume the outcome of consideration of the matters thereon.

Community Vision

A sustainable high quality of life for all

Community Mission

Building the future together
People Place Health Education Technology

Council's Corporate Values

- ★ Sustainability
- ★ Excellence in Service Delivery
- ★ Consultation and Communication
- ★ Openness and Accountability
- ★ Community Advocacy

Community Themes

- ★ Leadership and Governance
- ★ Your Community Life
- ★ Your Business and Industry
- ★ Your Natural and Built Environment

How Members of the Public Can Have Their Say at Council Meetings

Council has a commitment to providing members of the public with an input into Council's decision making. The Council's Code of Meeting Practice provides two (2) avenues for members of the public to address Council on issues of interest or concern at the Ordinary Council Meeting. These are:

- Addressing Council on an Agenda Item (if the matter **is** listed in the Council Business Paper)
- Addressing Council in the Public Forum (if the matter **is not** listed in the Council Business Paper)

You can request to address Council by completing the:

- 'Request to Speak on an Agenda Item' form
- 'Request to Speak in the Public Forum' form

These can be obtained from Council's Offices at Laurieton, Port Macquarie and Wauchope or by downloading it from Council's website.

Requests can also be lodged on-line at:

<http://www.pmhc.nsw.gov.au/About-Us/How-Council-Works/Council-Committee-Meetings/Request-to-speak-on-an-Agenda-Item>

<http://www.pmhc.nsw.gov.au/About-Us/How-Council-Works/Council-and-Committee-Meetings/Request-to-speak-in-a-Public-Forum>

Your request to address Council must be received by Council no later than 4:30pm on the day prior to the Council Meeting.

- Council will permit no more than two (2) speakers 'in support of' and two (2) speakers 'in opposition to' the recommendation on any one (1) Agenda Item.
- A maximum of five (5) speakers will be heard in the Public Forum.
- There is no automatic right under legislation for the public to participate in a Meeting of Council or a Committee of Council.
- For a member of the public to be considered to address Council they must agree to strictly adhere to all relevant adopted Council Codes, Policies and Procedures at all times.
- Consideration of items for which requests to address the Council Meeting have been received will commence at 5:30pm.
- When your name is called, please proceed to the Council Table and address Council.
- Each speaker will be allocated a maximum of five (5) minutes to address Council. This time is strictly enforced.
- Councillors may ask questions of a speaker following an address. Each answer, by the speaker to a question, is limited to two (2) minutes. A speaker cannot ask questions of Council.
- An Agenda Item will be debated by Council following the address.
- Council will not determine any matter raised in the Public Forum session, however Council may resolve to call for a future report.
- If you have any documentation to support your presentation, provide two (2) copies to Council by 12 noon on the day of the Meeting.
- If a speaker has an audio visual presentation, a copy of the presentation is to be provided to Council by 12 noon on the day of the Meeting.
- The following will **not** be considered in the Public Forum (in accordance with the Code of Meeting Practice, clause 2.14.14):
 - Proposed or current development and rezoning applications and related matters.
 - A third (3rd) or subsequent application by a single member of the public to address Council on the same issue in the same calendar year. Council, at its discretion, may elect to exempt representatives or members of community groups from this restriction.
 - Any formal procurement process, contract negotiation or dispute resolution being undertaken.
 - Any matter the General Manager (or their delegate) considers inappropriate for discussion in the Public Forum.
- Council accepts no responsibility for any defamatory statements made by speakers.
- Members of the public may quietly enter and leave the Meeting at any time.

Ordinary Council Meeting

Wednesday 20 June 2018

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Item: 01**Subject: ACKNOWLEDGEMENT OF COUNTRY**

"I acknowledge that we are gathered on Birpai Land. I pay respect to the Birpai Elders both past and present. I also extend that respect to all other Aboriginal and Torres Strait Islander people present."

Item: 02**Subject: LOCAL GOVERNMENT PRAYER**

A Minister from the Combined Churches of Port Macquarie will be invited to deliver the Local Government Prayer.

Item: 03**Subject: APOLOGIES**

RECOMMENDATION

That the apologies received be accepted.

Item: 04**Subject: CONFIRMATION OF PREVIOUS MINUTES**

RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 16 May 2018 be confirmed.

PRESENT

Members:

Councillor Peta Pinson (Mayor)
Councillor Lisa Intemann (Deputy Mayor)
Councillor Rob Turner
Councillor Michael Cusato
Councillor Sharon Griffiths
Councillor Peter Alley
Councillor Justin Levido
Councillor Geoff Hawkins
Councillor Lee Dixon

Other Attendees:

Acting General Manager (Rebecca Olsen)
Acting Director Corporate Performance (Adam Holthouse)
Acting Director Development and Environment (Dan Croft)
Director Infrastructure (Alex Fisher)
Director Strategy and Growth (Jeffery Sharp)
Group Manager Governance and Procurement (Blair Hancock)
Governance Support Officers (Bronwyn Lyon/Gai Lazarides)
Communications Manager (Andy Roberts)

The meeting opened at 5.30pm.

01 ACKNOWLEDGEMENT OF COUNTRY

The Mayor opened the Meeting with an Acknowledgement of Country and welcomed all in attendance in the Chamber.

02 LOCAL GOVERNMENT PRAYER

Peter Charles, Assistant Minister from the Presbyterian Church delivered the Local Government Prayer.

03 APOLOGIES

Nil.

The Mayor acknowledged Robyn Sparks for her 10 year attendance at Council meetings.

04 CONFIRMATION OF MINUTES

RESOLVED: Intemann/Hawkins

That the Minutes of the Ordinary Council Meeting held on 18 April 2018 be confirmed.

CARRIED: 8/1

FOR: Alley, Cusato, Dixon, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Griffiths

05 DISCLOSURES OF INTEREST

Councillor Levido declared a Non-Pecuniary, Significant Interest in Item 12.11 - Section 4.55 Modification DA2010 - 577.4 - Modification To Subdivision Lot Layout Including Addition Of One (1) Torrens Title Lot - Lot 2 DP 1231106, No. 72 Lorne Road, Kendall, the reason being that Councillor Levido is a partner in the Port Macquarie law firm, Donovan Oates Hannaford Lawyers and acts for the owner of a property the subject of the report.

Councillor Levido declared a Non-Pecuniary, Significant Interest in Item 14.06 - Section 4.55 Modification DA2010 - 577.4 - Modification To Subdivision Lot Layout Including Addition Of One (1) Torrens Title Lot - Lot 2 DP 1231106, No. 72 Lorne Road, Kendall, the reason being that Councillor Levido is a partner in the Port Macquarie law firm, Donovan Oates Hannaford Lawyers and acts for the owner of a property the subject of the report.

Councillor Intemann declared a Non-Pecuniary, Less Than Significant Interest in Item 09.06 - Mid North Coast Regional Equestrian Centre, the reason being that Councillor Intemann is the honorary Patron of the Port Macquarie Pony Club which is mentioned in the report as a potential user of the proposed facility.

Councillor Intemann declared a Non-Pecuniary, Less Than Significant Interest in Item 12.05 - Planning Proposal: Bundaleer Aged Care Centre, 4-8 Johnstone Street and 67 High Street, Wauchope, the reason being that Councillor Intemann is a Director of the Hastings Cooperative Limited, the Chair of which is a member of the Board of Bundaleer Care Services.

Councillor Intemann declared a Pecuniary Interest in Item 12.06 - Planning Proposal: Proposed Highway Service Centre, 1179 Oxley Highway, Sancroix, the reason being that Councillor Intemann is a Director of Hastings Cooperative Ltd which operates service stations on the Oxley Highway in Wauchope about 10kms from the location of the proposal.

Councillor Pinson declared a Pecuniary Interest in Item 14.06 - T-18-02 Southern Arm Trunk Main Cowarra Balance Tank to Pacific Highway, the reason being that Councillor Pinson owns a company known as Stabilcorp which has occasional business dealings with one of the tenderers.

06.01 MAYORAL DISCRETIONARY FUND ALLOCATIONS

RESOLVED: Pinson

That the Mayoral Discretionary Fund allocations for the period 5 April to 1 May 2018 inclusive be noted.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

07 CONFIDENTIAL CORRESPONDENCE TO ORDINARY COUNCIL MEETING

RESOLVED: Levido/Dixon

That Council determine that the attachments to Item Numbers 9.08 and 11.01 be considered as confidential, in accordance with section 11(3) of the Local Government Act.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

08 PUBLIC FORUM

The Mayor advised of applications to address Council in the Public Forum from:

1. Mr Paul Jones regarding Water Fluoridation Update Report 18/04/18
2. Mr Peter Newman regarding 2018-19 Operational Plan – Kew Main Street Plan.

RESOLVED: Cusato/Dixon

That the above requests to speak in the Public Forum be acceded to.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

08.01 WATER FLUORIDATION UPDATE REPORT 18/04/18

Mr Paul Jones, Citizens Against Fluoridation Inc, addressed Council in regard to the Water Fluoridation Update Report 18/04/18 and answered questions from Councillors.

08.02 2018-19 OPERATIONAL PLAN – KEW MAIN STREET PLAN

Mr Peter Newman, Kew Business Community Group addressed Council in regard to the 2018-19 Operational Plan – Kew Main Street Plan.

REQUESTS TO SPEAK ON AN AGENDA ITEM

The Mayor advised of requests to speak on an agenda item, as follows:

Item 12.01 – Mr Fred O’Toole in opposition of the recommendation.

Item 12.05 – Mr Gareth Norman in opposition of the recommendation.

Item 12.05 – Ms Michelle Love in opposition of the recommendation.

Item 12.06 – Mr Michael Mowle in support of the recommendation.

Item 12.10 – Mr Teale Bryan in support of the recommendation.

Item 12.11 – Mr Michael Mowle in support of the recommendation.

RESOLVED: Cusato/Dixon

That the requests to speak on an agenda item be acceded to:

SUSPENSION OF STANDING ORDERS

RESOLVED: Hawkins/Turner

That Standing Orders be suspended to allow items 12.01, 12.05, 12.06, 12.10, 12.11 to be brought forward and considered next.

**12.01 NOTICE OF ALTERATION OF A MOTION - PETITION - REQUEST FOR
OCEAN TIDAL POOL IN PORT MACQUARIE**

Mr Fred O'Toole, Port Macquarie Tidal Pool Committee Inc, addressed Council in opposition of the recommendation. Councillor Levido clarified his Alteration of Motion.

RESOLVED: Turner/Cusato

That Council alter the "12.02 – Notice of Motion – Request for Ocean Tidal Pool in Port Macquarie" adopted at the April 2018 Ordinary Council meeting to:

That Council:

1. Note the 2016 petition for an ocean tidal pool in Port Macquarie resubmitted to the Mayor by the Port Macquarie Tidal Pool Committee Incorporated.
3. Note the petition received by the Mayor from Jenny Broughton in March 2018 in favour of an ocean tidal pool in Port Macquarie.
4. Note that an ocean tidal pool in Port Macquarie is not a priority for Council.
5. Request the two petitions be considered by Council as public submissions to the 2018-19 Operational Plan.
6. Encourage the Port Macquarie Tidal Pool Committee Incorporated to make any future requests, submissions and grant applications through Council's recognised engagement processes to ensure that the competing priorities of all volunteer and community groups in our area receive appropriate and equal consideration by Council.
7. Noting that as any development of an Ocean Tidal Pool would require consent from the landowner (in this case the Crown) as part of any future Development Application, request the General Manager seek advice from the Department of Industry Crown Lands as to the Crown's position regarding the construction of new ocean tidal pools and what information the Crown would require in order to be able to consider giving land owner's consent to such a proposal being lodged.

CARRIED: 6/3

FOR: Cusato, Dixon, Hawkins, Intemann, Levido and Turner

AGAINST: Alley, Griffiths and Pinson

**12.05 PLANNING PROPOSAL: BUNDALEER AGED CARE CENTRE, 4-8
JOHNSTONE STREET AND 67 HIGH STREET, WAUCHOPE**

Councillor Intemann declared a Non-Pecuniary, Less Than Significant Interest in this matter and remained in the room during the Council's consideration.

Mr Gareth Norman, Bundaleer Care Services, addressed Council in opposition of the recommendation and answered questions from Councillors.

Ms Michelle Love, Love Project Management, addressed Council in opposition of the recommendation and answered questions from Councillors.

MOTION

MOVED: Intemann/Alley

That Council:

1. Prepare a Planning Proposal pursuant to section 3.33 of the Environmental Planning and Assessment Act 1979 for the amendment of the provisions of Port Macquarie-Hastings Local Environmental Plan 2011 to permit development of the land for the purpose of residential care facilities to exceed the maximum height of building and maximum floor space ratio controls applying to land in Wauchope, as follows:
 - a) In respect to Lot 1 DP 603483, 4-8 Johnstone St:
 - i) maximum height of 11.5m for the area labelled "A" and 14.5m to the area labelled "B" shown in Figure 17 of this report
 - ii) maximum floor space ratio of 1.30:1,
 - b) In respect to Lot A DP 157092, being 67 High St:
 - i) maximum height of 11.5m for the area labelled "A" in Figure 17 of this report,
 - ii) maximum floor space ratio of 1.00:1.
 - c) The flexibility provisions of Clause 4.6 Exceptions to development controls, and 5.6 Architectural roof features, will not apply to the additional permitted height limits.
8. Forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979.
9. Prepare a draft Development Control Plan in respect to the land, and exhibit concurrently with the Planning Proposal, incorporating the provisions described in the report.
10. Request that the Secretary of the Department of Planning & Environment issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under section 3.36 of the Act in respect of the Planning Proposal.
11. Delegate authority to the General Manager to make any minor amendments to the Planning Proposal as a result of the Section 3.34 Gateway Determination, prior to public exhibition of the proposal.
12. Undertake community consultation in accordance with the Gateway Determination.
13. Receive a report following the public exhibition period to demonstrate compliance with the Gateway Determination and to assess any submissions received.

AMENDMENT

MOVED: Turner/Hawkins

That Council:

1. Prepare a Planning Proposal pursuant to section 3.33 of the Environmental Planning and Assessment Act 1979 for the amendment of the provisions of Port Macquarie-Hastings Local Environmental Plan 2011 to permit development of the land for the purpose of residential care facilities to exceed the maximum height of building and maximum floor space ratio controls applying to land in Wauchope being Lot 1 DP 603483, 4-8 Johnstone St and Lot A DP 157092, 67 High St, as follows:
 - a) maximum height of 14.5m for the area shown blue in Figure 4 of this report
 - b) maximum floor space ratio of 1.4:1
2. Forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979.
3. Request that the Secretary of the Department of Planning & Environment issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under section 3.36 of the Act in respect of the Planning Proposal.
4. Delegate authority to the General Manager to make any minor amendments to the Planning Proposal as a result of the Section 3.34 Gateway Determination, prior to public exhibition of the proposal.
5. Undertake community consultation in accordance with the Gateway Determination.
6. Receive a report following the public exhibition period to demonstrate compliance with the Gateway Determination and to assess any submissions received.

CARRIED: 6/3

FOR: Cusato, Dixon, Griffiths, Hawkins, Pinson and Turner

AGAINST: Alley, Intemann and Levdo

THE AMENDMENT BECAME THE MOTION AND WAS PUT

RESOLVED: Turner/Hawkins

That Council:

1. Prepare a Planning Proposal pursuant to section 3.33 of the Environmental Planning and Assessment Act 1979 for the amendment of the provisions of Port Macquarie-Hastings Local Environmental Plan 2011 to permit development of the land for the purpose of residential care facilities to exceed the maximum height of building and maximum floor space ratio controls applying to land in Wauchope being Lot 1 DP 603483, 4-8 Johnstone St and Lot A DP 157092, 67 High St, as follows:
 - a) maximum height of 14.5m for the area shown blue in Figure 4 of this report
 - b) maximum floor space ratio of 1.4:1
2. Forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979.
3. Request that the Secretary of the Department of Planning & Environment issue a Written Authorisation to Council to Exercise Delegation of the plan

-
- making functions under section 3.36 of the Act in respect of the Planning Proposal.
4. Delegate authority to the General Manager to make any minor amendments to the Planning Proposal as a result of the Section 3.34 Gateway Determination, prior to public exhibition of the proposal.
 5. Undertake community consultation in accordance with the Gateway Determination.
 6. Receive a report following the public exhibition period to demonstrate compliance with the Gateway Determination and to assess any submissions received.

CARRIED: 6/3
FOR: Cusato, Dixon, Griffiths, Hawkins, Pinson and Turner
AGAINST: Alley, Intemann and Levido

12.06 PLANNING PROPOSAL: PROPOSED HIGHWAY SERVICE CENTRE, 1179 OXLEY HIGHWAY, SANCROX

Councillor Intemann declared a Pecuniary Interest in this matter and left the room and was out of sight during the Council's consideration, the time being 07:23pm.

Councillor Cusato left the meeting, the time being 07:23pm.

Councillor Cusato returned to the meeting, the time being 07:25pm.

Mr Michael Mowle, Hopkins Consultants, addressed Council in support of the recommendation.

RESOLVED: Alley/Cusato

That Council:

1. Prepare a Planning Proposal pursuant to section 3.33 of the Environmental Planning and Assessment Act 1979 for the amendment of the provisions of Port Macquarie-Hastings Local Environmental Plan 2011 to permit development of Lot 11 DP 1029846, 1179 Oxley Highway, Sancrox:
 - a) To permit development for the purpose of a Highway Service Centre, including ancillary hotel or motel accommodation for heavy vehicle drivers, and
 - b) to permit subdivision to excise the Highway Service Centre from the balance of the site, despite the minimum lot size provisions.
 - c) To permit subdivision, following construction of the Highway Service Centre, without being subject to the minimum lot size shown in the lot size map.
 - d) To retain a dwelling entitlement on the residue lot.
2. Forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979, upon:
 - a) Satisfactory arrangements being demonstrated by the Applicant for a coordinated access point from the proposed highway service centre to

-
- the Oxley Highway, which can service the southern and northern gateway sites and Billabong Drive, and
- b) Written advice being received from the Roads and Maritime Services that the proposed highway service centre can be safely and efficiently integrated into the Pacific and Oxley Highways, and
 - c) Satisfactory arrangements being in place for the connection of the site to reticulated sewer.
3. Request the General Manager facilitate a meeting between the Applicant, their traffic consultants and Roads and Maritime Services, to discuss the resolution of transport planning issues associated with the Planning Proposal, including the location and design of access from the Highway Service Centre to the Oxley Highway.
 4. Request that the Secretary of the Department of Planning & Environment issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under section 3.36 of the Act in respect of the Planning Proposal.
 5. Delegate authority to the General Manager to prepare a planning proposal in accordance with this report and to make any minor amendments to the Planning Proposal as a result of the Section 3.34 Gateway Determination, prior to public exhibition of the proposal.
 6. Undertake community consultation in accordance with the Gateway Determination.
 7. Prepare a draft Development Control Plan, in respect to the land and the northern Gateway site, incorporating provisions described in this report accordance with clause 18 of the Environmental Planning and Assessment Regulation 2000.
 8. Receive a further report providing details of proposed amendments to the Development Control Plan for approval prior to the Planning Proposal and draft Development Control Plan being exhibited concurrently.
 9. Receive a report following the public exhibition period to demonstrate compliance with the Gateway Determination and to assess any submissions received.

CARRIED: 8/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Levido, Pinson and Turner

AGAINST: Nil

Deputy Mayor Intemann returned to the meeting, the time being 07:30pm.

**12.10 DA2017 - 1084.1 CLUBHOUSE - LOT 7054 DP 1074173, NO. 12
MARITIME LANE (OXLEY OVAL), PORT MACQUARIE**

Councillor Hawkins left the meeting, the time being 07:31pm.

Councillor Hawkins returned to the meeting, the time being 07:32pm.

Mr Teale Bryan, Vikings and Cricket, addressed Council in support of the recommendation and answered questions from Councillors.

RESOLVED: Intemann/Cusato

That DA 2017 – 1084.1 for a clubhouse at Lot 7054, DP 1074173, No. 12 Maritime Lane (Oxley Oval), Port Macquarie, be determined by granting consent subject to the recommended conditions, with the following amendment:

10. Amend condition C5 to read: '(C195) Prior to removal of the 2 Norfolk Pines, written confirmation is to be obtained from Council's Director Development and Environment that satisfactory arrangements are in place for the provision of offset plantings of Norfolk Pines at a ratio of 2:1 (i.e. 4 replacement trees).'

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

12.11 SECTION 4.55 MODIFICATION DA2010 - 577.4 - MODIFICATION TO SUBDIVISION LOT LAYOUT INCLUDING ADDITION OF ONE (1) TORRENS TITLE LOT - LOT 2 DP 1231106, NO. 72 LORNE ROAD, KENDALL

Councillor Levido declared a Non-Pecuniary, Significant Interest in this matter and left the room and was out of sight during the Council's consideration, the time being 07:39pm.

Mr Michael Mowle, Hopkins Consultants, addressed Council in support of the recommendation and answered questions from Councillors.

RESOLVED: Intemann/Turner

That Section 4.55 modification to DA 2010 - 577 for a modification to subdivision layout including addition of one (1) torrens title lot at Lot 2, DP 1231106, No. 72 Lorne Road, Kendall, be determined by granting the modified consent subject to the recommended conditions.

CARRIED: 8/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Pinson and Turner

AGAINST: Nil

Councillor Levido returned to the meeting, the time being 07:45pm.

09.01 STATUS OF REPORTS FROM COUNCIL RESOLUTIONS

RESOLVED: Cusato/Alley

That Council note the information contained in the Status of Reports from Council Resolutions report.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

09.02 2018-2019 COUNCILLOR AND MAYORAL FEES

RESOLVED: Intemann/Alley

That in relation to Councillor remuneration for the 2018-2019 financial year, Council:

1. Pursuant to the provisions of section 248(2) of the Local Government Act 1993, Council set the annual fee payable to a Councillor for the financial year commencing 1 July 2018 to be \$19,790.
2. Pursuant to the provisions of section 249(3) of the Local Government Act 1993, Council set the annual fee payable to the Mayor for the financial year commencing 1 July 2018 to be \$62,960 (this amount includes the fee payable to a Councillor).

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

09.03 QUARTERLY BUDGET REVIEW STATEMENT

RESOLVED: Hawkins/Pinson

That Council note the Quarterly Budget Review Statement for the March 2018 quarter.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

09.04 INVESTMENTS - APRIL 2018

RESOLVED: Alley/Intemann

That Council:

1. Note the Investment Report for the month of April 2018.
2. Request the General Manager to provide a briefing to councillors on floating rate notes (FRN) with particular attention to primary and secondary markets, risk analysis and price determination.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

09.05 MONTHLY FINANCIAL REVIEW FOR APRIL 2018

RESOLVED: Hawkins/Alley

That Council adopt the adjustments in the "Financial and Economic Implications" section of the Monthly Financial Review Report for April 2018.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

09.06 MID NORTH COAST REGIONAL EQUESTRIAN CENTRE

Councillor Hawkins left the meeting, the time being 07:53pm.

Councillor Hawkins returned to the meeting, the time being 07:56pm.

Councillor Intemann declared a Non-Pecuniary, Less Than Significant Interest in this matter and remained in the room during the Council's consideration.

RESOLVED: Intemann/Pinson

That Council:

1. Note the request from the Camden Haven Pastoral Agricultural Horticultural & Industrial Society for a financial contribution in support of their Regional Sports Infrastructure Fund application for construction of The Mid North Coast Regional Equestrian Centre.
2. Provide support of \$25,000 to the Camden Haven Pastoral Agricultural Horticultural & Industrial Society should their grant application under the Regional Sports Infrastructure Fund be successful.

-
3. Confirm that the proposal represents a significant community and public benefit and that approval has been given to waive Development Application fees and associated administrative and application fees to an approximate value of \$11,000.

CARRIED: 8/1

FOR: Alley, Cusato, Dixon, Griffiths, Intemann, Levido, Pinson and Turner

AGAINST: Hawkins

**09.07 2017-2018 OPERATIONAL PLAN - QUARTERLY PROGRESS REPORT
AS AT 31 MARCH 2018**

RESOLVED: Griffiths/Dixon

That Council note the 2017-2018 Operational Plan - Quarterly Progress Report as at 31 March 2018.

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner

AGAINST: Nil

09.08 PROPERTY INVESTMENT PORTFOLIO - SIX MONTHLY REPORT

RESOLVED: Levido/Hawkins

That Council note the update provided on the Property Investment Portfolio as provided in this report.

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner

AGAINST: Nil

**09.09 DEVELOPMENT ACTIVITY AND ASSESSMENT SYSTEM
PERFORMANCE**

RESOLVED: Cusato/Alley

That Council note the Development Activity and Assessment System Performance report for the third quarter of 2017-2018.

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner

AGAINST: Nil

10.01 2017-2018 COMMUNITY GRANTS PROJECTS FOR ENDORSEMENT

RESOLVED: Pinson/Dixon

That Council:

1. Note the budget available for Community Grants 2017-2018 Round 2 is \$108,388:
2. Pursuant to provisions of Section 356 of the Local Government Act 1993, grant financial assistance from the Community Grants 2017-2018 Round 2 for the total amount of \$69,412 to the following:

Organisation Name	Project	Funding
General:		
Wauchope Patchwork Quilters Incorporated	Defibrillator	\$2,695
Laurieton Men's Shed	Car Hoist	\$8,789
Port Macquarie Women's Shed	Tools and Storage	\$6,000
Telegraph Point Community Association	IT Equipment	\$3,801
Hollisdale Rural Fire Brigade	Shed Extension	\$10,000
Comboyne Community Association	Restumping Museum	\$10,000
Energy Forever	Birpai Solar Project	\$5,846
Port Macquarie JP's	Office resources	\$7,484
	Sub Total:	\$54,615
Place Making Grants:		
Creek to Creek	Seating and Shelter	\$3,297
	Sub Total:	\$3,297
Bicentenary Grants:		
Douglas Vale Conservation Group	Bicentenary Drama	\$500
Bonny Hills Progress Assoc.	Community Event	\$4,000
Hastings District Flying Club	Historical Book	\$2,500
Port Macquarie & District Family History Group	Historical Book	\$2,000
Tacking Point SLC	Historical Book	\$2,000
Friends of Mrs York's Garden	Community Event	\$500
	Sub Total:	\$11,500
	TOTAL:	\$69,412

3. Allocate the remaining funds of \$38,976 to GL 41826 – Bicentenary Activities to assist in developing Bicentenary projects and events to be delivered across the LGA.

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

10.02 TRIALLING OF PARKLETS IN THE PORT MACQUARIE TOWN CENTRE

RESOLVED: Hawkins/Alley

That Council:

1. Note the information contained within the Trialling of Parklets in the Port Macquarie Town Centre Report.
2. Support the implementation of a trial for Parklets in the Port Macquarie Town Centre in accordance with the proposed model and processes as outlined in this report.
3. Adopt Funding Option 2 as outlined in this report requiring the Operator to fully fund Parklet construction, installation and maintenance.
4. Request the General Manager provide a future report to Council presenting the outcome of the Parklet trial process for consideration.

CARRIED: 6/3

FOR: Alley, Cusato, Dixon, Hawkins, Levido and Turner

AGAINST: Griffiths, Intemann and Pinson

10.03 RECOMMENDED ITEMS FROM THE MAYOR'S SPORTING FUND SUB-COMMITTEE - APRIL 2018

RESOLVED: Pinson/Cusato

That Council, pursuant to the provisions of Section 356 of the Local Government Act 1993, grant financial assistance from the Mayor's Sporting Fund as follows:

1. Ryan Williams in the amount of \$600.00 to assist with the expenses he would have incurred travelling to and competing at the 2018 BMX Australian National Championships held in Bunbury, Western Australia in March 2018.
2. Morgan Jean in the amount of \$600.00 to assist with the expenses he would have incurred travelling to and competing at both the NSWCHS Swimming Championships and the 2018 Georgina Hope Foundation National Age Championships held in Sydney from 8 – 10 April and 21 – 2018 April 2018 respectively.

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

**10.04 HASTINGS REGIONAL SPORTS FIELDS - ENGAGEMENT AND
PROJECT UPDATE**

RESOLVED: Cusato/Dixon

That Council note the Project Update provided below and the Community Engagement Report attached which outlines the methodology undertaken to date through the community engagement process for the Hastings Regional Sports Fields.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

11.01 EVENT SPONSORSHIP PROGRAM ROUND 2, 2018

RESOLVED: Turner/Hawkins

That Council pursuant to provisions of Section 356 of the Local Government Act 1993, grant financial assistance from the Event Sponsorship Program Round 2 2018 in the total amount of \$20,000 to:

Event Name	Sponsorship Recommended
Digital Technology Expo	\$5,000
Beach to Brother Marathon	\$5,000
Elephant Trail Race	\$5,000
Coastal Country Music Festival	\$2,500
Wildwood Music Festival	\$2,500
Total allocated this round	\$20,000

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

**11.02 ECONOMIC DEVELOPMENT STRATEGY 2017-2021: SIX MONTHLY
REPORT ON PROGRESS**

RESOLVED: Turner/Hawkins

That Council note the six monthly progress report on implementation of the 2017-2021 Port Macquarie-Hastings Economic Development Strategy.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

Item - 12.01 Notice of Alteration of a Motion - Petition - Request for Ocean Tidal Pool in Port Macquarie - has been moved to another part of the document.

12.02 NOTICE OF MOTION - UPGRADE OF PORT MACQUARIE BREAKWALL BY CROWN LAND

RESOLVED: Turner/Cusato

That Council:

1. Note the information contained in the Council report for Item 12.06 from the Ordinary Council Meeting in August 2017
2. Note the continued lack of action by the NSW Department of Industry – Lands & Forestry (Minor Ports) with regard to the planned upgrade to the Port Macquarie Breakwall.
3. Request the General Manager write to the Minister for Lands and Forestry, Mr Paul Toole MP and the Member for Port Macquarie, Mrs Leslie Williams MP, reminding them of the significant community consultation undertaken by Council on the Department's behalf, and requesting the commencement of this long-overdue priority project on behalf of our community.

CARRIED: 9/0

*FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner*

AGAINST: Nil

12.03 NOTICE OF MOTION - SHORT STREET PLAZA CAR PARK

RESOLVED: Alley/Intemann

That Council:

1. Note the significance of the Plaza site and adjoining lands and the intent of the Port Macquarie Foreshore Final Vision & Master Plan (2009), the Hastings Regional Crown Reserve Precinct A Plan of Management (2014), Development Control Plan 20 Port Macquarie Town Centre (2009) and Port Macquarie-Hastings Development Control Plan 2013, to support excellence in urban design for this land.
2. Note that Council resolution 12.07 on the 16 August 2017 has not solicited a reply.
3. Request the General Manager to write to Minister Niall Blair in his capacity as the Minister responsible for the Crown Land Estate requesting that under Division 4.2 of the Crown Lands Management Act 2016 No 58, that the Plaza Car Park Site, otherwise known as Lot 701 DP1026899, be vested to Port

-
- Macquarie-Hastings Council as operational land, indicating Council's interest to develop the site in accordance with:
- a) The objectives of the Hastings Regional Crown Reserve – Precinct A, Plan of Management; and
 - b) The outcome of a Community Engagement Plan conducted by Council relating to the commercial and public activation of this site.
 - c) The dedication of the site as a public car park.
4. Attach relevant material to the letter including Council resolutions which directly relate to the site, such as:
- a) Council's Expression of Interest, Item 8.01 Ordinary Council Meeting 4 February 2015 and attachments, which also documents public consultation.
 - b) The public petition that accrued approximately 12,700 signatures, noting their concerns regarding the site.
 - c) The resolution of the Ordinary Council Meeting 15 July, 2015 under Mayoral Minute which confirms the relevant planning instruments and principles of design which apply.
 - d) News article Port Macquarie News, 7 September 2015 which reports the positions of the parties including an undertaking by the Member for Port Macquarie and the Minister for Lands to protect the public car parking spaces by a positive covenant.
 - e) Council's letter of 28 September 2015 to the NSW Government asking their intentions for the site.
5. Request the General Manager to write to the Hon Leslie Williams requesting her urgent intervention to end the deadlock on the stalemate with regard to this important community asset.
6. Request the General Manager to schedule a Councillor briefing session after receiving a reply from the Minister to consider options for Council to progress this matter.

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

12.04 HASTINGS RIVER FLOOD STUDY UPDATE

RESOLVED: Intemann/Dixon

That Council:

1. Place on public exhibition the updated Hastings River Flood Study commencing from 28 May 2018 for a minimum of 60 days.
2. Place on public exhibition the revised Port Macquarie-Hastings Council Flood Policy from 28 May 2018 for a minimum of 60 days.
3. Note that a further report is planned to be tabled at the September 2018 meeting of Council, detailing the submissions received from the public during the exhibition period.

CARRIED: 8/1

FOR: Alley, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Cusato

Item - 12.05 Planning Proposal: Bundaleer Aged Care Centre, 4-8 Johnstone Street and 67 High Street, Wauchope - has been moved to another part of the document.

Item - 12.06 Planning Proposal: Proposed Highway Service Centre, 1179 Oxley Highway, Sancrox - has been moved to another part of the document.

12.07 RECYCLED WASTE

RESOLVED: Turner/Intemann

That Council note the information contained within the report.

CARRIED: 9/0
FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner
AGAINST: Nil

12.08 DA2017 - 1062.1 - TWO (2) LOT SUBDIVISION INCLUDING CLAUSE 4.6 VARIATION TO CLAUSE 4.1 (MINIMUM LOT SIZE) OF PORT MACQUARIE-HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 - LOT 180 DP 1197447 NO. 8 HIGHFIELDS CIRCUIT, PORT MACQUARIE

RESOLVED: Levido/Griffiths

That the determination of DA 2017 – 1062.1 for a two (2) lot subdivision including clause 4.6 variation to clause 4.1 (minimum lot size) of Port Macquarie-Hastings Local Environmental Plan 2011 at Lot 180, DP 1197447, No. 8 Highfields Circuit, Port Macquarie, be noted.

CARRIED: 9/0
FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and
Turner
AGAINST: Nil

12.09 DA2018 - 112.1 - ALTERATIONS AND ADDITIONS TO DWELLING INCLUDING CLAUSE 4.6 VARIATION TO CLAUSE 4.3 (HEIGHT OF BUILDING) OF PORT MACQUARIE-HASTINGS LOCAL ENVIRONMENTAL PLAN 2011 AT LOT A DP 23431, NO.18 TABLE STREET, PORT MACQUARIE

RESOLVED: Levido/Griffiths

That the determination of DA 2018 – 112.1 for alterations and additions to dwelling including clause 4.6 variation to clause 4.3 (height of buildings) of Port Macquarie-Hastings Local Environmental Plan 2011 at Lot A DP 23431, No. 18 Table Street, Port Macquarie, be noted.

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

Item - 12.10 DA2017 - 1084.1 Clubhouse - Lot 7054 DP 1074173, No. 12 Maritime Lane (Oxley Oval), Port Macquarie - has been moved to another part of the document.

Item - 12.11 Section 4.55 Modification DA2010 - 577.4 - Modification To Subdivision Lot Layout Including Addition Of One (1) Torrens Title Lot - Lot 2 DP 1231106, No. 72 Lorne Road, Kendall - has been moved to another part of the document.

13 QUESTIONS FOR NEXT MEETING

Nil.

CONFIDENTIAL COMMITTEE OF THE WHOLE

RESOLVED: Turner/Dixon

1. That pursuant to section 10A subsections 2 & 3 and 10B of the Local Government Act 1993 (as amended), the press and public be excluded from the proceedings of the Council in Confidential Committee of the Whole (Closed Session) on the basis that items to be considered are of a confidential nature.
2. That Council move into Confidential Committee of the Whole (Closed Session) to receive and consider the following items:
Item 14.01 Property Purchase by Sewer Fund

This item is considered confidential under Section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 14.02 Property Purchase by Property Reserve

This item is considered confidential under Section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 14.03 Council Owned Land in William Street Port Macquarie (PIN 34119)

This item is considered confidential under Section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 14.04 T-18-04 Supply and Delivery of Chemicals

This item is considered confidential under Section 10A(2)(d(i)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

Item 14.05 T-18-06 Invasive weed control, vegetation management for bushfire Works and Feral Animal Management Services

This item is considered confidential under Section 10A(2)(d(i)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

Item 14.06 T-18-02 Southern Arm Trunk Main Cowarra Balance Tank to Pacific Highway

This item is considered confidential under Section 10A(2)(d(i)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

3. That the resolutions made by the Council in Confidential Committee of the Whole (Closed Session) be made public as soon as practicable after the conclusion of the Closed Session and such resolutions be recorded in the Minutes of the Council Meeting.

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

ADJOURN MEETING

The Ordinary Council Meeting adjourned at 8.55pm.

RESUME MEETING

The Ordinary Council Meeting resumed at 9.12pm

ADOPTION OF RECOMMENDATIONS FROM THE CONFIDENTIAL COMMITTEE OF THE WHOLE

RESOLVED: Levido/Alley

That the undermentioned recommendations from Confidential Committee of the Whole (Closed Session) be adopted:

Item 14.01 Property Purchase by Sewer Fund

This item is considered confidential under Section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

RECOMMENDATION

That Council:

1. Submit an offer within the adopted value range nominated by Council's Consulting Valuer for the purchase of Lot 13 DP1139180 (Fernbank Creek Road).
2. Subject to the outcome of resolution 1 above:
Delegate to the General Manager authority to:
 - a. Sign the Contract for Sale
 - b. Sign the letter to Revenue NSW seeking an exemption from the payment of Stamp Duty
 - c. Sign the Revenue NSW Purchaser Declaration Form
 - d. Sign the Land Registry Services Transfer Form
 - e. Sign any of the above or additional forms, either by hand or electronically, that may be required with the introduction of e conveyancing from 1 July 2018
3. Utilise Council's Sewer Fund to complete this acquisition should Council's offer be accepted
4. On completion of the purchase of Lot 13 DP1139180, pursuant to Section 34 of the Local Government Act 1993, commence the process to classify Lot 13 DP1139180 as "operational" land by placing on exhibition for minimum of 28 days the proposed resolution " it is intended to classify Lot 13 DP1139180 (land on Fernbank Creek Road) as operational land."

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5. Note that a further report will be tabled to Council detailing any submissions received from the public during the exhibition period.

Item 14.02 Property Purchase by Property Reserve

This item is considered confidential under Section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

RECOMMENDATION

That Council:

1. Submit an Expression of Interest within the adopted value range nominated by Council's Consulting Valuer for the purchase of Lot 6 DP31128 (44 John Oxley Drive) and/or Lot 1 DP22077 (46 John Oxley Drive)
2. Subject to the outcome of resolution 1 above:
Delegate to the General Manager authority to:
 - a. Sign the Contracts for Sale
 - b. Sign the letters to Revenue NSW seeking an exemption from the payment of Stamp Duty
 - c. Sign the Revenue NSW Purchaser Declaration Forms
 - d. Sign the Land Registry Services Transfer Forms
 - e. Sign any of the above or additional forms, either by hand or electronically, that may be required with the introduction of e conveyancing from 1 July 2018
3. Utilise Council's Property Reserve to complete this acquisition should Council's offer be accepted.
4. On completion of the purchase of Lot 6 DP31128 and Lot 1 DP22077, pursuant to Section 34 of the Local Government Act 1993, commence the process to classify Lot 6 DP31128 and/or Lot 1 DP22077 as "operational" land by placing on exhibition for minimum of 28 days the proposed resolution "it is intended to classify Lot 6 DP31128 (44 John Oxley Drive, Port Macquarie) and/or Lot 1 DP22077 (46 John Oxley Drive, Port Macquarie) as operational land."
5. Note that a further report will be tabled to Council detailing any submissions received from the public during the exhibition period.

Item 14.03 Council Owned Land in William Street Port Macquarie (PIN 34119)

This item is considered confidential under Section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

RECOMMENDATION

That Council:

1. Note the information contained in the Council Owned Land in William Street Port Macquarie (PIN 34119) report.

-
2. Delegate authority to the General Manager to negotiate terms in consideration of legal advice and enter into a Deed of Extension with Gowing Bros Limited, to extend the date for exercise of the Call Option Deed with Gowing Bros Limited for the option to purchase the property, by six (6) months.

Item 14.04 T-18-04 Supply and Delivery of Chemicals

This item is considered confidential under Section 10A(2)(d(ii)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

RECOMMENDATION

That Council:

1. Accept the tenders from the following suppliers to be appointed to a panel of suppliers for the Supply and Delivery of Chemicals as listed below for a two (2) year period commencing 1 June 2018, with one (1) option to extend for a further one (1) year period, such option to be for the benefit of the Council and may be exercised only by the Council in its sole discretion:
 - a) Air Liquide Australia Limited for the supply of Carbon Dioxide and maintenance of Carbon Dioxide Vessel and Associated Equipment;
 - b) Chemprod Nominees Pty Ltd t/as Omega Chemicals for the supply of Liquid Aluminium Sulphate;
 - c) Ionics Australasia Pty Ltd (A Coogee Chemicals business) t/as Elite Chemicals for the supply of Sodium Hydroxide and Sodium Hypochlorite; and
 - d) IXOM Operations Pty Ltd for the supply of Calcium Nitrate, Hydrated Lime and Hydrofluorosilicic Acid.
2. Accept the Schedule of Rates for the supply and delivery of chemicals from:
 - a) Air Liquide Australia Limited for the supply of Carbon Dioxide and maintenance of Carbon Dioxide Vessel and Associated Equipment;
 - b) Chemprod Nominees Pty Ltd t/as Omega Chemicals for the supply of Liquid Aluminium Sulphate;
 - c) Ionics Australasia Pty Ltd (A Coogee Chemicals business) t/as Elite Chemicals for the supply of Sodium Hydroxide and Sodium Hypochlorite; and
 - d) IXOM Operations Pty Ltd for the supply of Calcium Nitrate, Hydrated Lime and Hydrofluorosilicic Acid.
3. Affix the seal of Council to the necessary documents.
4. Maintain the confidentiality of the documents and considerations in respect of Tender T-18-04.

Item 14.05 T-18-06 Invasive weed control, vegetation management for bushfire Works and Feral Animal Management Services

This item is considered confidential under Section 10A(2)(d(ii)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

RECOMMENDATION

That Council:

1. Accept tenders from the following contractors to be appointed to a panel arrangement for the provision of Invasive Weed Control, Vegetation Management for Bushfire Works and Feral Animal Management Services for a two (2) year period commencing 1 June 2018, with one (1) option to extend for a further two (2) year period, such option to be for the benefit of the Council and may be exercised only by the Council in its sole discretion:
 - a) Australian Environmental Services Pty Ltd
 - b) BARRC – Bushland & Rainforest Restoration & Consulting;
 - c) Biodiversity Australia Pty Ltd t/a Naturecall Environmental;
 - d) Gondwana Bush Restoration;
 - e) Guppy Enterprises Pty Ltd t/a Aus Eco Solutions;
 - f) Reconeco Pty Ltd;
 - g) B & T Whitehead t/a Saltair Flora and Fauna; and
 - h) KL Benson & JD McGahey t/a Wild Things Native Gardens.
2. Accept the Schedule of Rates from:
 - a) Australian Environmental Services Pty Ltd
 - b) BARRC – Bushland & Rainforest Restoration & Consulting;
 - c) Biodiversity Australia Pty Ltd t/a Naturecall Environmental;
 - d) Gondwana Bush Restoration;
 - e) Guppy Enterprises Pty Ltd t/a Aus Eco Solutions;
 - f) Reconeco Pty Ltd;
 - g) B & T Whitehead t/a Saltair Flora and Fauna; and
 - h) KL Benson & JD McGahey t/a Wild Things Native Gardens for the provision of Invasive Weed Control, Vegetation Management for Bushfire Works and Feral Animal Management Services.
3. Affix the seal of Council to the necessary documents
4. Maintain the confidentiality of the documents and considerations in respect of Tender T-18-06.

Item 14.06 T-18-02 Southern Arm Trunk Main Cowarra Balance Tank to Pacific Highway

This item is considered confidential under Section 10A(2)(d(ii)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

RECOMMENDATION

That Council:

-
1. Accept the tender from Eire Constructions Pty Ltd for \$2,863,505.00 (exclusive of GST) for the construction of the Southern Arm Trunk Main - Cowarra Balance Tank to Pacific Highway.
 2. Accept the Schedule of Rates from Eire Constructions Pty Ltd for the construction of the Southern Arm Trunk Main - Cowarra Balance Tank to Pacific Highway.
 3. Affix the seal of Council to the necessary documents.
 4. Maintain the confidentiality of the documents and consideration in respect of Tender T-18-02.
-

The meeting closed at 9.13pm.

.....
Peta Pinson
Mayor

Item: 05
Subject: DISCLOSURES OF INTEREST

RECOMMENDATION

That Disclosures of Interest be presented

DISCLOSURE OF INTEREST DECLARATION

Name of Meeting:

Meeting Date:

Item Number:

Subject:
.....

I, declare the following interest:

☐**Pecuniary:**

Take no part in the consideration and voting and be out of sight of the meeting.

☐**Non-Pecuniary - Significant Interest:**

Take no part in the consideration and voting and be out of sight of the meeting.

☐**Non-Pecuniary - Less than Significant Interest:**

May participate in consideration and voting.

For the reason that:

.....

Name:

Signed: Date:

(Further explanation is provided on the next page)

Further Explanation

(Local Government Act and Code of Conduct)

A conflict of interest exists where a reasonable and informed person would perceive that a Council official could be influenced by a private interest when carrying out their public duty. Interests can be of two types: pecuniary or non-pecuniary.

All interests, whether pecuniary or non-pecuniary are required to be fully disclosed and in writing.

Pecuniary Interest

A pecuniary interest is an interest that a Council official has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the Council official. (section 442)

A Council official will also be taken to have a pecuniary interest in a matter if that Council official's spouse or de facto partner or a relative of the Council official or a partner or employer of the Council official, or a company or other body of which the Council official, or a nominee, partner or employer of the Council official is a member, has a pecuniary interest in the matter. (section 443)

The Council official must not take part in the consideration or voting on the matter and leave and be out of sight of the meeting. The Council official must not be present at, or in sight of, the meeting of the Council at any time during which the matter is being considered or discussed, or at any time during which the council is voting on any question in relation to the matter. (section 451)

Non-Pecuniary

A non-pecuniary interest is an interest that is private or personal that the Council official has that does not amount to a pecuniary interest as defined in the Act.

Non-pecuniary interests commonly arise out of family, or personal relationships, or involvement in sporting, social or other cultural groups and associations and may include an interest of a financial nature.

The political views of a Councillor do not constitute a private interest.

The management of a non-pecuniary interest will depend on whether or not it is significant.

Non Pecuniary – Significant Interest

As a general rule, a non-pecuniary conflict of interest will be significant where a matter does not raise a pecuniary interest, but it involves:

- (a) A relationship between a Council official and another person that is particularly close, for example, parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the Council official or of the Council official's spouse, current or former spouse or partner, de facto or other person living in the same household.
- (b) Other relationships that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.
- (c) An affiliation between a Council official an organisation, sporting body, club, corporation or association that is particularly strong.

If a Council official declares a non-pecuniary significant interest it must be managed in one of two ways:

1. Remove the source of the conflict, by relinquishing or divesting the interest that creates the conflict, or reallocating the conflicting duties to another Council official.
2. Have no involvement in the matter, by taking no part in the consideration or voting on the matter and leave and be out of sight of the meeting, as if the provisions in section 451(2) apply.

Non Pecuniary – Less than Significant Interest

If a Council official has declared a non-pecuniary less than significant interest and it does not require further action, they must provide an explanation of why they consider that the conflict does not require further action in the circumstances.

SPECIAL DISCLOSURE OF PECUNIARY INTEREST DECLARATION

By <i>[insert full name of councillor]</i>	
In the matter of <i>[insert name of environmental planning instrument]</i>	
Which is to be considered at a meeting of the <i>[insert name of meeting]</i>	
Held on <i>[insert date of meeting]</i>	
PECUNIARY INTEREST	
Address of land in which councillor or an associated person, company or body has a proprietary interest (<i>the identified land</i>)	
Relationship of identified land to councillor <i>[Tick or cross one box.]</i>	<input type="checkbox"/> Councillor has interest in the land (e.g. is owner or has other interest arising out of a mortgage, lease trust, option or contract, or otherwise). <input type="checkbox"/> Associated person of councillor has interest in the land. <input type="checkbox"/> Associated company or body of councillor has interest in the land.
MATTER GIVING RISE TO PECUNIARY INTEREST	
Nature of land that is subject to a change in zone/planning control by proposed LEP (<i>the subject land</i>) ⁱⁱⁱ <i>[Tick or cross one box]</i>	<input type="checkbox"/> The identified land. <input type="checkbox"/> Land that adjoins or is adjacent to or is in proximity to the identified land.
Current zone/planning control <i>[Insert name of current planning instrument and identify relevant zone/planning control applying to the subject land]</i>	
Proposed change of zone/planning control <i>[Insert name of proposed LEP and identify proposed change of zone/planning control applying to the subject land]</i>	
Effect of proposed change of zone/planning control on councillor <i>[Tick or cross one box]</i>	<input type="checkbox"/> Appreciable financial gain. <input type="checkbox"/> Appreciable financial loss.

Councillor's Name:

Councillor's Signature: Date:

Important Information

This information is being collected for the purpose of making a special disclosure of pecuniary interests under sections 451 (4) and (5) of the *Local Government Act 1993*. You must not make a special disclosure that you know or ought reasonably to know is false or misleading in a material particular. Complaints made about contraventions of these requirements may be referred by the Director-General to the Local Government Pecuniary Interest and Disciplinary Tribunal.

This form must be completed by you before the commencement of the council or council committee meeting in respect of which the special disclosure is being made. The completed form must be tabled at the meeting. Everyone is entitled to inspect it. The special disclosure must be recorded in the minutes of the meeting.

-
- i. Section 443 (1) of the *Local Government Act 1993* provides that you may have a pecuniary interest in a matter because of the pecuniary interest of your spouse or your de facto partner or your relative^{iv} or because your business partner or employer has a pecuniary interest. You may also have a pecuniary interest in a matter because you, your nominee, your business partner or your employer is a member of a company or other body that has a pecuniary interest in the matter.
- ii. Section 442 of the *Local Government Act 1993* provides that a **pecuniary interest** is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person. A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter or if the interest is of a kind specified in section 448 of that Act (for example, an interest as an elector or as a ratepayer or person liable to pay a charge).
- iii. A pecuniary interest may arise by way of a change of permissible use of land adjoining, adjacent to or in proximity to land in which a councillor or a person, company or body referred to in section 443 (1) (b) or (c) of the *Local Government Act 1993* has a proprietary interest..
- iv. **Relative** is defined by the *Local Government Act 1993* as meaning your, your spouse's or your de facto partner's parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child and the spouse or de facto partner of any of those persons.

Item: 06.01

Subject: MAYORAL MINUTE - MAYORAL DISCRETIONARY FUND
ALLOCATIONS

Mayor, Peta Pinson

RECOMMENDATION

That the Mayoral Discretionary Fund allocations for the period 2 May to 6 June 2018 inclusive be noted.

Discussion

Mayoral Discretionary Fund Allocations

The Mayor made the following allocations from the Mayoral Discretionary Fund for the period 2 May to 6 June 2018 inclusive:

Donation to Mother's Day Classic Fundraiser	\$200.00
Donation of Glasshouse Vouchers to Kickin' Goals Fundraiser	\$200.00
Donation to Australian Cancer Research Foundation	\$100.00
Donation of Glasshouse Vouchers to IMF RAW Fundraiser	\$200.00
Donation of Glasshouse Vouchers to Hastings Cancer Trust Glimmer Ball Fundraiser	\$200.00
Donation to PMQ Red Shield Appeal Breakfast Launch Fundraiser	\$50.00
Donation to Suicide Prevention	\$200.00
Donation to Westpac Rescue Helicopter Service	\$1,000.00
	\$2,150.00

Attachments

Nil

Item: 07

**Subject: CONFIDENTIAL CORRESPONDENCE TO ORDINARY COUNCIL
MEETING**

Presented by: General Manager, Craig Swift-McNair

Alignment with Delivery Program

1.3.2 Build trust and improve Council's public reputation through transparency, good decision making and living Council's Values.

There are no confidential attachments to reports for the Ordinary Council Meeting.

Item: 08**Subject: PUBLIC FORUM**

Residents are able to address Council in the Public Forum of the Ordinary Council Meeting on any Council-related matter not listed on the agenda.

A maximum of five speakers can address any one Council Meeting Public Forum and each speaker will be given a maximum of five minutes to address Council. Council may wish to ask questions following an address, but a speaker cannot ask questions of Council.

Once an address in the Public Forum has been completed, the speaker is free to leave the chambers quietly.

If you wish to address Council in the Public Forum, you must apply to address that meeting **no later than 4.30pm on the day prior to the meeting** by completing the 'Request to Speak in Public Forum at Ordinary Council Meeting Form'. This form is available at Council's offices or online at www.pmhc.nsw.gov.au.

1 Leadership and Governance

What we are trying to achieve

A community that works together in decision making that is defined as ethically, socially and environmentally responsible.

What the result will be

We will have:

- A community that has the opportunity to be involved in decision making
- Open, easy, meaningful, regular and diverse communication between the community and decision makers
- Partnerships and collaborative projects, that meet the community's expectations, needs and challenges
- Knowledgeable, skilled and connected community leaders
- Strong corporate management that is transparent

How we will get there

- 1.1 Inform and engage with the community about what Council does using varied communication channels
- 1.2 Maintain strong partnerships between all stakeholders - local, state and federal — so that they are affective advocates for the community
- 1.3 Demonstrate leadership
- 1.4 Use innovative, efficient and sustainable practices
- 1.5 Ensure strong corporate and financial management that is transparent and accountable

Item: 09.01

Subject: 2018 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE

Presented by: General Manager, Craig Swift-McNair

Alignment with Delivery Program

1.2.1 Promote Council participation and build linkages in local, state and federal initiatives, forums and opportunities to support Council's continued planning for the growth of the region.

RECOMMENDATION

That Council:

- 1. Grant approval for Mayor Peta Pinson, Councillor Peter Alley, Councillor Mike Cusato and Councillor Sharon Griffiths to attend the 2018 Local Government NSW Annual Conference to be held in Albury from 21 to 23 October 2018.**
- 2. Determine that Mayor Peta Pinson, Councillor Peter Alley, Councillor Mike Cusato and Councillor Sharon Griffiths be Council's voting delegates at the Conference.**

Executive Summary

The 2018 Local Government NSW Annual Conference will be held at the Entertainment Centre, Albury from 21 to 23 October 2018.

Mayor Peta Pinson and Councillors Peter Alley, Mike Cusato and Sharon Griffiths have indicated their interest in attending the conference and Council is also required to determine who will be the voting delegates.

The General Manager will also be attending the Conference.

Discussion

The Local Government NSW Annual Conference is the signature event of the year for all NSW Councils and provides a forum in which to debate important issues pertinent to our local communities. It also provides the opportunity to hear from State and Federal Government leaders, business representatives, community groups and academics.

As at the time of writing this report, the Draft 2018 Conference program had not been released.

As per Council's "Payment of Expenses and Provision of Facilities to Councillors" Policy, a Councillor may nominate or be nominated to attend conferences, seminars, or similar functions.

Mayor Pinson and Councillors Alley, Cusato and Griffiths have indicated their interest in attending the 2018 Local Government NSW Conference.

Voting Delegate Entitlements

Local Government NSW has confirmed that, as in previous years, Council will be entitled to four (4) voting delegates at the Conference. It is proposed that the Mayor and Councillors Alley, Cusato and Griffiths be Council's voting delegates.

Reporting Requirements for Conferences

As per Council's Policy, the Mayor and Councillors attending the Local Government NSW Annual Conference are not required to provide a written report following the Conference.

Options

Council could determine not to send delegates to the annual conference or choose to send more or less delegates to the Annual Conference, noting that the number of voting delegates is fixed at four (4), however more Councillors are able to attend than there are voting delegates allocated to Council.

Internal Consultation

- Mayor;
- General Manager;
- Councillors.

Planning & Policy Implications

This report satisfies the requirements of Council's Payment of Expenses and Provision of Facilities to Councillors Policy.

Financial & Economic Implications

The 2018-2019 budget contains an allocation for expenses pertaining to conferences and out-of-pocket expenses for Councillors. The attendance by Councillors at the Conference can be funded from within the existing budget allocation.

The estimated cost to attend the Conference is \$7,500 which includes conference registrations/workshops and accommodation for the Mayor, Councillors and the General Manager. In addition to the above, there will be costs associated with travel and any out-of-pocket expenses, as allowed for under the Policy and these will be at the expense of Council.

Attachments

Nil

Item: 09.02

**Subject: VOTING DELEGATES - VICE PRESIDENT LOCAL GOVERNMENT
NSW BOARD**

Presented by: Corporate Performance, Rebecca Olsen

Alignment with Delivery Program

1.2.1 Promote Council participation and build linkages in local, state and federal initiatives, forums and opportunities to support Council's continued planning for the growth of the region.

RECOMMENDATION

That Council nominate Mayor Peta Pinson, Deputy Mayor Intemann, Councillor Hawkins and Councillor Alley as voting delegates to vote for the current vacancy to the LGNSW Board role of Vice-President (Rural/Regional councils).

Executive Summary

A casual vacancy on the Board of LGNSW in the office of Vice-President (Rural/Regional councils) has triggered a Board member election. Port Macquarie-Hastings Council is eligible to provide four (4) nominees to vote.

Mayor Peta Pinson, Deputy Mayor Intemann, Councillor Hawkins and Councillor Alley have indicated their interest being nominated to vote.

Discussion

Local Government and Shires Association of NSW South Wales (LGNSW) is the peak organisation that represents the interests of NSW general and special purpose councils.

On 25 May 2018 a letter (at Attachment 1) was received by the General Manager from Local Government NSW notifying an impending election to fill a casual vacancy on the Board of the LGNSW.

Due to the resignation of the previous Vice President, a casual vacancy exists on the Board of LGNSW for the office of Vice-President (Rural/Regional councils).

Voting Delegate Entitlements

Port Macquarie-Hastings Council is eligible to provide four (4) nominations to vote, this is noted in an annexure to the correspondence provided to the General Manager (at Attachment 2).

All nominated voting delegates have until Friday, 6 July 2018, 12 noon (AEST) to provide nomination forms.

The Australian Electoral Commission will cause an Election Notice inviting nominations for the office of Vice-President (Rural/Regional councils) to be published in the Association's official journal, the LGNSW Weekly, and sent to each member entitled to vote in the election by post, on Friday, 13 July 2018.

Options

Council could determine not to nominate voting delegates.

Internal Consultation

- Mayor;
- General Manager;
- Councillors;
- Group Manager Governance & Procurement.

Planning & Policy Implications

There are no planning or policy implications.

Financial & Economic Implications

There are no financial or economic implications.

Attachments

[1View](#). Letter to General Managers_Nomination of voting delegates

[2View](#). Annexure A_Nomination of voting delegates

Item: 09.03

Subject: STATUS OF REPORTS FROM COUNCIL RESOLUTIONS

Presented by: Corporate Performance, Rebecca Olsen

Alignment with Delivery Program

1.3.2 Build trust and improve Council's reputation through transparency, good decision making and living Council's Values.

RECOMMENDATION

That Council note the information contained in the Status of Reports from Council Resolutions report.

Discussion

Report	Date & Item of Resolution	Status	Reporting Officer	Previous Anticipated Date/s for Report	Current Anticipated Date for Report
Urban Growth Management Strategy 2017-2018 – post exhibition	18/10/17 Item 12.06		DSG	Feb-18	Jun-18
Stormwater Strategy	13/12/17 Item 12.11		DI		Jun-18
The Boom Reserve Dog Off-Leash Park	21/03/18 Item 12.05		DDE		Jun-18
2018-19 IP&R Documents – post exhibition	21/03/18 Item 09.07		DCP		Jun-18
Deferral of Strata Development Contributions	18/04/18 Item 11.01		DDE		Jun-18
Land Acquisition – Classification of Land Recently Acquired by Council – Stingray Creek – Post Exhibition	18/04/18 Item 12.04		DCP		Jun-18
Transfer of Land to Council for Sewer Purposes – Post Exhibition	18/04/18 Item 12.05		DCP		Jun-18

Report	Date & Item of Resolution	Status	Reporting Officer	Previous Anticipated Date/s for Report	Current Anticipated Date for Report
Alternative Investment Options for higher returns	15/11/17 Item 09.10	Delayed pending further development and referral to Audit Risk and Improvement Committee. Awaiting Councillor Briefing.	DCP		Jul-18
Biodiversity Strategy – post exhibition	13/12/17 Item 12.06	Submissions still being reviewed.	DDE	Apr-18 May-18 Jun-18	Jul-18
Draft Structure Plan for the Greater Sancrox Area - consideration/investigations of potential urban capability/serviceability / capacity of lands between Oxley Highway to north, Pacific Highway to west and Houston Mitchell Drive to south and viability of rural residential development in the Greater Sancrox area.	18/02/15 Item 13.07	Delayed to align with UGMS report.	DSG	Dec-16 May-17 Jun-17 Dec-17	Jul-18
Tuffins Lane Sporting Fields - Terms of Agreement	14/12/16 Item 06.02		GM		Jul-18
Future of Committees following establishment of Cultural Steering Group	19/04/17 Item 15.05	Item is to be discussed at a future Cultural Steering Group meeting.	DSG	Jun-17 Jul-17 Sep-17 Oct-17 Feb-18 Apr-18	Jul-18
Markets Policy	13/12/17 Item 11.01	In discussion with the Economic and Cultural Development Portfolio.	DSG	Apr-18	Jul-18
Impact of Road Openings and Closures on Private Property	18/09/13 Item 12.03	To be included in overall review of roads policies. Information still being sought.	DI	Mar-15 Jun-17 Jul-17 Dec-17 Mar-18	Jul-18
Correspondence responses update – by-election for popularly elected Mayor	18/04/18 Item 09.02				Jul-18
Clearing of Vegetation on Flagstaff Hill	18/04/18 Item 12.11		DDE		Aug-18

Report	Date & Item of Resolution	Status	Reporting Officer	Previous Anticipated Date/s for Report	Current Anticipated Date for Report
Port Macquarie Town Centre Pedestrian Facility Investigations - post community engagement	14/12/16 Item 13.05	With the design recently commenced following delays from RMS regarding funding allocations, aspects of the engagement are outstanding.	DI	Aug-17 Oct-17 Feb-18	Sep-18
Opportunities for Local Firms to do Business with Council	16/08/17 Item 11.01		DCP		Oct-18
Performance of Property Investment Portfolio 6-Monthly Report	12/12/17 Item 09.09		DSG		Nov-18
Canal Maintenance	18/10/17 Item 12.04		DI		2018/2019 FY
Draft Biodiversity Certification Assessment and Strategy - Port Macquarie Airport and Surrounding Land - viability and implications of the options for securing the required Blackbutt Tallowood dry grassy open forest and Koala habitat credits, prior to the clearing that creates the demand for those credits.	10/08/16 Item 12.01		DDE		TBA
Planning Proposal - Homedale Road Kew - post exhibition	14/12/16 Item 13.07	Awaiting further response from proponent prior to public exhibition based on state agency consultation.	DSG	Oct-17 Dec-17 May-18	TBA
Planning Proposal – Lot 2 DP1091253 Beach Street Bonny Hills	19/04/16 Item 12.02		DSG		TBA
Planning Proposal - Lot 14 DP240042, Pioneer Street, North Haven. King And Campbell Pty Ltd For Rd & MI Tate And Tate Developments Pty Ltd - Post Exhibition	17/05/17 Item 13.05		DSG		TBA
Tree Management – Proposed Improvements	20/09/17 Item 12.06		DDE		TBA

Report	Date & Item of Resolution	Status	Reporting Officer	Previous Anticipated Date/s for Report	Current Anticipated Date for Report
Long Flat Village Sewer Scheme – Acquisition of Land and Easement – Classify as Operational Land	18/10/17 Item 12.03		DI		TBA
Planning Proposal PP2016 – 11.1 Mission Terrace Lakewood – post exhibition	15/11/17 Item 12.06		DDE		TBA
Flying Fox Colony in Kooloonbung Creek nature Reserve	18/04/18 Item 12.02		DDE		TBA
Property Purchase by Sewer Fund - post exhibition	16/05/18 Item 14.01		DSG		TBA
Property Purchase by Property Reserve – post exhibition	16/05/18 Item 14.02		DSG		TBA
Planning Proposal: Bundaleer Aged Care Centre, 4-8 Johnstone Street And 67 High Street, Wauchope	16/05/18 Item 12.05		DSG		TBA
Planning Proposal: Proposed Highway Service Centre, 1179 Oxley Highway, Sancroix – post exhibition	16/05/18 Item 12.06		DSG		TBA
Planning Proposal: Proposed Highway Service Centre, 1179 Oxley Highway, Sancroix – amendments to DCP	16/05/18 Item 12.06		DSG		TBA
Trialling Of Parklets In The Port Macquarie Town Centre	16/05/18 Item 10.02		DSG		TBA

Cyclic Reports

Report	Reporting Officer	Reporting Cycle	Month
Mayoral Discretionary Fund Allocations	GM	Monthly	Every
Monthly Financial Update	DCP	Monthly	Every
Investments	DCP	Monthly	Every
Recommendations by the Mayor's Sporting Fund Sub-Committee	SG	Monthly	Every
Development Activity and Assessment System Performance	DDE	Quarterly	May, Aug, Nov, Feb
Operational Plan – Quarterly Progress	DCP	Quarterly	Nov, Feb, Apr, Aug
Glasshouse Strategic Plan Update	DCP	Biannual	Feb, Aug
Delivery Program – Six Monthly Progress	DCP	Biannual	Mar, Sep
Site Specific LEP Amendments - Update	DSG	Biannual	Mar, Sep
Long Term Energy Strategy – Progress	DDE	Biannual	Apr, Oct
Economic Development Strategy - Progress (20/11/2013 - Item 10.03)	DSG	Biannual	May, Nov
Performance of Property Investment Portfolio 6-Monthly (12/12/17 - Item 09.09)	DSG	Biannual	May, Nov

Report	Reporting Officer	Reporting Cycle	Month
Mayoral and Councillor Fees (Setting of)	GM	Annually	Jun
MIDROC Strategic Plan 2013-2017 Outcomes (21/08/2013 - Item 08.03)	GM	Annually	Sep
Council Policy - Status	DCP	Annually	Jul
Recreation Action Plan – Status	DDE	Annually	Jul
Annual Report of the Activities of the Mayor's Sporting Fund	DSG	Annually	Sep
Compliments and Complaints Annual Report	DSG	Annually	Sep
Council Meeting Dates	GM	Annually	Sep
Creation of Office - Deputy Mayor	GM	Annually	Sep
Audit Committee Annual Report	DCP	Annually	Sep
Annual Report of Disability Discrimination Act Action Plan	DSG	Annually	Sep
Legislative Compliance Register	CP	Annually	Sep
MIDROC Strategic Plan 2013-2017 Outcomes (21/08/2013 - Item 08.03)	GM	Annually	Sep
Annual Disclosure of Interest Returns	GM	Annually	Oct
Council's Annual Report	DCP	Annually	Nov
Update Report - Impact of cost shifting for the previous financial year including any additional categories of cost-shifting that have been identified (21/10/15 - Item 09.04)	DCP	Annually	Nov

Attachments

Nil

Item: 09.04

Subject: DISCLOSURE OF INTEREST RETURN

Presented by: Corporate Performance, Rebecca Olsen

Alignment with Delivery Program

1.3.2 Build trust and improve Council's reputation through transparency, good decision making and living Council's Values.

RECOMMENDATION

That Council note the Disclosure of Interest returns for the following positions:

- 1. Bridges and Structures Engineer.**

Executive Summary

This report informs Council of the lodgement of a return disclosing the interests of a designated person which are required under section 445 of the *Local Government Act 1993*.

Discussion

Section 445 of the *Local Government Act 1993*, requires Designated Persons to prepare and submit written returns of interests in accordance with section 449. The following positions are designated person under the Local Government Act:

1. Bridges and Structures Engineer

Section 450A(1) requires the General Manager to keep a Register of Returns and section 450A(2) requires the General Manager to table the Returns at the first Council meeting held after the last date for lodgement.

The Returns are then held in the Governance Section of Council and, as required by section 6 of the *Government Information (Public Access) Act 2009*, are available for public inspection, by appointment.

The returns for the following positions will be tabled at this meeting:

1. Bridges and Structures Engineer

Options

Nil. Lodgement of a Return by a Designated Person is a requirement under section 445 of the Local Government Act.

Community Engagement & Internal Consultation

Internal Consultation

- Group Manager Governance and Procurement.
- General Manager.
- Bridges and Structures Engineer

Planning & Policy Implications

There are no planning or policy implications.

Financial & Economic Implications

There are no financial or economic implications.

Attachments

Nil

Item: 09.05

Subject: MAKING OF RATES AND CHARGES FOR 2018/2019, ADOPTION
OF THE FEES AND CHARGES AND REVENUE POLICY FOR
2018/2019

Presented by: Corporate Performance, Rebecca Olsen

Alignment with Delivery Program

1.5.1 Manage Council's financial assets and provide accurate, timely and reliable information.

RECOMMENDATION

That Council:

1. Make an Ordinary Rate – Residential, pursuant to Section 494 of the Local Government Act, for 2018/2019 of (0.27861 cents) in the dollar with a Base Amount of \$583.00 for all rateable land in the Port Macquarie-Hastings LGA categorised as 'Residential Defined Urban Centres'. In accordance with Section 537 of the Act the percentage to be raised by the base amount will be 49.31%.
2. Make an Ordinary Rate – Residential, pursuant to Section 494 of the Local Government Act, for 2018/2019 of (0.29615 cents) in the dollar with a Base Amount of \$483.00 for all rateable land in the Port Macquarie-Hastings LGA categorised as 'Residential Other'. In accordance with Section 537 of the Act the percentage to be raised by the base amount will be 39.2%.
3. Make an Ordinary Rate – Business, pursuant to Section 494 of the Local Government Act, for 2018/2019 of (0.58793 cents) in the dollar with a Base Amount of \$583.00 for all rateable land in the Port Macquarie-Hastings LGA categorised as 'Business Defined Urban Centres'. In accordance with Section 537 of the Act the percentage to be raised by the base amount will be 20.1%.
4. Make an Ordinary Rate – Business, pursuant to Section 494 of the Local Government Act, for 2018/2019 of (2.28888 cents) in the dollar with a Base Amount of \$583.00 for all rateable land in the Port Macquarie-Hastings LGA categorised as 'Business Port Macquarie CBD'. In accordance with Section 537 of the Act the percentage to be raised by the base amount will be 5.11%.
5. Make an Ordinary Rate – Business, pursuant to Section 494 of the Local Government Act, for 2018/2019 of (0.51241 cents) in the dollar with a Base Amount of \$483.00 for all rateable land in the Port Macquarie-Hastings LGA categorised as 'Business Other'. In accordance with Section 537 of the Act the percentage to be raised by the base amount will be 30.55%.
6. Make an Ordinary Rate – Farmland, pursuant to Section 494 of the Local Government Act, for 2018/2019 of (0.29574 cents) in the dollar

with a Base Amount of \$583.30 for all rateable land in the Port Macquarie-Hastings LGA categorised as 'Farmland'. In accordance with Section 537 of the Act the percentage to be raised by the base amount will be 26.78%.

7. **Make a Special Rate – Residential, pursuant to Section 495 of the Local Government Act, for 2018/2019 of (0.06927 cents) in the dollar for all rateable land within the Broadwater Special Rate area outlined in the attached rating maps.**
8. **Make a Special Rate – Residential, pursuant to Section 495 of the Local Government Act, for 2018/2019 of (0.15433 cents) in the dollar for all rateable land within the Sanctuary Springs Special Rate area outlined in the attached rating maps.**
9. **Make an Annual Charge for Waste Management Services – Domestic, pursuant to Section 496 of the Local Government Act, for 2018/2019 on all rateable land, categorised as Residential or Farmland, to which a domestic waste service is (or able to be) provided. The Domestic Waste Annual Charge will be based on the type of service received:**

Type of Service	Charge for 2018/19
Standard service – 240 litre fortnightly general waste	\$435.00
Minimiser service – 140 litre fortnightly general waste	\$382.00
Excess Service – 240 litre weekly general waste	\$644.00
Half standard service – 240 litre fortnightly general waste (multi-unit dwellings only)	\$240.00
Half excess service – 240 litre weekly general waste (multi-unit dwellings only)	\$345.00
Half minimiser service - 140 litre fortnightly general waste (multi-unit dwellings only)	\$213.00
Half special weekly service (multi-unit dwellings only)	\$292.00
Availability charge on vacant land	\$75.00
Availability charge on land not receiving full charge (multi-unit dwellings only)	\$135.00
Additional recycling service – 240 litre fortnightly	\$63.00
Additional organics service – 240 litre weekly	\$93.00
Additional weekly garbage service – 240 litre general waste	\$338.00
Additional weekly garbage service – 140 litre general waste (multi-unit dwellings only)	\$257.00
On application only special weekly service – 140 litre weekly general waste	\$538.00
Minimum waste charge – single dwellings	\$382.00

10. **Make an Annual Charge for Waste Management Services – Other, pursuant to Section 501 of the Local Government Act, for 2018/2019 on all rateable land, categorised as Business, to which a waste service is**

(or able to be) provided. The Other Waste Annual Charge will be based on the type of service received:

Type of Service	Charge for 2018/19
Commercial weekly service – 140 litre general waste	\$538.00
Commercial excess Service – 240 litre weekly general waste	\$644.00
Commercial half weekly service – 140 litre fortnightly general waste (shared)	\$292.00
Commercial half excess service – 240 litre weekly general waste (shared)	\$345.00
Availability charge on vacant land – business properties	\$75.00
Commercial availability charge on land not receiving full charge	\$75.00
Commercial additional recycling service – 240 litre fortnightly	\$63.00
Commercial additional organics service – 240 litre weekly	\$93.00
Commercial additional weekly garbage service – 240 litre general waste	\$338.00
Commercial additional weekly garbage service – 140 litre general waste	\$257.00
Waste management access charge	\$29.00

11. **Make an Annual Charge for Water Availability and a charge per kilolitre for Water Usage, pursuant to Section 501 and 502 of the Local Government Act, for 2018/2019 on all rateable land, to which a water service is (or able to be) provided. The Water Annual Charge will be based on water meter size:**

Size of water meter connection	Charge for 2018/19
20 mm including vacant properties and equivalent tenants	\$205.00
25 mm	\$319.00
32 mm	\$526.00
40 mm	\$820.00
50 mm	\$1,284.00
80 mm	\$3,280.00
100 mm	\$5,123.00
150 mm	\$11,534.00
200 mm	\$20,499.00
Fire service – 50 mm	\$642.00
Fire service – 80 mm	\$1,640.00
Fire service – 100 mm	\$2,561.50
Fire service – 150 mm	\$5,767.00
Fire service – 200 mm	\$10,249.50
Step 1 usage charges – per kilolitre	\$2.86
Step 2 usage charges – per kilolitre	\$5.72

12. **Make an Annual Charge for Sewer Availability, pursuant to Section 501 of the Local Government Act, for 2018/2019 on all rateable land, to which a sewer service is (or able to be) provided. Make a usage charge for sewerage usage, pursuant to Section 502 of the Local Government Act, for 2018/2019 on Caravan Parks, Retirement Homes, Motels, Clubs, Hotels, Schools, Backpacker Hostels, Flats, Major Regional Shopping Centres. The Sewer charges are as follows:**

Service	Charge for 2018/19
Pressure Sewer	\$829.50
Connected or available (excluding churches and halls)	\$859.50
Non-rateable (other than churches & halls S555)	\$684.20
Non-rateable (S556)	\$859.50
Unconnected (S548a)	\$551.60
Non-rateable (churches & halls S555)	\$551.60
Usage Charge - per kilolitre	\$1.29

13. **Make an Annual Charge for Reclaimed Water Availability, pursuant to Section 501 of the Local Government Act, for 2018/2019 on Port Macquarie urban area business/commercial/council facilities where a reclaimed water service is provided. Make a usage charge for reclaimed water usage, pursuant to Section 502 of the Local Government Act, for 2018/2019 where a reclaimed water service is provided. The reclaimed water annual charges are based on meter size:**

Reclaimed Metre size	Charge for 2018/19
20 mm	\$102.50
25 mm	\$159.50
32 mm	\$263.00
40 mm	\$410.00
50 mm	\$642.00
80 mm	\$1,640.00
100 mm	\$2,561.50
150 mm	\$5,767.00
200 mm	\$10,249.50
Usage Charge - per kilolitre	\$1.43

14. **Make an Annual Charge for Stormwater Management Services, pursuant to Section 496A of the Local Government Act, for 2018/2019 on each parcel of rateable land for which the service is available. The stormwater annual charges are as follows:**

Service	Charge for 2018/19
Residential	\$25.00
Residential - Strata	\$12.50
Business - Strata	\$12.50
Business – 0m2 to 350m2	\$25.00

Business – 351m2 to 700m2	\$50.00
Business – 701m2 to 1,000m2	\$75.00
Business – 1,001m2 to 1,400m2	\$100.00
Business – 1,401m2 to 1,750m2	\$125.00
Business – 1,751m2 to 2,100m2	\$150.00
Business – 2,101m2 to 2,450m2	\$175.00
Business – 2,451m2 to 2,800m2	\$200.00
Business – 2,801m2 to 3,200m2	\$225.00
Business – 3,201m2 to 3,500m2	\$250.00
Business – 3,501m2 to 3,850m2	\$275.00
Business – 3,851m2 to 4,200m2	\$300.00
Business – 4,201m2 to 4,600m2	\$325.00
Business – 4,601m2 to 4,900m2	\$350.00
Business – 4,901m2 to 5,200m2	\$375.00
Business – 5,201m2 to 5,600m2	\$400.00
Business – 5,601m2 to 5,950m2	\$425.00
Business – 5,951m2 to 6,300m2	\$450.00
Business – 6,300m2 to 6,600m2	\$475.00
Business > 6,601m2	\$500.00

15. **Make an Annual Charge for Onsite Effluent Services, pursuant to Section 501 of the Local Government Act, for 2018/2019 on each parcel of rateable land for which the service is provided. The Onsite Effluent annual charge are based on the risk of the system:**

System	Charge for 2018/19
Low risk system	\$37.00
Medium risk system	\$73.00
High risk system	\$104.00
Small commercial	\$208.00
Large commercial	\$260.00

16. **Adopt the following Integrated Planning and Reporting (IPR) documents:**
- a) **Fees & Charges 2018-2019**
 - b) **Revenue Policy 2018-2019**
 - c) **Rating Maps 2018-2019**
17. **Set the interest rate on overdue rates and charges at 7.5% from 1 July 2018 in accordance with the Office of Local Government directive.**

Executive Summary

The rates and annual charges for 2018/2019 have to be formally 'made' by Council resolution under Section 535 of the *Local Government Act 1993*. This report encompasses the rates and annual charges along with the fees and charges that are included in the 2018/2019 Revenue Policy that require formal adoption by Council.

The full listing of rates, fees and charges, relevant statutory regulations and the proposed income generated is contained in the Revenue Policy and the Fees and Charges documents as attached to this report.

Discussion

The Fees and Charges document and Revenue Policy are an integral part of the Integrated Planning and Reporting (IPR) suite of documents. These documents outline Council's rating structure and the fees and charges to be applied to the 2018/2019 financial year.

Rates and annual charges

The Ordinary Rate structure detailed in the recommendation to this report incorporates an increase in Council's General Rating Income of 2.3% for 2018/2019, which is the rate peg increase approved by IPART. The same increase (2.3%) has been applied to all the annual charges (excluding stormwater). The base stormwater annual charge has remained unchanged since its inception in 2006/2007. The rates and annual charges structure has remained unchanged from the Draft Revenue policy that was placed on exhibition.

Fees and charges

Council has recently undergone a GST review on all of our fees and charges. This has meant that the GST treatment on some fees has changed, however the gross amount of the fees has not been increased. There may be further GST adjustments as the process is finalised.

Some minor amendments to the Crematorium Fees has been included in the fees and charges document to provide better clarity around the fee structure for customers.

Following public exhibition and consideration of submissions, the Glasshouse Ross Family Studio and Podium are now offered for discounted rates for eligible community groups seven days per week.

Options

It is a statutory requirement that Council adopt its Integrated Planning and Reporting suite of documents by 30 June 2018. Not adopting the documents cited in the resolution would jeopardise compliance with this legislative requirement.

Community Engagement & Internal Consultation

The draft revenue policy and fees and charges documents were placed on public exhibition from 22 March to 22 April 2018. The consultation process undertaken is outlined in the "Integrated Planning and Reporting (IPR) Suite of Documents" report included in this meeting.

Planning & Policy Implications

This report is aligned with Council's legislative obligations under the requirements of the NSW Integrated Planning and Reporting Framework.

Financial & Economic Implications

The making of the rate and adoption of the fees and charges will allow Council to raise the income that is required to undertake the works included in the 2018/2019 Operational Plan.

Attachments

- 1[View](#). 2018-2019 Rating Maps
- 2[View](#). 2018-2019 Fees and Charges
- 3[View](#). 2018-2019 Revenue Policy

Item: 09.06

Subject: INTEGRATED PLANNING AND REPORTING (IPR) DOCUMENTS

Presented by: Corporate Performance, Rebecca Olsen

Alignment with Delivery Program

1.1.4 Provide easy to understand and accessible community reporting.

RECOMMENDATION

That Council:

- 1. Adopt the following Integrated Planning and Reporting (IPR) documents:**
 - a) Delivery Program 2017-2021 (Revised 2018); and**
 - b) Operational Plan 2018-2019.**
- 2. Note the 2018-2019 budget position of a \$511,873 shortfall which will be reported to Council monthly during the financial year.**
- 3. Enter into total borrowings of \$1.5 million as outlined in the Financial Implications section of the report for playing fields at Wauchope.**
- 4. Transfer \$5,500,000 from the Playing Fields reserve to the Regional Roads Infrastructure reserve as Council's contribution towards the Ocean Drive duplication project.**
- 5. Transfer \$337,967 to the Regional Roads Infrastructure Reserve as Council's general fund contribution to the Lighthouse Road East project.**
- 6. Transfer \$2,000,000 into the Regional Road Infrastructure Reserve as Council's contribution for Maria River Road subject to grant funding being successful and also subject to matching funds from Kempsey Shire Council, noting that this funding will come from a combination of the following:-**
 - a) A one off transfer of \$162,033 into the Regional Road Infrastructure Reserve;**
 - b) A transfer of savings from the 2017-2018 financial year up to a maximum of \$1,837,967;**
 - c) In the event that b) cannot be achieved that borrowings are entered into for the balance required.**

Executive Summary

It is a Local Government statutory requirement for NSW Councils to develop the Integrated Planning and Reporting (IPR) documents, and for them to be endorsed by Council, by 30 June in the year following a Council election. The election occurred in September 2016.

Each year Council is required by legislation to review its four year Delivery Program and create a 12 month Operational Plan. Legislation (Section 404 and 405 of the Local Government Act (1993)) requires the IPR documents be placed on public exhibition annually for a minimum of 28 days before being endorsed by the Council. For the 2018-19 documents the public exhibition period was from 22 March to 22 April 2018.

At the conclusion of the public exhibition period, a workshop was held with Senior Council staff and Councillors to review and consider all submissions, with a view to identifying changes required to the draft plans. The purpose of this report is to consider the community feedback received during the public exhibition period and evaluate the changes and alterations now proposed by staff in order to finalise the planning documents prior to the start of the new financial year.

Changes recommended to the documents are outlined in detail in the body of this report. The budget position has altered between March and June to allow for budget to better align with planned works.

The budget statement now indicates a shortfall position of \$511,873.

Total expenditure, excluding depreciation, developer provided assets and infrastructure asset write-offs will be \$178.5m, with total revenues expected to be \$184.1m (excluding the developer provided assets contribution). The difference between the income and expenditure is funded by a combination of loans and money previously allocated to reserves for specific purposes. This results in a net cash shortfall position for 2018-2019 of \$512k. Further information relating to the 2018-2019 budget can be found under the Financial & Economic Implications section of this report, as well as the attached one year 2018-2019 Operational Plan.

The 2018-2019 financial year will see Council continue to deliver/commence some major infrastructure works such as Camden Haven River Recreational Boating improvements, Dunbogan Bridge, Bago Road Pavement Rehabilitation Program, Local roads proactive transport program, Hastings Regional Sporting facility, Port Macquarie Airport Terminal upgrade and Small Town Sewerage schemes for Comboyne, Long Flat and Telegraph Point along with Road resealing works and construction of new footpath across the region.

In addition to delivering some major projects, Council will continue to deliver other services such as water and sewer services, library services, cultural services and waste services. Council will also continue to maintain our \$2 billion of assets on behalf of the community.

Whilst there is a shortfall of \$511,873 for the 2018-2019 financial year the budget is considered representative of key priorities across the LGA. Ongoing financial diligence will occur and be reported to Council to address this position over the coming financial year.

Documents to be endorsed (as attached) are:

- Delivery Program 2017-2021(Revised 2018)
- Operational Plan 2018-2019

The supplementary documents to the Operational Plan 2018-2019 are:

- Fees and Charges;
- Annual statement of Revenue Policy; and
- Rating Maps.

These documents have been included in a separate report tabled to this same Council meeting with subject: 'Making of Rates and Charges for 2018-19, Adoption of Fees and Charges'.

Discussion

At the ordinary Council meeting on 21 March 2018 Council resolved to place the suite of Integrated Planning and Reporting documents for 2018-2019, listed above on public exhibition for a period of 32 days from 22 March to 22 April 2018.

The Integrated Planning and Reporting framework, adopted by NSW Government in 2009, outlines the important relationship between Council's funding priorities, service levels and community expectations. To comply with legislation Port Macquarie-Hastings Council has completed a review and developed its suite of planning documents following the September 2016 council election.

Port Macquarie-Hastings Council IPR documents consists of:

Draft Delivery Program 2017-2021 (Revised) and 2018-2019 Operational Plan

This combined document includes:

Four Year Delivery Program (DP) 2017-2021 (Revised)

Developed by Councillors for their four year term the DP is Council's commitment to undertake principal activities under each of the community themes as established by the Community Strategic Plan (CSP) within the resources available under the Resourcing Strategy. The DP includes the intended outcomes, how performance will be assessed and a four year financial plan.

The DP is aligned to the adopted *Towards 2030 Community Strategic Plan* that commits to the community vision of "A sustainable high quality of life for all", and also to the mission "Building the future together - people, place, health, education and technology".

One Year Operational Plan (OP) 2018-2019

Supporting the DP is the one year OP which includes individual projects and actions which will be undertaken during the 2018-2019 financial year. This document is organised by the community themes that are consistent throughout the integrated council suite of documents.

The OP includes a budget snapshot providing an overview of key projects proposed across the region that have been prioritised by the community, a breakdown of major projects by area.

The proposed 2018-2019 capital works program is included within the body of the Operational Plan according to Community Themes and totals \$57.2m.

The documents within the framework must align to the quadruple bottom line addressing civic leadership, social, environmental and economic issues in an integrated manner.

The Port Macquarie-Hastings CSP, DP and OP are structured under four community themes that align to the quadruple bottom line:

- Leadership and Governance;
- Your Community Life;
- Your Business and Industry; and
- Your Natural and Built Environment.

To strengthen Integrated Planning and Reporting, Council has achieved 'integration' across the suite of plans by:

- Clearly linking the goals in the CSP to the activities in the DP and OP, using colour coding and alpha/numeric referencing;
- Reflecting asset, financial, and workforce activities in the Resourcing Strategy in both the DP and OP; and
- Identifying activities in Workforce Plan and Asset Plans which will have impact on the Financial Plans.

Some of the major commitments in capital works and operational priorities for 2018-2019 include:

Across the region

- Road resealing works throughout the Local Government Area - \$2,000,000
- Local roads proactive transport program - \$1,000,000
- Construction of footpaths in the Local Government area - \$500,000
- Stormwater Renewal Program \$646,930

Laurieton/Camden Haven and surrounds

- Continuation of Camden Haven River Recreational Boating improvements
- Stormwater Remediation works – Batar Creek Road Kendall - Stage 2 - \$320,000
- Rodley Street Bonny Hills - Construction of Stormwater Flooding Mitigation Measures - \$700,000
- Small Town Sewerage scheme - Comboyne - Provision of centralised sewerage systems \$4,000,000
- Kendall Local Park - Replacement of Skate Park - \$150,000
- Wall Reserve, The Parade - Playground Replacement - \$84,950
- Riverfront Reserve - Reserve Improvements - \$30,000
- Herons Creek Reserve - Playground Replacement – \$51,000
- Dunbogan Bridge - Reid Street - Substructure Rehabilitation - \$1,500,000
- Bold Street - Deliver Pedestrian Crossing - \$347,000
- Construction of Sewer Rising Main from Camden Haven Sewer Pump Station #1 to Dunbogan Bridge - \$650,000

Port Macquarie

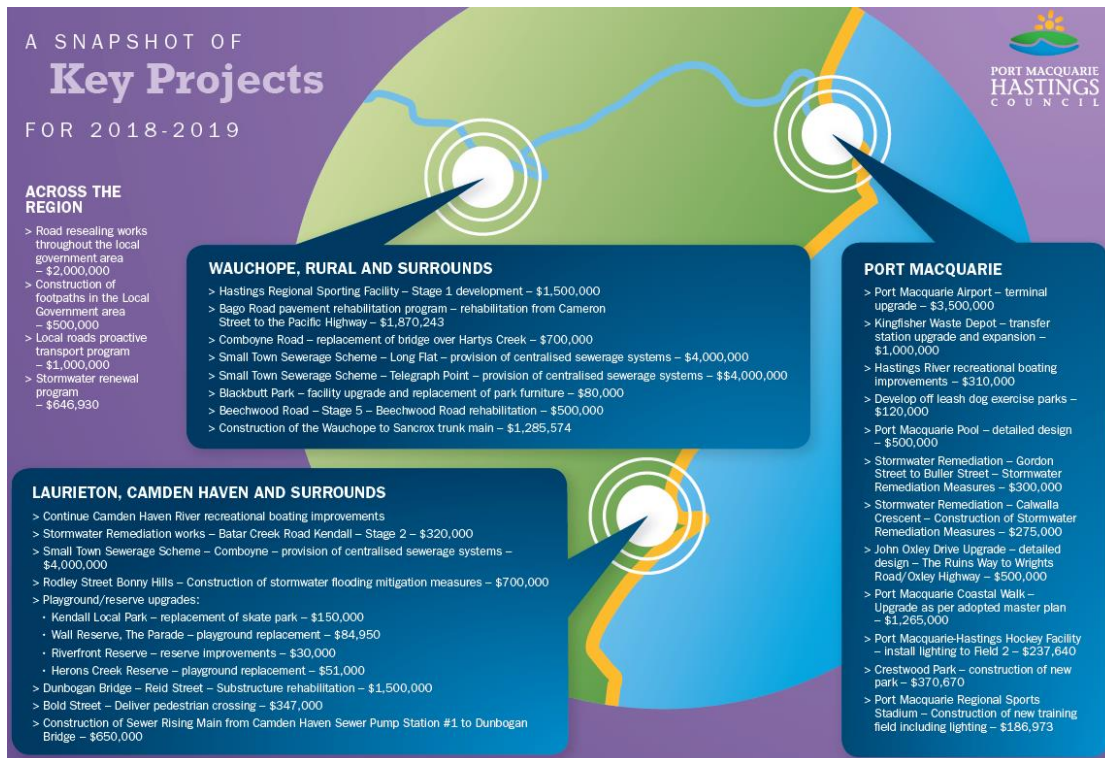
- Port Macquarie Airport - terminal upgrade - \$3,500,000
- King Fisher Waste Depot - Transfer Station upgrade and expansion - \$1,000,000

- Hastings River Recreational Boating Improvements – design and pre-construction - \$310,000
- Port Macquarie Pool - Detailed design - \$500,000
- Stormwater Remediation - Calwalla Crescent - Construction of Stormwater Remediation Measures - \$275,000
- Stormwater Remediation - Gordon Street to Buller Street - Stormwater Remediation Measures - \$300,000
- John Oxley Drive Upgrade - Detailed Design - The Ruins Way to Wrights Road Oxley Highway - \$500,000
- Port Macquarie Coastal Walk - Upgrade as per adopted master plan - \$1,265,000
- Crestwood Park – construction of new park - \$370,670
- Port Macquarie Regional Sports Stadium - Construction of new Training Field including Lighting - \$186,973
- Port Macquarie-Hastings Hockey Facility - Install Lighting to Field 2 - \$237,640

Wauchope, Rural and surrounds

- Hastings Regional Sporting facility - Stage 1 development - \$1,500,000
- Bago Road Pavement Rehabilitation Program - rehabilitation from Cameron Street to the Pacific Highway - \$ 1,870,243
- Comboyne Road - Replacement of bridge over Hartys Creek - \$700,000
- Small Town Sewerage scheme - Long Flat - Provision of centralised sewerage systems \$4,000,000
- Small Town Sewerage scheme - Telegraph Point - Provision of centralised sewerage systems \$4,000,000
- Blackbutt Park - Facility upgrade and replacement of park furniture \$80,000
- Beechwood Road - Stage 5 - Beechwood Road Rehabilitation - \$500,000
- Construction of the Wauchope to Sancrox trunk main - \$1,285,574.

A snapshot of key projects across the region is shown below:



Exhibition Period and Submissions

The draft documents were placed on public exhibition from 22 March to 22 April 2018. The engagement activities undertaken are outlined in the Community Engagement and Internal Consultation section of this report. A number of submissions were received during this period and the details of these, and staff responses, are also outlined in the Community Engagement and Internal Consultation section of this report.

A workshop was also held between staff and Councillors to discuss the submissions and any potential changes to the budget and IPR documentation as a result of the submissions.

Post Exhibition Amendments to the Capital Works Program

The capital works program incorporated in the one year Operational Plan 2018- 2019 that was placed on public exhibition was valued at \$87 million.

In the intervening weeks there have been a number of changes to the capital works program as a result of the following:

- Deferral or removal of part or all of projects due to managers undertaking a detailed review of their ability to deliver the projects in the plan.
- Additional grant funding has been received which has caused items initially in the plan to be removed to allow for delivery of grant funded projects.
- A number of items have been included due to design works now being complete.

- Whilst these projects do not appear in the Operational Plan until full funding has been confirmed, allocations for Council contributions to several key projects are being provided to enable these projects to proceed should the balance of the funding be provided by other levels of government. These projects are:
 - Maria River Road. With a total project cost of \$18m, \$2m is being placed into reserve for Councils contribution. Completion of this project will require matching funding from Kempsey Shire Council with the balance being provided by other levels of government.
 - Lighthouse Road. The construction plans for Lighthouse Road were completed in 2016 and Council has recently made an application under Building Better Regions fund for works on Lighthouse Road (Matthew Flinders Drive to the Lighthouse). Council is still waiting notification on the outcome of this application. Should Council be successful with this application, \$337,967 will be required from general fund as a contribution.
- The Ocean Drive duplication project has been reduced from \$5.5m to \$360,000. The remaining funds have been transferred to the Regional Road Infrastructure reserve as Councils contribution towards this project noting that the balance of the funding will need to be provided by other levels of government for this project to proceed.

As a result of these intervening alterations and submission considerations the capital works program outlined in the Operational Plan 2018-2019 is now \$57.2m.

In addition to the reasons outlined above, Council considered a report on Council's financial sustainability at the Ordinary Council meeting held on 21 February 2018. The report noted *that overall financial sustainability of Port Macquarie-Hastings Council is strong and particularly impressive given the operating environment of Council. Notwithstanding this, we note that there are a number of potential areas in which ongoing improvement may benefit financial sustainability going forward.* One improvement identified was to improve budget accuracy, and by reviewing projects in terms of the reasons outlined above, this also improves budget accuracy and reduces variations at year end.

The specific changes to the program are listed below.

Item	Section	Reason for adjustment	Amount
Area 15 Sewerage Upgrade (Lakewood/Kew)	Sewerage	Design now complete	\$424,000
Port Macquarie Sewerage Pumping Station #64	Sewerage	Will provide cost savings once complete	\$165,000
Sewer Rising Main – Camden Haven SPS #1	Sewerage	Combine with another project in 18/19	\$139,000
Sewerage Technical Instruments	Sewerage	Not Required	(\$40,880)
Port Macquarie Sewer Pumping Station #18	Sewerage	Development Driven	(\$153,300)
Sewer Minor Extensions	Sewerage	Not required	(\$255,500)
Small Towns Sewerage Program - Comboyne	Sewerage	Deferral	(\$2,646,900)

Item	Section	Reason for adjustment	Amount
Small Towns Sewerage Program – Long Flat	Sewerage	Deferral	(\$2,651,000)
Small Towns Sewerage Program – Telegraph Point	Sewerage	Deferral	(\$3,938,900)
Reclaimed Trunk Main Area 14	Water Supply	Design now complete	\$1,100,000
Water Supply Technical Instruments	Water Supply	Not required	(\$40,880)
Flowmeter Installation Upgrades	Water Supply	Not required	(\$76,650)
Inlet Trunk Main – Cowarra Dam	Water Supply	Deferral	(\$1,226,400)
Thrumster Reclaimed Water Reservoir	Water Supply	Deferral	(\$3,985,800)
Granite Street Water Reservoir	Water Supply	Deferral	(\$5,007,800)
Southern Arm Trunkmain – Pacific Hwy to Bonny Hills	Water Supply	Deferral	(\$7,000,700)
Kingfisher Waste Depot	Waste Management	Deferral	(\$2,000,000)
Bold Street Pedestrian Crossing	Transport & Traffic	Grant	\$347,000
Dunbogan Bridge Rehabilitation	Transport & Traffic	Grant	\$1,500,000
Koala Street Upgrade – Concept Designs	Transport & Traffic	Deferral	(\$150,000)
Kindee Bridge Replacement	Transport & Traffic	Deferral	(\$300,000)
Maria River Road – An allocation of \$2m towards this project has been provided noting the balance of the funding to be provided and confirmed by Kempsey Shire Council and other levels of government before the project can proceed.	Transport & Traffic	Deferral	(\$500,000)
Ocean Drive Duplication – These funds have been transferred to the Regional Road Infrastructure reserve as Councils contribution towards this project. Whilst \$5,500,000 has been allocated from Council, only \$360,000 is expected to be spent in 2018/2019 with the balance of \$5,140,000 to be expended in future years.	Transport & Traffic	Deferral	(\$5,140,000)
Mrs Yorks Garden – Concept Plan Development	Sports & Recreation	New Project	\$50,000
Wayfinding Signage	Sports & Recreation	New Project	\$50,000
PM Regional Sporting Stadium	Sports & Recreation	Grant	\$186,973
PM Hastings Hockey Fields – Lighting Field 2	Sports & Recreation	Grant	\$237,640
Short Street Reserve - Amenities	Sports & Recreation	Grant	\$255,030
Crestwood Park – new park	Sports & Recreation	S94 Funding	\$370,670
Port Macquarie Coastal Walk	Sports & Recreation	Grant	\$765,000
Reservoir Park – Playground Replacement	Sports & Recreation	Deferral	(\$20,600)
Sister City Park – Playground Replacement	Sports & Recreation	Deferral	(\$31,000)

Item	Section	Reason for adjustment	Amount
Blair Street Reserve – Playground Replacement	Sports & Recreation	Deferral	(\$84,900)
James Street Reserve – Playground Replacement	Sports & Recreation	Deferral	(\$84,900)
Pilot Beach Reserve - Amenities	Sports & Recreation	Deferral	(\$100,000)
Settlement Point Reserve - Amenities	Sports & Recreation	No longer required	(\$100,000)
Total			\$29,945,797

The developer of Crestwood Estate has transferred the Crestwood Park land to Council as part of a recent subdivision approval. The construction of the park works by Council is proposed in the 2018-19 financial year. Design plans have been completed by the developer and embellishment of the park will be funded by Section 94 open space development contributions.

Along with capital works adjustments one change was made to an operational budget:

Item	Section	Amount
Operational Adjustments		
Increase in Councillor and Mayoral Allowances (adjusted for overheads)	Governance	\$2,266
Total		\$2,266

Options

It is a statutory requirement to adopt the Integrated Planning and Reporting documents by 30 June 2018. Not adopting the documents cited in the resolution would jeopardise compliance with this legislation.

Council could seek additional information or make other amendments to the documentation.

Community Engagement and Internal Consultation

The draft documents were placed on public exhibition from 22 March to 22 April 2018. During this time the following actions were carried out in order to generate widespread community feedback.

Exhibition Promotion:

- Advertised in Council Matters, posters in all offices and libraries;
- Hard copy of all documents placed at Council Customer Service Offices and Libraries Branches;
- Mayoral promotion through radio spot and Mayor's column;
- E-news articles sent to all subscribers;
- E-news story to Have Your Say database; and
- Pop up engagement stalls at local shopping centres across the region during the exhibition period.

Exhibition Participation:

Pop up community engagement stalls were held in local shopping centres across the region during the 28 days public exhibition period. Conversations were held with the community in the following locations:

- 26 March 2018 - Wauchope, Library - (21 conversations)
- 27 March 2018 - Laurieton – Coles – (47 conversations)
- 10 April 2018 - Lake Cathie – Woolworths (46 conversations)
- 12 April 2018 - Hay Street - Glasshouse Forecourt (20 conversations)
- 17 April 2018 – Settlement City – (42 conversations)

The “Have Your Say” online portal activity during the exhibition period was as follows:

- Total visits – 1,400
- Max visitors per day - 136
- Engaged visitors - 35
- Informed visitors (downloaded documents) - 502
- Aware visitors (read through documents without downloading) - 956

104 submissions were received via letter, e-mail, on-line, and pop-up engagements and related to a broad range of Council Services including the Airport, Roads, Bridges and Transport, Economic Development, Financial Management, Stormwater and Drainage, Natural Resource Management, Sports and Recreation, Sewerage, Waste Management, Water Supply, Business Improvement / Integrated Planning and Reporting, Community Place, Glasshouse, Strategic Landuse Planning and Building Maintenance

Submissions response summary

Due to the volume of submissions and supporting documentation received, it is not practical to include hardcopies with the attachments to this report, the information and tables below instead summarises the submissions and Council's response. Councillors will be provided with full copies of the submissions prior to the Council meeting.

Council Service:	
Airport	
Submitter's name	Submitter's issue
Helen Gibson - 7729	Request a water bubbler in the secure area of the airport terminal
Response	
Council is commencing the construction of the terminal building upgrade early in the 2018-19 financial year. The new terminal design provides for an upgraded food and beverage offering within the secured area of the terminal.	

Council Service: Business Improvement and Integrated Planning and Reporting	
Submitter's name	Submitter's issue
Greater PMQ Tourism Association - 8094	<p>1. Reference to Operational Plan action 1.4.2.2. Would like to know if the Business Improvement Strategy has been adopted by Council or is this still to be determined.</p> <p>2. Document hierarchy appears inconsistent in relation to the diagram on page 10.</p>
<p>Response</p> <p>1. Yes. The Business Improvement Strategy was adopted at Council's Ordinary Meeting on 21 March 2018. The purpose of the Strategy directly reflects the outcome it seeks to achieve through implementation.</p> <p>2. The diagram on page 10 illustrates Council's other Strategic Plans, e.g. Landuse Strategy etc. that inform the Delivery Program and Operational Plan. This is noted and clarification of this section will be updated in the final adopted document.</p>	
Council Service: Community Place	
Submitter's name	Submitter's issue
Greater PMQ Tourism Association – 8094	<p>Re Operational Plan Action 1.4.3.2 – Review and evaluate referrals, compliments and complaints on an annual basis.</p> <p>There is an opportunity to define more stringent performance measures with respect to complaints where performance can be trended, benchmarked and reported</p>
<p>Response</p> <p>Noted. Performance measures for customer compliments and complaints will be informed by the Customer Experience Project currently underway. An amendment to the measure may be made on completion of this project in the future.</p>	
Council Service: Economic Development	
Submitter's name	Submitter's issue
Greater PMQ Tourism Association – 8094	<p>1. Recommend that Operational Plan action 1.1.5.1 and 1.1.5.2 be amended to undertake a review of the existing Communications and Marketing Strategies for adequacy. Suggested in 1.1.5.2 that marketing and education campaigns be separated as actions as they are two distinct processes.</p> <p>2. Re: Operational Plan action 1.2.1.1 - It is requested that the Tourism Association, with our current 174 tourism business membership base be included in this consultation.</p> <p>3. Re: Operational Plan action 2.2.1.1 - Provide opportunities for young people to learn and develop through youth focused activities. This is a 'Youth' strategy that falls under the auspices of the Cultural Plan, which could be cross referenced.</p>

	<p>4. Destination marketing and industry engagement are the only strategies referenced under Operational Plan action 3.1.4.1. It is requested that actions under the other Destination Management Plan strategies be included, namely: Build the Capacity of all Industry Sectors; Product Development and; Improved Infrastructure Planning and Development.</p> <p>5. Destination NSW and the North Coast Destination Network are placing significant emphasis on developing business tourism. As such, it is requested that the following new Action be included: 3.1.4.1 – Implement a Business Tourism Plan in line with the goals set by North Coast Destination Network to grow our visitor economy.</p>
<p>Response</p> <p>1. Noted. Consolidation and wording amendment has been completed to some of the actions as appropriate.</p> <p>2. Council considers that the business chambers represent the tourism association, as well as other businesses, which supports this Operational Plan action. It is also noted that the Tourism Association have representation on the Economic Development Steering Group. Council would like to acknowledge that The Tourism Association, can at any time, request a meeting with Senior Staff to discuss any matters of interest.</p> <p>3. Noted. Consolidation and wording amendment has been completed to some of the actions as appropriate.</p> <p>4. Noted. Consolidation and wording amendment has been completed to some of the actions as appropriate.</p> <p>5. With reference to a 'Business Tourism Plan', this will be considered in upcoming conversations with Destination North Coast, noting proposed regional approach.</p>	
<p>Council Service: Financial Management</p>	
<p>Submitter's name</p>	<p>Submitter's issue</p>
<p>Mac Adams Music Centre - 7946</p>	<p>Would like Community Hall hire fees increased for the Mac Adams Centre</p>
<p>Response</p> <p>Noted and support increase given improvements to the space, relativity to other facilities and evidence of demand for use of facility. This fee will be reviewed in 2018-19.</p>	
<p>Council Service: Glasshouse</p>	
<p>Submitter's name</p>	<p>Submitter's issue</p>
<p>Greater PMQ Tourism Association - 8094</p>	<p>Would like to know if the Glasshouse Strategic Plan falls under the auspices of the Cultural Plan and be cross-referenced.</p>
<p>Response</p> <p>The review of the Glasshouse Strategic Plan will be considered in the context of Council's broader Cultural Plan. Council has requested that the Cultural Steering Group provide</p>	

recommendations to Council on the review of the Glasshouse Strategic Plan as part of its review of the Cultural Plan.

**Council Service:
Glasshouse**

Submitter's name	Submitter's issue
Musicians and Bands of Local Government Area (Councillor Turner)	Podium hire fees - Glasshouse Steps - reduction of proposed fee

Response

Noted. Council has committed to amend the fees and charges document to incorporate community discount for 7 days per week for the Podium and Ross Family Studio. Also, a review of the Glasshouse Podium Fee by September 2018 will be undertaken.

Council Service: Natural Resource Management

Submitter's name	Submitter's issue
Kerry Behrendt - 7959	Concerns with Bats at Kooloonbung Creek Walk - Smell, noise and dead trees.

Response

The Flying Fox Population is monitored and managed in accordance with the Kooloonbung Creek Nature Park Plan of Management. This plan aims to minimise the impacts of the flying foxes on site, whilst meeting protection obligations under State and Federal Law.

Paul Dirago – 7975	Concerns regarding the Flying Fox problem and would like to know Council's strategic approach to the issue
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Response

In relation to concerns raised about the Flying Fox issue. A report was presented at Council's Ordinary Council Meeting held 18 April 2018 relating to this matter in which Council resolved to:

1. Note the 2014 petition to Ms Leslie Williams MP resubmitted to the Mayor from concerned residents regarding the Flying Fox colony in the Kooloonbung Creek Nature Reserve.
2. Note the response from Ms Leslie Williams MP dated 7 March 2018 in relation to the Flying Fox colony in the Kooloonbung Creek Nature Reserve.
3. Request that the General Manager write to Office of Environment and Heritage (OEH) and both Federal and State local members of parliament seeking advice on funding opportunities to manage the impact of Flying Fox colonies adjoining residential properties.
4. That the General Manager bring back a report to Council for further consideration as soon as practicable following receipt of advice from the OEH.

Staff will table a report to Council addressing the above resolution once advice is received from OEH. This report will outline options available and community consultation needed to support these options.

Bonny Hills Progress Association - 8105	Concerns that the Operational Plan action 4.8.3.1 - Implement Biodiversity Strategy actions provides no detail or budget
<p>Response</p> <p>The first stage is to adopt the Biodiversity Strategy, with the view to a phased implementation of identified actions across future budgets. It is planned that the Strategy be presented to Council in the first half of the 2018-19 financial year.</p>	
<p>Council Service: Roads and Transport – Rural Roads</p>	
Submitter's name	Submitter's issue
Rollands Plains Community Group - 25304	Request to raise the creek crossing on Clarefield Dungay Creek Road Marlo Merrican between 328 and 370 and upgrade Bril Bril Road
Rollands Plains Community Group - 7761	The sealing of Bril Bril Road 5.6kms
Graham Day - 7524	Council build a new bridge and tar remaining dangerous unsealed sections of Logans Crossing Road.
Sergio and Robyn Pavan - 7735	Upgrading and sealing Stoney Creek Rd, Redbank through to Pembroke Rd, Sealing the gravel Hursley Rd.
June Dunne - 7713	When is sealing of Maria River road
John Hutchinson – 6674	Request to seal a portion of unsealed roads across the region
Neil Jones – 7954	Request for raising of the crossing by 1 metre of Marlo Merrican Creek at 3.5 Km along Clarefield Dungay Creek Road, Marlo Merrican (Rollands Plains).
<p>Response</p> <p>An analysis for the sealing of unsealed roads is currently underway. This analysis will be used to determine the prioritisation criteria for investing in upgrading unsealed roads.</p> <p>This analysis will also help to inform a Rural Roads Management Plan, which is being developed as part of the Regional Integrated Transport Strategy. An immediate action is to develop a Policy for Unsealed Roads management. It will set the basis for Council to continue to explore the management and future investment of all our unsealed roads, and associated infrastructure like creek crossings, across our Local Government Area and to take a strategic view of our unsealed road network to ensure any future investment is appropriately allocated.</p> <p>This policy will be presented to a Council Meeting to place it on public exhibition in the coming months. The view is to have the policy for Unsealed Roads adopted by September 2018. Any forward action plan for addressing Maria Road, and other similar roads, will then be informed by this policy.</p> <p>In terms of Maria River Road, with a total project cost of \$18m, \$2m is being placed into reserve for Councils contribution. Completion of this project will require matching funding from Kempsey Shire Council with the balance being provided by other levels of government.</p>	

Council Service: Roads and Transport – Upgrade to Lighthouse Road Port Macquarie	
Submitter's name	Submitter's issue
Paul Dirago – 6079/7975	Safety concerns for a safe footpath/road on this section of road. Would like necessary works included in 18-19 Operational Plan
Katja Plentiger - 6454	Request to upgrade Lighthouse Road for safety reasons
Wayne Jones - 7986	Safety concerns for pedestrians on Lighthouse Road and the poor condition of the road
Kenneth Holley – 6463	Request to upgrade Lighthouse Road
Response	
Any development of the project will be subject to a successful grant funding application.	
The construction plans for Lighthouse Road were completed in 2016 and Council has recently made an application under Building Better Regions fund for works on Lighthouse Road (Matthew Flinders Drive to the Lighthouse). Council is still awaiting the notification on the outcome of this application. Should Council be successful with this application, \$337,967 has been allocated to an internal reserve as a general fund contribution.	
Council Service: Roads and Transport – Tacking Point Lighthouse - disable access and parking	
Submitter's name	Submitter's issue
Paul Dirago - 7975	Providing a disable ramp at Tacking Point Lighthouse and concerns about parking and also pedestrian safety on Lighthouse Road East (Coastal Walk)
Response	
Tacking Point Lighthouse – Ramp for people with disabilities - has been identified as a project in Council's Stronger Country Communities Fund Round 2 application in May 2018. A Building Better Regions Fund application was lodged for the upgrade of Lighthouse Rd East.	
Parking at this location is constrained by landform and environment and there are no plans to increase parking areas at this time.	
Council Service: Roads and Transport – Footpaths	
Submitter's name	Submitter's issue
Donald Stewart - 6081	Would like Council to consider construction of new footpath on the eastern side of Central Road - Parklands Village
Stuart Inglis - 6461	Request for footpath schedule to be published in the plans. Would like to see connected footpaths for safety reasons around Cathie Road PMQ, Bangalay Child Care Centre.

Brenda Northfield - 7106	Would like Council to consider construction of new footpath from the corner of Lake and Laurie Street to Cnr of Lake and Seymour Streets be included in 2018-19 Operational Plan
F Burns - 7751	Request footpath continued from Brotherglen Drive to Lakewood shops
Terry Ryan - 7731	Finish Missing Link -Footpath on western side of Clifton Drive from shopping centre to top of the hill below the medical centre
Erlinda Smith - 7719	Requesting for footpath from Edward St to Growers Market - missing link

Response

Council receives a large number of requests annually for the construction of new footpaths but it is not possible to construct all of the new paths that are requested by the community. Council allocates priorities to new footpath works on the basis of safety, construction cost, traffic volume on adjacent road, proximity to town centres, shops, schools, medical facilities, recreation areas and other factors.

Council allocates priorities to new footpath works on the basis of numerous factors including safety, construction cost, traffic volume on adjacent road, and proximity to town centres, shops, schools, medical facilities, recreation areas.

A footpath on the eastern side of Central Road has been assessed as meeting the criteria for inclusion in the annual footpath program. As such, a 130m section of path from the southern Parklands Village driveway to the existing path near the Lifeline shop will be constructed during the 2018-19 financial year as part of this program.

New footpaths at Cathie Road Port Macquarie near Bangalay Child Care Centre, Lake Road between Laurie Street and Seymour Street, from Brotherglen Drive to Lakewood shops, around Lakewood, along Clifton Drive and along Edward St to Growers Market will be considered for inclusion in future annual footpath programs.

Council is currently working to publish the annual footpath construction program along with the assessment criteria on Council's website.

**Council Service:
Roads and Transport – Footpath funding**

Submitter's name	Submitter's issue
Bonny Hills Progress Association - 8105	Concerned that there is only \$500K allocated in the budget for the entire LGA (noted that there is also two large coastal pathway projects in the plan)

Response

It is acknowledged that there is an allocation of \$500,000 specifically for the construction of new footpaths across the Local Government Area. Council has also allocated another \$500,000 as contributing funding towards State Government Grants that fund the provision of new pedestrian and cycling infrastructure.

This additional funding has allowed the construction of the shared path along Ocean Drive at Lakewood, the shared path construction in Dunbogan and several pedestrian refuges on Ocean Drive through Lake Cathie and Bonny Hills.

Council receives a large number of requests annually for the construction of new footpaths but due to the limitations of this funding it is not possible to construct all of the new paths that are requested by the community. Council allocates priorities to new footpath works based on safety, construction cost, traffic volume on adjacent road, proximity to town centres, shops, schools, medical facilities, recreation areas and other factors.

Re: Coastal pathway projects.

Reference to the Camden Haven Coastal Walk upgrade as a subset to the Port Macquarie Coastal Walk upgrade within the draft 2018-19 Operational Plan was an error. The full budget allocation of \$500K is for the upgrade of Port Macquarie Coastal Walk. An allocation of \$140K for the Camden Haven Coastal Walk is included in the draft 2019-20 Works Program and will be considered for inclusion in the draft 2019-20 Operational Plan.

Council Service:

Roads and Transport – Road Resealing

Submitter's name	Submitter's issue
Leanne Taylor - 6284	Would like Council to check quality of contractors work for road resealing - they are sealing over potholes

Response

Council actively manages the performance of our contractors and instructs improvements in works where required. Roads are a dynamic environment with potholes sometimes appearing between preparation work and resealing works.

Council Service:

Roads and Transport – Bold Street Pedestrian Crossing

Submitter's name	Submitter's issue
Rodney Adams – 6308	Would like a copy of the Bold Street Pedestrian crossing plans

Response

Council are currently developing plans for the upgrade to Bold Street. Once completed, the plans will be publicly exhibited on our Have Your Say website (<http://haveyoursay.pmhc.nsw.gov.au/>)

Council Service:

Roads and Transport – Upgrade to Koala Street Port Macquarie

Submitter's name	Submitter's issue
Katja Plentiger - 6454	Request to upgrade Koala Street for safety reasons with help of Government Grants

Response

Council is committed to the upgrade of Koala Street with a concept design and investigation project planned to commence in the 2019-20 financial year. The required budget of \$150,000 had been listed in the Draft Operation Plan for next financial year, however due to our focus on prioritising development of our Regional Integrated Transport Strategy commencement of this work has been deferred to the following financial year.

Council Service: Roads and Transport – Bridge to Bridge (Beach to Beach)	
Submitter's name	Submitter's issue
Lois Richards - 6807	Request for additional funding for Bridge to Bridge to be completed
<p>Response</p> <p>We believe this submission is referring to the Beach-to-Beach share path project from North Haven to Pilot Beach, Dunbogan.</p> <p>\$500,000 has been allocated in 2018 for ongoing design and planning work as well as the construction of the section between Scarborough Way and Seaview Ave.</p> <p>Over the last three years Council and the NSW Government has contributed significant funds to the Beach-to-Beach project, which has enabled the construction of long sections of path along The Boulevard. Council will continue to seek funding assistance from the NSW Government for this important project.</p>	
Council Service: Roads and Transport – Upgrades to Boundary Road Port Macquarie	
Submitter's name	Submitter's issue
Kenneth Holley – 6463	Request to upgrade Boundary Road
<p>Response</p> <p>Council is currently investigating and designing the upgrade of Boundary Street Port Macquarie. Concept designs are nearing completion and are a necessary first stage in moving towards an upgrade of the road. Once completed, the concepts will be used to give an indication of the cost of the works so funding can be considered, including seeking grant funding from the State Government.</p>	
Council Service: Roads and Transport – Ring Road	
Submitter's name	Submitter's issue
Ray Evans – 6468	Would like to see a new road running from Ocean Drive skirting Lake Innes to the Oxley Hwy.
Paul Dirago - 7975	Orbital Road.
<p>Response</p> <p>Council is currently completing an engineering feasibility investigation for the Port Macquarie Orbital Road, which will link Ocean Drive to Hastings River Drive via the Oxley Highway. The completion of this investigation will occur in the coming months with the final report scheduled to be provided to Council for consideration mid-year, and broader community information/engagement to follow in the latter half of this year.</p> <p>This feasibility study has included a desktop preliminary environmental review, strategic concept designs and multi-criteria analysis to analyse various route options, cost analysis of the routes and engagement with Roads and Maritime Service. The final part of the investigation is a benefit to cost analysis of the feasible options. On completion of these works, all information gained to date will provide Council a good opportunity to discuss with</p>	

State and Federal members the next steps to progress this planning, noting more detailed designing and onsite investigations are still required.

Council Service:
Roads and Transport – Roundabout/traffic light request

Submitter's name	Submitter's issue
Kimberley Hamnett – 7064	Request for roundabout or traffic lights at the intersection next to Super Cheap Auto on Hastings River Drive

Response

Council has a long-term master plan for Hastings River Drive. This includes a roundabout at the Newport Island Road intersection, which is currently under construction.

The next priorities are

- a) to install traffic signals at the Aston Street intersection to allow the pedestrian crossing to be removed; and
- b) Duplication of the road between Hughes Place and Boundary Street. The master plan includes traffic signals at the Bellbowrie Street and Widderson Street intersections. It is expected that design investigations will take place in the short to medium term.

Council Service:
Roads and Transport – Street Sweeping and Pressure Cleaning - Wauchope

Submitter's name	Submitter's issue
Heather Sharman – 7500	Street Sweeping and Street Pressure cleaned at Hastings Street Wauchope

Response

Wauchope streets are currently swept three times per fortnight on Mondays and Fridays. Street sweeping and pressure cleaning is also provided on a reactive basis based on risk.

Should there be a desire by the local businesses to provide an additional service in partnership with Council, this option can be explored further.

Council Service:
Roads and Transport – Bus Shelters

Submitter's name	Submitter's issue
Jenny Wickham - 7504	Would like bus shelter / bus stop at Lake Cathie (Park)
Monika Hans – 6304	Would like a bus shelter erected near the BP service station in Wauchope and also provide line marking to indicate it's a bus shelter

Response

Over the next two years, Council will be installing 18 new bus shelters across the LGA including three in Wauchope. One of these will be at 213 High Street to compliment an existing shelter on the opposite side of the road. This new shelter will only be 200m away from the BP Service Station.

One of these will be installed on Ocean Drive (east) at Lake Cathie Reserve.

Council Service: Roads and Transport – Pedestrian improvements	
Submitter's name	Submitter's issue
Anne Pincott - 7511	Improvements to road surfaces in the PMHC area and Overhead pedestrian crossing over Gordon street, near Koolonbung Park.
Noelene Skinner - 7831	Pedestrian crossing CBD - Gordon Street
<p>Response</p> <p>Council have identified the need for pedestrian improvements around the Port Macquarie CBD and currently has planning and design work underway for a signalised intersection at Gordon and Horton Streets, which will give pedestrians a safe priority crossing point. Council is also undertaking high-level planning and investigations for pedestrian underpass along the Koolonbung Creek under the Gordon St bridge.</p>	
Council Service: Roads and Transport – Road Resealing	
Submitter's name	Submitter's issue
Scott Battle - 7516	Roadwork / Resealing carried out poorly. E.g. the state of the Boulevard in Dunbogan 201/17; and Hastings River Drive
<p>Response</p> <p>In maintaining our regional road network, Council delivers a number of inter-related works programs including, resealing, resheeting and rehabilitation.</p> <p>Resealing is an effective method of reducing the rate of road deterioration and the recurrence of regular road maintenance, it will not however address any underlying defects or problems within the road structure should these exist. As such, when Council undertakes a road reseal, preparation works are completed prior to resealing to treat the known defects at the time of the works.</p> <p>Unfortunately, these defects are often unknown and unable to be identified at that time, and can lead to future localised pavement failures that can be misconstrued as poor quality of work. The quality of the reseal is not considered the primary failure mechanism, rather the quality of the underlying pavement, and it is important to note that if Council had not taken the decision to reseal, the road would be in a poorer state of repair.</p> <p>Where known defects in the underlying pavement are excessive, Council will undertake full road reconstruction or rehabilitation. Committing to road rehabilitations however requires significant community investment. Subsequently, Council is committed to providing the highest quality product within the constraints of funding and environmental conditions.</p> <p>With respect to the specific sites that you refer to, overall, the resealing program in the Camden Haven Area has seen a measurable reduction in reactive maintenance over the past two years since resealing, and the resealing program has since progressed to the Wauchope area.</p> <p>That said, there have been a number of localised pavement failures identified, which are reflective of deeper pavement issues. In particular, we have observed a number of locations in Dunbogan, particularly on The Boulevard and Diamond Head Rd that ideally require a full reconstruction due to the steady deterioration and the presence of new pavement defects.</p>	

While it is regrettable that these localised pavement failures have occurred, this is not representative of the majority work completed by Council throughout Lake Cathie, Bonny Hills, the Camden Haven and Wauchope and surrounds.

With respect to Hastings River Dr, Council are progressively upgrading and reconstructing this road, with four sections of road upgrade completed over the past few years, being Gordon St to Aston St, Boundary Street intersection, Boundary St to Tuffins Lane and Newport Island Rd (underway).

Council Service:
Road and Transport – Slipway – Wauchope

Submitter's name	Submitter's issue
Kenneth Campbell – 7523	Construct slipway to Cameron Street to help relieve traffic problem.

Response

In exploring this issue recently, Council has developed high-level concept designs for the slipway. These designs have been used in the work currently undertaken as part of the Area wide Traffic Study, which is being undertaken in partnership with the RMS. As part of the study, several road upgrade projects were tested for their impacts on traffic movements and congestion, including the Cameron St slipway.

The study found that the slipway did not significantly reduce congestion along High St, however the report did recommend Council maintain ownership of the land required for the slipway and that the concept be revisited in the long term as traffic patterns change outside what is predicted. This road upgrade project will be reviewed as part of the planned periodic reviews of the Area Wide Traffic Study.

Council Service:
Roads and Transport – Maintenance funds for new road construction

Submitter's name	Submitter's issue
Graeme Roberts – 7745	Maintenance funds seem to have been diverted to new road construction

Response

The road and stormwater maintenance funding allocated through the 2017-18 Operational Plan has been spent solely on maintenance activities. The Draft 2018-19 Operational Plan has similar levels of funding that will also be spent on road and stormwater maintenance activities.

Council has completed a number of road reconstruction and road rehabilitation projects in 2017-18 that have been funded through "Roads to Recovery", RMS Grant Funding, Section 94 developer contributions and Council's General Fund.

Council Service:
Roads and Transport – Road Signage

Submitter's name	Submitter's issue
Phillip Morton - 7747	Request for Appropriate road signage at Telegraph Point Road/Pembroke Road, Pembroke Road/Reids Road, Rollands Plains Road/Ballengarra Bransdon Road

Response

Council will investigate this request for additional signage and may form part of Councils routine traffic and maintenance budget.

Council Service:**Roads and Transport – Bus Area at proposed Wauchope Sporting fields****Submitter's name****Submitter's issue**

Bob Gilligan - 7759

Access for buses to proposed fields complex in Wauchope. It would be much better to have bus only area on Stoney Creek road next to the fields.

Response

Due to the location of the car parks to fit within the site, it is not cost feasible to have a separate access just for buses. Car parks are being designed to incorporate rotation of vehicles within them to find parks. No car parks are being located on access roads. Both of these design considerations will reduce the number of cars on the access roads and holding up bus access.

The bus drop off area is to be located near the premier field and the Centre Of Excellence. Once buses get to the main car park they will split to a dedicated bus drop off area then circulate around to exit the site. The bus turn around will not be within a car park.

For school sports, many buses arriving together would not be an issue as there would not be many cars accessing the site. During major events, a large number of buses are expected, as offsite parking will be required. In this instance, the site will be controlled by traffic marshals to direct and restrict cars from the main entrances to avoid congestion. The direct access off the highway will also be open under traffic control which will enable more car parking within the off leash dog area'.

Council Service:**Roads and Transport – Traffic Management****Submitter's name****Submitter's issue**

Roy Brown - 7716

What is Council doing with traffic management in Wrights Road and John Oxley Drive.

Travers Powell - 7758

Congestion of traffic throughout town with suggestions to solve problem

Response

As part of planning for the continual growth in our region Council is currently developing a Regional Integrated Transport Strategy to identify the key transport decisions and actions that will guide Council to ensure our transport networks are safe, operate efficiently and have adequate capacity for now and into the future.

The purpose of this strategy is to ensure that we take a holistic view of the entire transport network thus having a broader focus rather than a diagnosis of individual pressure points.

This strategy will link together future transport planning including potential orbital links, the Area Wide Traffic Study, investigations being undertaken by Roads and Maritime Services (RMS) for State highways within our Local Government Area, like the Oxley Highway, as

well as maximising opportunities to increase the use of public transport, walking and cycling.

The strategy will also determine how Council incorporate Land Use planning, such as the Health and Education precinct around Wrights Road and John Oxley Drive, which are all being considered as part of the Urban Growth Management Strategy.

Council will, where appropriate, look to incorporate the State Government's Transport vision outlined in the Future Transport Strategy and specifically building on the good work that has gone into the Regional Infrastructure and Services Plan. Aligning with these State Government strategies will help ensure any future investment by the State Government within our region is appropriately allocated.

Council Service:
Roads and Transport – Arterial Road Improvements

Submitter's name	Submitter's issue
Bruce Burgess – 7942	Request for improvements at Gordon St, between Horton and Ocean Drv. Lake Rd, between Gordon St and Ocean Drv. Widderson St, between Oxley Hwy and Hastings River Drive.

Response

Gordon St – Ocean Dr to Horton

Council has committed to the Pavement Design for the purpose of reconstruction the road in the 2018-19 Draft Operational Plan. The intention is to commence construction works within the next four years. This item is referenced in the Operational Plan - 4.4.1.46 CW Design and investigations for Gordon Street Pavement Reconstruction and Service Relocations - between Ocean Drive and Horton Street

Lake Rd – Gordon St to Ocean Dr

Council has designed this project with construction expected to commence in 2019. This is referenced in the Operational Plan - 4.4.2.1 CW - Undertake road resurfacing and rehabilitation works throughout the local government area in accordance with the rolling priority program and roads maintenance hierarchy

Widderson St – Oxley Hwy to Hastings River Dr

Geotechnical testing has been completed and we are committed to completing the final design in 2019. This project is within Council's four-year road reseal and rehabilitation programme. The proposed works are however not included in the 2018-19 Operational Plan.

Council Service:
Roads and Transport – Roads and Footpath – Dunbogan

Submitter's name	Submitter's issue
Nola Davies – 7754	<p>(1) The Boulevarde, Dunbogan is especially dangerous for pedestrians and cyclists between the old tip road and Longworth Road as there is no pathway there.</p> <p>(2) The Boulevarde - include funding to fix the problem.</p> <p>(3) Extending the path cycleway to Pilot Beach. Council remove impediments to the Beach-to-Beach project by completing the necessary planning documents.</p>

Response

Over the last three years the NSW Government and Council has contributed significant funds to the Beach-to-Beach project, which has enabled the construction of long sections of path along The Boulevard.

A further \$500,000 has been allocated in 2018 for ongoing design work and the construction of the section between Scarborough Way and Seaview Ave. \$350,000 over 2019 and 2020 for the necessary planning documents has been committed by the State Government.

Council will continue to seek funding assistance from the NSW Government.

Council Service:**Roads and Transport – Bicycle Paths****Submitter's name****Submitter's issue**

Kerry Behrendt - 7959

Concerns there are not enough bike paths

Response

In the longer term, as part of planning for the continual growth in our region Council is currently developing a Regional Integrated Transport Strategy to identify the key transport decisions and actions that will guide Council to ensure our transport networks are safe, operate efficiently and have adequate capacity for now and into the future. This strategy will include all modes of transport including cycling.

In the interim, Council's planning for cycle lanes and shared pedestrian and Council's Bike Plan guides bike paths. Where feasible Council includes cycle lanes in road upgrade projects.

The following list includes projects with either separate shared paths or dedicated cycle lanes that have been completed in recent years.

- Hastings River Drive/Newport Island roundabout – approx. 180m shared path plus on road cycle lane,
- Town Green East – 200m shared path,
- School to School Path – Pacific Hwy to Laurieton – 570m shared path,
- Stingray Creek Bridge, 240m shared path,
- Hastings River Drive Park to Aston Street – 520m shared path,
- Lake Road, Toorak Court to Oxley Highway – 160m shared path,
- School to School Path – Pac Hwy to Laurieton 1,550m shared path,
- Beach-to-Beach various lengths - Dunbogan – 630m shared path,
- The Boulevard, Dunbogan – 240m shared path,
- Houston Mitchell Drive roundabout – 552m shared path + on road cycle lane,
- Ocean Drive Medical Centre, Lake Cathie – 400m shared path,
- Town Beach North – 120m shared path and
- School to School – Kendall to Kew 170m shared path

Council Service:**Roads and Transport – Kew Main Street Master Plan****Submitter's name****Submitter's issue**

Kew Business
Community - 7974

Request for funding allocation in the 18-19 Operational Plan to undertake actions from the 2010 Kew Main Street Plan.

Response

The design work that was funded as part of the 2017-18 Operational Plan is still ongoing along with the community consultation. This work will continue into the 2018-19 financial year and will allow Council to prioritise (based on Community feedback) and determine the construction costs for the highest priority stage, which will be considered in the budget preparation for the 2019-20 budget, a process that will start in September 2018.

Council Service:
Roads and Transport – Area Wide Traffic Study

Submitter's name	Submitter's issue
Bonny Hills Progress Association - 8105	Would like an update on the progress of the Area Wide Traffic Study and advise when meaningful data will be available

Response

The Area Wide Traffic Study is now substantially complete. This study and the information it provides is one of many key inputs that will inform Council's Regional Integrate Transport Strategy. The Area Wide Traffic Study itself is not a strategy that will guide transport planning decisions.

The Regional Integrated Transport Strategy will identify the key transport decisions and actions that will guide Council to ensure our transport networks are safe, operate efficiently and have adequate capacity for now and into the future. The timeline for the strategy development will see community engagement occurring throughout 2019.

The purpose of this strategy is to ensure that we take a holistic view of the entire transport network thus having a broader focus rather than a diagnosis of individual pressure points.

This strategy will link together future transport planning including potential orbital links, the Area Wide Traffic Study, investigations being undertaken by Roads & Maritime Services for State highways within our Local Government Area, like the Oxley Highway, as well as maximising opportunities to increase the use of public transport, walking and cycling.

The strategy will also determine how Council incorporate Land Use planning, such as the Rainbow Beach area and proposed investigation areas, which are all being considered as part of the Urban Growth Management Strategy.

Council will, where appropriate, look to incorporate the State Government's Transport vision outlined in the Future Transport Strategy and specifically building on the good work that has gone into the Regional Infrastructure and Services Plan. Aligning with these State Government strategies will help ensure any future investment by the State Government within our region is appropriately allocated.

Council Service:
Roads and Transport – Corridor Planning for roads

Submitter's name	Submitter's issue
Bonny Hills Progress Association - 8105	Would like to know the status of 2017-2018 Operational Plan action 4.4.1.32 - Commence corridor planning - Kendall Road - Ocean Drive - Hastings River Drive regional road corridor

Response

The Regional Road corridor strategy covers 53km of regional road from Kendall to Blackmans Point. It currently includes a combination of two and four lane sections of

arterial road with speed limits between 50 – 100 km/h. Daily traffic volumes range from 4,000 vehicles per day on Kendall Road to 26,000 vehicles per day on Ocean Drive south of Lake Road.

Council is currently waiting for the finalisation of the Area Wide Traffic Study as a key input to the Corridor Strategy prior to commencing the required detailed technical analysis and community engagement. The timeline for the project will see the draft Strategy being reported to Council towards the end of 2019. Between July 2018 and July 2019 Council will undertake technical assessments and community engagement along the route.

**Council Service:
Sports and Recreation – Off Leash Dog Park**

Submitter's name	Submitter's issue
Natasha Rankin - 6708	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Julie Maurer - 6711	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Sue Harvey - 6713	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Emily Pezet - 6801	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Diana Reynolds - 6803	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Helen Clunas - 7069	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Neville Parsons - 7074	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Carolyn Gorton - 7183	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Barry Thompson - 7187	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Kevin Whitbread - 7254	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Kathryn Stephens - 7739	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Patti Taylor - 7743	Request for off leash dog park to be located at Blackbutt Drive Wauchope
Bob Gilligan - 7759	Request for off leash dog park to be located at Blackbutt Drive Wauchope

Response

Council recognises the need for an off-leash dog exercise park in Wauchope and has planned to provide a facility at the planned sporting fields at the corner of Oxley Highway and Stoney Creek Road. However, the timing for provision of this facility is yet to be confirmed.

Given there is existing demand for an off-leash dog exercise park to service Wauchope and surrounds and this area does not have easy access to dog exercise beaches like Port Macquarie and the Camden Haven. Staff support the community lead proposal for development of an off-leash dog exercise park on Council owned land at the corner of Blackbutt Drive and Peppermint Close (Note it is still proposed to provide an off leash dog park as part of the sports field development at Wauchope).

Accordingly, an Operational Plan action for 2018-19 has now been developed to include this project - 2.3.4.13 CW - Develop off leash dog exercises parks in Port Macquarie and Wauchope.	
Council Service: Sports and Recreation – Dog Park – Port Macquarie	
Submitter's name	Submitter's issue
Arthur Sawilejskij - 7742	Need for Dog Park in Port Macquarie
Diana Reynolds – 7025	Concerns over proposed Off Leash Dog Park in the Boom Reserve Port Macquarie
<p>Response</p> <p>A dog park for Port Macquarie is on the agenda and is included in the draft 2018-19 Operational Plan. Refer to Operational Plan action 2.3.4.13 CW - Develop off leash dog exercise parks in Port Macquarie and Wauchope.</p> <p>An update report is proposed to be presented to the June 2018 Ordinary Council Meeting regarding the Port Macquarie facility, which has been proposed for Boom Reserve.</p>	
Council Service: Sports and Recreation – Coastal Walk Port Macquarie	
Submitter's name	Submitter's issue
David Bailey - 5954	In reference to the Oxley Beach - Southern end of the Doctors Walk. Would like to see a proper crossing and rails put in place as it dangerous and slippery when wet.
<p>Response</p> <p>The upgrade of the Port Macquarie Coastal Walk is a priority for Council. Council funds have been allocated in the 2017-18 and draft 2018-19 Operational Plan, and state government funding secured, for upgrading of the Coastal Walk.</p> <p>Improvements to the Doctor's Walk area have been prioritised through the recently adopted Coastal Walk Master Plan with construction to be undertaken during 2018-19.</p>	
Council Service: Sports and Recreation - Hydro pool at Laurieton	
Submitter's name	Submitter's issue
Ross Ricketts - 5992	Request for a hydro pool at Laurieton
<p>Response</p> <p>Council's current focus in relation to swimming facilities is on the completion of the upgrades to Wauchope Pool, and planning for a new aquatic facility in Port Macquarie, which has commenced this year. These projects have been prioritised over other potential aquatics improvements, as both existing facilities were known to have significant structural issues.</p>	

Council Service: Sports and Recreation – Beechwood Tennis Court	
Submitter's name	Submitter's issue
Beechwood Tennis Club	Request for funding support for Beechwood Tennis Club for resurfacing the courts, fencing repairs and lighting upgrades
<p>Response</p> <p>Council has considered Beechwood Tennis Club's request for funding assistance and has determined that the upgrade of courts at this facility will form part of Council's submission for grant funding through the Stronger Country Communities Fund.</p> <p>Applications for this grant program closed on 4 May with an announcement regarding successful projects expected in September 2018.</p>	
Council Service: Sports and Recreation – Port Macquarie Skate Park	
Submitter's name	Submitter's issue
Ruby Macarthur - 6450	Would like to see expansion of the PMQ Skate Park for Pro skaters and children - also more shading around the skate park
<p>Response</p> <p>Council's current focus in relation to skate facilities is on the replacement of Kendall Skate Park. The existing facility is considered to be at end of useful life and an allocation of \$150,000 has been included in the draft 2018-19 Operational Plan to allow for its replacement. On this basis, the allocation of funds for extension of Port Macquarie Skate Park is not considered a priority at this time.</p> <p>Town Beach playground is tentatively scheduled for an upgrade in the short term. The addition of skate able / rideable elements associated with the playground will be considered by staff when this project is prioritised.</p>	
Council Service: Sports and Recreation – Miners Beach	
Submitter's name	Submitter's issue
Katja Plentiger - 6454	Requesting to enlarge signage at Miners Beach detailing that this is not a nudist beach and widen the track to the beach.
<p>Response</p> <p>The area of Miners Beach below the mean high water mark is under Crown Land ownership and is managed by Council as Trust Manager. The area above the mean high water mark is the remit of National Parks & Wildlife Service. On this basis, the request for upgrading of the walking track to Miners Beach is a consideration for National Parks.</p> <p>Council and National Parks have collectively considered a number of requests over the years for a change in status regarding nude bathing at Miners Beach. At this point in time there is no plan to prohibit nude bathing from Miners Beach by Council or NPWS.</p>	

Council Service: Sports and Recreation – Lake Cathie/Laurieton Sporting facilities	
Submitter's name	Submitter's issue
Stan Vincent - 6456	Request for indoor sporting complex at Lake Cathie or Laurieton
<p>Response</p> <p>Council has undertaken significant engagement with the community in recent years to establish need and priority for recreation and sporting infrastructure and services across the Port Macquarie – Hastings. This engagement and needs analysis informed the development of Council's Recreation Action Plan 2017 – 2025.</p> <p>You can learn more about this Plan at: http://www.pmhc.nsw.gov.au/Facilities-Recreation/Outdoor-Spaces/Playgrounds-Parks-Reserves/Recreation-Action-Plan-2017-2025</p> <p>At this point in time, provision of an indoor sports hall in Lake Cathie or Laurieton is not considered a priority within the Plan. Some schools in the Camden Haven do have their own indoor sports facilities. Some of these schools currently provide after-hours access for community groups. Do not hesitate to contact the nearest school to determine whether they are able to accommodate your sporting needs.</p>	
Council Service: Sports and Recreation – Jabiru Park	
Submitter's name	Submitter's issue
Rosalind Watson - 6709	Request to have improvements undertaken at Jabiru Park Lake Cathie. Adding bollards, new fishing table and pruning of branches near driveway exit
<p>Response</p> <p>Council's focus for Lake Cathie foreshore improvements is on planned dredging activities and re-establishment of the Foreshore Reserve beach; SCCF funding application and partnering with Bonny Hills / Lake Cathie Lions, Lake Cathie Progress Association and the stake park group on Master Plan implementation.</p> <p>A commitment has been made for staff to apply for funding through the 2018-19 Recreational Fishing Grants program to allow for replacement of the fish cleaning table in Jabiru Reserve. Requested tree pruning is an operational issue which will be considered by staff as per standard assessment process. Bollard installation is not supported at this time - this reserve has historically provided critical overflow parking opportunities during peak holiday periods.</p>	
Council Service: Sports and Recreation – Camden Haven Playing fields	
Submitter's name	Submitter's issue
Lois Richards – 6807	Seeking to know if more playing fields are planned for the Camden Haven.
<p>Response</p> <p>Council has undertaken significant engagement with the community in recent years to establish need and priority for recreation and sporting infrastructure and services across</p>	

the Port Macquarie – Hastings. This engagement and needs analysis informed the development of Council's Recreation Action Plan 2017 – 2025.
You can learn more about this Plan at:
<http://www.pmhc.nsw.gov.au/Facilities-Recreation/Outdoor-Spaces/Playgrounds-Parks-Reserves/Recreation-Action-Plan-2017-2025>

The Plan identifies the following priorities for sports fields within the Camden Haven:

- Lake Cathie Bonny Hills Sports Complex – Stage 1 Construction – Short Term
- Lake Cathie Bonny Hills Sports Complex – Stage 2 Construction – Medium Term
- Camden Haven Sporting and Equestrian Facility – Detailed design & approvals – Medium Term

Council Service:
Sports and Recreation – Westport Park

Submitter's name	Submitter's issue
Kenneth Holley - 6463	Requesting a sound shell at Westport Park to cater for large crowds

Response

Provision of this infrastructure is not identified in the Westport Park Plan of Management. Council's planning for this type of facility is centred on provision of an amphitheatre at Town Beach North.

Council Service:
Sports and Recreation – Lake Cathie Foreshore

Submitter's name	Submitter's issue
Lake Cathie Skate and Recreation Park Project - 7017	Request that Lake Cathie Foreshore Master Plan be allocated funding in the 2018-2019 Operational Plan to support works associated with skate and recreation park and request Council to commence an application for NSW Government funding for this project.
Lake Cathie/Bonny Hills Lions Club - 7024	Request for funding be allocated to the Lake Cathie Master Plan in the 2018-19 Operational Plan for initial site works, demolition of old toilet block and new toilet block, building of the skate park with support of grant funding application in line with the Stronger Country Community Grant Program.
Lake Cathie Progress Association - 7029	Request for funding be allocated to the Lake Cathie Master Plan in the 2018-19 Operational Plan for initial site works, demolition of old toilet block and new toilet block, building of the skate park with support of grant funding application in line with the Stronger Country Community Grant Program.

Response

Council has considered the request for funding assistance for implementation of Lake Cathie Foreshore Master Plan and has determined that the upgrade of the reserve will form part of Council's submission for grant funding through the Stronger Country Communities Fund.

Applications for this grant program closed on 4 May with an announcement regarding successful projects expected in September 2018.

Council Service: Sports and Recreation – Joey's Meadow Playground	
Submitter's name	Submitter's issue
Stephen Gillespie – 7513	Requiring fence around the playground (Joey's Meadow) at College Rise Thrumster.
Response Further investigation to be undertake in relation to this submission.	
Council Service: Sports and Recreation – Playground replacement	
Submitter's name	Submitter's issue
Scott Battle - 7516	Replacement of playgrounds that are still safe and sound preferred by families using the park are ripped and replaced e.g. River Reserve in Dunbogan on the Boulevard
Response Comment regarding playground renewal noted. Refurbishment or reuse of playground equipment is common practice	
Council Service: Sports and Recreation – Mowing and weed removal	
Submitter's name	Submitter's issue
Graeme Roberts - 7745	Request for regular mowing and weed removal. Requiring increased activity to remove weeds from median strips of main roads.
Response Increased maintenance focus in particular areas within the Parks and Open Space area are noted for action.	
Council Service: Building Maintenance – Public toilets	
Submitter's name	Submitter's issue
Phillip Morton – 7747	The placement of a Disabled Access Public Toilet at Rollands Plains School of Arts Hall
Response The request for Council provision of an accessible public amenity on the Rollands Plains Hall is not supported on the basis that the tenure arrangements for management of this site are between the hall trust and Department of Lands - Lands and Water. The trust should seek support from Department of Lands - Lands for this project and funding opportunities are available for provision of such infrastructure through the Public Reserves Management Fund program administered by the Dept.	

Council Service: Sports and Recreation – Trees	
Submitter's name	Submitter's issue
Terry Ryan – 7731	Corner Settlement Point Rd near Settlers Inn - left the gum tree need trimming its dangerous.
Response One significant eucalypt is being removed as part of the Hastings River Drive / Newport Island Rd works. The remainder of large trees located on private land (Settler's inn site).	
Council Service: Sports and Recreation – Mrs Yorks Garden	
Submitter's name	Submitter's issue
Di Davidson - 7880	Request for funding to continue for the re-creation of Mrs Yorks Garden including Mrs Yorks Walk and other facilities
Response The Friends of Mrs Yorks Garden (FMYG) submission to the draft 2018-19 Operational Plan proposes works outside of current approved scope for Mrs York's Garden including: <ul style="list-style-type: none"> • Add a viewing platform above the waterfall bank. • Restore and/or interpret the historic Waterfall/Windmill component • Provide additional, unique seating, sculptures and interpretive/educational signage • Enhance the area known as Allman Hill with restoration of the graves, seating and landscaping. A budget of \$50,000 is being allocated to allow staff to develop a revised Concept Plan, undertake community engagement and to gain required environmental approvals to allow for further works to be undertaken by FMYG.	
Council Service: Stormwater and Drainage – Flood Study	
Submitter's name	Submitter's issue
Shana Rowe – 6310	Would like information on the North Brother Flood Study
Response Council is currently working on the flood study report and is proposing to have community consultation on the draft report by mid 2018, with the opportunity for residents to provide feedback. For information about this project, including the proposed timeline can be found on Council's engagement website - https://haveyoursay.pmhc.nsw.gov.au/North-Brother-local-catchments-flood-study	

Council Service: Stormwater and Drainage - Reserves	
Submitter's name	Submitter's issue
Reginald Angel – 6331	Request for additional funding for maintenance of reserves and walkways near The Point Drive/Brierley Ave/Ochre View.
<p>Response</p> <p>Stormwater related issues in this area are addressed on a reactive basis based on risk. The level of service currently in this area is consistent with this process. At this time, Council's focus for investment in stormwater management is primarily used to alleviate flooding of houses and businesses and to reline stormwater lines with sinkholes, and this proposal will not be funded.</p>	
Council Service: Strategic Land use planning	
Submitter's name	Submitter's issue
Bonny Hills Progress Association - 8105	Concerns about capacity of land on corner of Ocean and Houston Mitchell Drive for light industrial development - restricted size and poor location
<p>Response</p> <p>The site at the corner of Houston Mitchell Drive and Ocean Drive is identified as an Investigation Area for potential service industrial development in the adopted Urban Growth Management Strategy 2011.</p> <p>Investigations have been commenced by the landowner but there has been no decision by Council at this time to proceed with a planning proposal for the site. The Urban Growth Management Strategy is currently under review. A draft Strategy was exhibited in December 2017.</p> <p>Comments from the Bonny Hills Progress Association are being considered by Council in the review of the Urban Growth Management Strategy.</p>	
Council Service: Waste – Kerbside collection	
Submitter's name	Submitter's issue
Roderick Hollingsworth - 6305	Would like to see Kerbside Collections re-instated
<p>Response</p> <p>Council currently offer an unlimited pay-as-you-go service for kerb side collection of bulky waste (two cubic metres), equivalent to the size of a small trailer. The cost is \$34 per collection, which must be paid the week before the service.</p> <p>Pick up days are Monday to Wednesday, requests for a Monday collection close at 3pm the Friday before.</p>	

Council Service: Waste - Recycling	
Submitter's name	Submitter's issue
Colleen Carmody – 7878	PMHC could offer incentives to business to set up factories to convert recycled materials into commodities
<p>Response</p> <p>Council is working with our local waste contractors and other levels of Government on ways to minimise the impact of the recent changes, and we are asking the local community to continue their recycling, and to minimise the amount of contamination in their yellow bins.</p> <p>While China's decision has placed some stress on the local recycling industry, it also provides great opportunity to grow local, sustainable businesses and implement new and improved strategies to manage our waste. PMHC is already looking at recycled glass and concrete in our road base for some projects.</p> <p>There may be further opportunities where Council could incentivised further processing. However, Council needs to be mindful of market pressures including who will buy these new products, how much can be produced and costs to transport the materials to the end user. Council will need to fully understand the cost implications of any proposal before committing funds.</p> <p>Nevertheless, Council is committed to ensuring that recycling continues.</p>	
Council Service: Water – Water Supply	
Submitter's name	Submitter's issue
Warren Turner – 6466	Would like to know what planning is being undertaken to provide additional water supply given the vast increase in housing
<p>Response</p> <p>Port Macquarie-Hastings Council is the local water supply authority and is responsible for the town's water supply. The current design capacity of both Cowarra Dam and Port Macquarie Dam is based on population growth and demand projections, and the expected flow that can be drawn from the Hastings River.</p> <p>Council has adopted recommendations from the NSW State Government in determining the capacity of our local water supply. The combined total storage for both dams (when full) is 12,500 mega litres. The annual total demand for water is currently in the range of 5,600 to 6,000 mega litres per year.</p> <p>Population projections for the Port Macquarie-Hastings Local Government Area indicate an additional 24,000 people are expected to live in the area by 2036. Demand management initiatives have resulted in a net reduction in water consumption over a number of years, however further population increase will see an additional 35 % of water volume required annually by 2046.</p> <p>Water supply is under regular review with the need to supply a secure, safe and affordable supply of paramount concern. It is not financially practical to have unlimited storage</p>	

capacity and unlimited supply of water, hence the need for water restrictions during periods of extreme dry, low water flow or quality.

Water restrictions are introduced when the combined total storage of our two dams falls below 70%, it doesn't mean we are about to run out of water, however it encourages prudent use of water to ensure if we do experience a significant drought event that there will be sufficient water available in storage for an extended period.

After a number of years of investigation, modelling and research, the Council Integrated Water Cycle Management Strategy will be compiled into an easy-to-understand snapshot of the current situation, future population, projected demands and major capital works required to meet that demand. This document will be adopted by the end of 2018 and will be available on Council's website.

In summary, water supply is a paramount concern and focus of Council, with a range of plans in place to accommodate the growing population of the Local Government Area and major capital works projects undertaken as required.

Council Service:
Sewerage – Sewage works

Submitter's name	Submitter's issue
Katja Plentiger – 6454	Poor air quality coming from the Sewage Treatment Plant on Koala Street PMQ. Questioned if tests are undertaken within one kilometre of the treatment plant to test air quality
Ray Evans - 6469	Smell coming from the sewage treatment plant on a nightly basis. Can anything be done?

Response

The odours from the Port Macquarie Sewage Treatment Plant (STP) are caused by Hydrogen Sulphide (H₂S), which is a gas naturally created by raw sewage. The Port Macquarie STP has a soil odour bed which captures the majority of the hydrogen sulphide at the inlet to the plant to minimise odours. Whilst H₂S is detectable at very low levels, this is not harmful to human health at these levels.

Council is investigating options to further mitigate problematic odour from the Port Macquarie STP such as the installation of a biological odour filter – this work is included in the 2018-19 Operational Plan as part of the Electrical and Mechanical Asset Replacement. We anticipate that in future, odours will be further minimised.

To ensure that the Port Macquarie STP can continue to provide capacity into the future, Council's forward planning includes the construction of a new Sewage Treatment Plant at Thrumster. Pre-construction work on this project commences in the 2018-19 financial year.

Once complete, a large amount (roughly a quarter) of the existing sewerage system in Port Macquarie will be redirected to it, which will relieve the load on the Port Macquarie STP and allow it to continue to meet the requirements of further local development.

Council Service:
Sewerage – Sewage works

Submitter's name	Submitter's issue
Graham Day - 7524	When will Logans Crossing be sewered?

Response

Council does not currently have any plans to provide sewerage services to Logans Crossing due to the low density of properties in this area. It is not possible to provide a viable service to rural customers due to the costs of operations, maintenance and asset renewal associated with such dispersed systems.

Additionally, from a technical perspective, the complexities of long sections of sewer rising main or pressure sewer include odour and maintenance issues associated with anaerobic sewage conditions, further impeding the viability of systems in rural areas.

**Council Service:
Sport and Recreation – Tidal Pool**

Submitter's name	Submitter's issue
Sean Morgan – 5939	Request for Tidal Pool
Leanne Taylor – 6284	Access to a tidal pool, benefit for tourism and health
Anne Pincott - 7511	Establishment of Sea Pool at either Shelley or Flynn's Beach.
Tidal Pool Petitions	<p>Include petitions below as public submissions to the 2018-19 Operational Plan</p> <ol style="list-style-type: none"> 1. Petition from Port Macquarie Tidal Pool Committee - 2016. 2. Petition received by the Mayor from Broughton in March 2018 in favour of an ocean tidal pool in Port Macquarie.

Response

At the Ordinary Meeting Council Meeting held 18 May 2018, Council resolved the following:

That Council alter the "12.02 – Notice of Motion – Request for Ocean Tidal Pool in Port Macquarie" adopted at the April 2018 Ordinary Council meeting to:
That Council:

1. Note the 2016 petition for an ocean tidal pool in Port Macquarie resubmitted to the Mayor by the Port Macquarie Tidal Pool Committee Incorporated.
2. Note the petition received by the Mayor from Jenny Broughton in March 2018 in favour of an ocean tidal pool in Port Macquarie.
3. Note that an ocean tidal pool in Port Macquarie is not a priority for Council.
4. Request the two petitions be considered by Council as public submissions to the 2018-19 Operational Plan.
5. Encourage the Port Macquarie Tidal Pool Committee Incorporated to make any future requests, submissions and grant applications through Council's recognised engagement processes to ensure that the competing priorities of all volunteer and community groups in our area receive appropriate and equal consideration by Council.
6. Noting that as any development of an Ocean Tidal Pool would require consent from the landowner (in this case the Crown) as part of any future Development Application, request the General Manager seek advice from the Department of Industry Crown Lands as to the Crown's position regarding the construction of new ocean tidal pools and what information the Crown would require in order to be able to consider giving land owner's consent to such a proposal being lodged.

Internal Consultation

The following levels of staff have reviewed, assessed and considered the draft documents throughout the public exhibition period:

- Councillors
- Executive
- Senior Leadership Team
- Integrated Planning and Reporting Development Officer
- Planning and Reporting Officer
- Staff

Planning & Policy Implications

This report is aligned with Council's legislative obligations under the requirements of the NSW Integrated Planning and Reporting Framework.

Financial & Economic ImplicationsThe 2018-2019 Budget

Within the one year Operational Plan is an overview of how the proposed activities included in the plan will be funded, including the budget statement and capital works program.

The 2018-2019 budget forecasts a budget shortfall (excluding depreciation and loss on disposal of assets) of \$511,873. This compares to the \$586,858 shortfall in the previous (2017-2018) budget.

Budget Summary

	2018-2019 Budget
Operating Budget	
Operating Income	184,109,593
Developer Provided Asset Contributions	6,533,000
Operating Expenses (excluding depreciation, loss on the disposal of assets and interest expense)	(107,242,500)
Interest Expense	(2,994,057)
Net Operating Budget	80,406,036
Capital Items	
Net transfers from reserves	(7,573,363)
New Loans	1,500,000
Purchase of Assets	(57,197,414)
Developer Provided Assets	(6,533,000)
Loan Principal Repayments	(11,114,132)
Net Capital Result	(80,917,909)
Budget Result surplus/(shortfall)	(511,873)

The total cash expenditure in 2018-2019 will be \$185.1m which includes the following breakdown:

Expenditure

	2018-2019 Budget
Ongoing operational costs (excluding depreciation, interest on loans and asset write offs)	107,242,500
Capital Works Projects	57,197,414
Developer Provided Assets	6,533,000
Debt Servicing Costs	14,108,189
	185,081,103

Council's projected income for 2018-2019 is forecast at \$190.6m, broken down as below:

Income

	2018-2019 Budget
Rates and annual charges	97,247,715
User charges and fees, for services such as water, waste management, building and planning, animal registration, crematorium, airport and library	36,824,822
Interest Income	7,643,385
Grants and contributions made up primarily of state and federal government grants and developer contributions.	36,693,115
Developer provided asset contributions	6,533,000
Other revenue such waste management income, rental of Council facilities and fines.	5,700,556
	190,642,593

Loans and Borrowing

To provide for the future needs of our community, Council borrows money to fund infrastructure and community assets which cannot be funded out of normal revenue sources.

Total borrowings for 2018-2019 will be \$1.5 million. This includes proposed new borrowings as shown below:

New Borrowings by Project	Amount
Sporting Fields	1,500,000
	1,500,000

As at the time of writing this report, the end of financial year result for 2017/2018 is not yet known. As per Recommendation 6, should the Maria River Road project proceed, any savings up to \$1,837,967 will be placed into reserve to fund this project. In the event that savings of this magnitude are not realised, the balance will need to be borrowed.

Attachments

1 [View](#). Four Year Delivery Program 2017-2021 (Revised 2018) and One Year Operational Plan 2018 - 2019

Item: 09.07**Subject: MONTHLY FINANCIAL REVIEW FOR MAY 2018****Presented by: Corporate Performance, Rebecca Olsen**

Alignment with Delivery Program

1.5.1 Manage Council's financial assets and provide accurate, timely and reliable information.

RECOMMENDATION

That Council adopt the adjustments in the "Financial and Economic Implications" section of the Monthly Financial Review Report for May 2018.
Executive Summary

This report will detail the monthly budget adjustments to 31 May 2018.

The Council adopted budget position as at 1 July 2017 was a shortfall of \$586,858. The approved budget adjustments since that time have improved this budget position to a surplus of \$368,655. The budget adjustments included in this report will maintain this surplus position.

Discussion

Each month, Council's budgets are reviewed by Managers and Directors with any required adjustments reported. The purpose of this report is to provide Council with an up to date view of the current actual financial position in comparison to the original adopted 2017-2018 budget along with the proposed movement of funds to accommodate any changes.

Any overspends greater than \$50,000 and 2% of the project budget are reviewed and approved by the Executive Group, being their function to oversee operational activities and approve operational actions.

Monthly Budget Review Summary

Original Budget as at 1 July 2017	Shortfall	(\$586,858)
Plus adjustments:		
July Review	Balanced	\$0
August Review	Surplus	\$267,217
September Review	Shortfall	(\$34,492)
October Review	Balanced	\$0
November Review	Surplus	\$290,110
December Review	-	-
January Review	Balanced	\$0
February Review	Balanced	\$0
March Review	Balanced	\$0
April Review	Surplus	\$432,678
May Review	Balanced	\$0
Forecast budget position for 30 June 2018	Surplus	\$368,655

May 2018 Adjustments

The following adjustments reflect budget movements as a result of over-expenditure reviews, transfers between accounts, grant funding, transfer from reserves and additional receipts etc. that have no impact on the budget position (for example additional income has an associated expenditure budget):

Description	Notes	Funding Source	Amount
Grant Funds	1	Grant	\$130,000
Reserve Transfers	2	Reserve	\$18,178
Contributions	3	Contribution	\$19,545
Transfer between projects	4	Revenue/Reserve	\$78,000
Over-expenditure reviews approved by executive	5	Revenue/Reserve	\$2,074,351
S94 Funding	6	S94	\$2,870
Council Resolutions	7	Reserve	\$574,600
Total			\$2,897,544

1. *Grant funding*

The total increase in project value for 2017-2018 is \$130,000.

Council project	Grant provider	Grant Amount	Funding	Comments	Section
Road Safety Officer – Distracted Driver Education Program	RMS	\$10,000	Grant		Network & Project Planning

Council project	Grant provider	Grant Amount	Funding	Comments	Section
Orbital Road Study	RMS	\$100,000 \$20,000	Grant Reserve	Council has also transferred \$20,000 from the North South Link Road Investigations project.	Transport & Traffic
TOTAL		\$130,000			

2. Reserve Transfers

Additional reserve funding has been used this month to fund the following project.

Project Name	Reserve	T/f from (reduction) T/f To (increase)	Other Funding	Reserve Amount	Comments
The Hub Business & Co-Working Space	Economic Development	T/f from	Nil	\$18,178	This is to cover the initial set up of the space.
Net Transfer from reserves				\$18,178	

3. Contributions Received

On occasion Council receives contributions from the public towards capital works. The following contribution has been received:

Project Name – Funds transferred to	Received from	Amount	Comments
Commemorative Seating	Various members of the public	\$19,545	Council receives contributions towards commemorative seating throughout the LGA
Total		\$19,545	

4. *Transfers between projects*

Project Transferred from	Project Transferred to	Amount	Comments
Long Flat Showground -Replace Playground Softfall	Long Flat Sports & Rec Grounds – Playground Replacement	\$15,000	Council is currently undertaking two parks projects in Long Flat. For ease of management the projects have been combined.
PM Airport - Improvements	PM Airport – Environmental Approvals	\$20,000	The additional funds for the Environmental Approvals project are to progress the Airport's Bio certification approval and EPBC Act referral
Transport Design Works	Maria River Road Upgrade Design	\$43,000	The Maria River Road Upgrade Design project has been given a separate project number for better management
Total		\$78,000	

5. *Over-expenditure Reviews approved by Executive*

Project	Funding	Amount	Comments
Cairncross Facility Upgrade and Expansion Approvals	Waste Management Reserves	\$186,519	The additional funding is to cover Department of Planning Approvals, Water quality analysis and a response to submissions report.
Hyndman's Creek Bridge Replacement	Road Renewal Reserve	\$76,675	The majority of this over-spend was detailed within the project plan with budget adjustments to be made at the end of the project.
Pavement Rejuvenation Treatments	T/f from 00669 Capitalised Works – Mtce Funding - \$43,069	\$43,069	These projects were included in the 17/18 Road Reseal and Rehabilitation Program.
High Traffic Road Resurfacing	T/f from 00669 Capitalised works Mtce Funding- \$12,837 41691 Ocean Drive – Lakewood Pavement Rehab - \$401,910 00662 – Sealed Road Repairs - \$426,713	\$841,460	The program involved the road resealing and road rehabilitation of local roads in Wauchope and the immediate surrounding areas. Rehabilitation works were completed in Lakewood, Bonny Hills, Lake Cathie and

Project	Funding	Amount	Comments
Regional Road Block Grant Funding	T/f from 00662 Sealed Road Repairs - \$29,325 00669 Capitalised Works Mtce Funding - \$46,296	\$75,621	Rollands Plains. The 30 road rehabilitation projects, 60 asphalt rejuvenations and 37 reseals were funded from 14 separate job numbers. The values of the job numbers rarely matched the exact value of the final works. The expenditure was managed on a macro scale with funding supplemented from operational projects to maximise the extent of the works.
Beechwood Road – West of Bains Bridge	T/f from 41494 Local Roads Proactive Transport Program - \$96,862 41465 Road Reseals - \$135,941 00662 Sealed Road Repairs - \$134,505	\$367,308	
Hill St & Granite Street Roadworks	T/f from 41089 Rollands Plains Rd Rehab – Doyles to Herbert - \$129,133 00662 Sealed Road Repairs - \$195,443	\$324,576	
Beechwood Road – Oxley to Cowdery	T/f from Road Reseals - \$73,733	\$73,733	
Campbell Street – Nelson to Waugh	T/f from Road Reseals - \$85,390	85,390	
Total		\$2,074,351	

6. Section 94 Funding

Project	Funding	Amount	Comments
Red Ochre Environmental Management Lands	VPA Funding	\$2,870	Council has received funds from a VPA to cover these works
Total		\$2,870	

7. Council resolutions

Project	Council Meeting	Amount	Funding/Comments
Sewerage Fund Land Acquisitions	Item 14.01 to the Committee of the Whole on 16 May 2018	\$521,600	Sewer Fund Reserves
Property Purchase in Port Macquarie	Item 14.02 to the Committee of the Whole on 16 May 2018	\$53,000	Property Reserve. This budget covers the deposit and valuation. Settlement will be undertaken early in July 2018 and as such the remaining budget will be allocated at that time.
Total		\$574,600	

Update from the Auditor-General's Local Government Briefing

At the last meeting of the Audit, Risk & Improvement Committee held on 10 May 2018, the following was resolved:-

06 AUDITOR-GENERAL'S LOCAL GOVERNMENT BRIEFING

RESOLVED: Intemann/Parkinson

- 1. Note Steve O'Rourke's report on his recent attendance to the Auditor-General's local government briefing and thank Steve for attending.*
- 2. That Councillors be verbally briefed that PMHC is well positioned in terms of Audit Committee related issues and that this notation be included in the monthly Finance report to Council which will be reported to the June 2018 Council Meeting.*
- 3. That the briefing from Steve O'Rourke where he felt it was a worthwhile exercise and that he considered that PMHC was certainly at the upper end performance of a range of measures relative to the councils present be noted.*

CARRIED: 5/0

FOR: Hawkins, Intemann, Marchant, O'Rourke and Parkinson

AGAINST: Nil

Noting this resolution satisfies Point 2, above, noting that Councillors will also be verbally briefed of this information.

Options

Council may adopt the recommendation as proposed or amend as required.

Planning & Policy Implications

There are no planning and policy implications.

Financial & Economic Implications

Attached to the report for information is each individual budget adjustment by Division and Section. The budget movements within this report maintain the current budget position at a surplus of \$368,655.

Responsible Accounting Officer Statement

The approved original budget result for 2017-2018 was a shortfall of \$586,858. The budget adjustments in this report maintain the current budget position at a surplus of \$368,655. The surplus position is considered a satisfactory result for the year.

Attachments

1 [View](#). May 2018 Budget Review

Item: 09.08**Subject: INVESTMENTS - MAY 2018****Presented by: Corporate Performance, Rebecca Olsen**

Alignment with Delivery Program

1.5.1 Manage Council's financial assets and provide accurate, timely and reliable information.

RECOMMENDATION

That Council note the Investment Report for the month of May 2018.

Executive Summary

- Total funds invested as at 31 May 2018 equals \$276,482,312.
- Interest for the month of May was \$658,941.
- The year-to-date investment income of \$7,299,139 represents 93% of the total annual investment income budget of \$7,864,300.
- Council's total investment portfolio performance over the last 12 months was 1.30% above the benchmark (3.08% against 1.78%). Benchmark being the Bank Bill reference rate as at 31 May 2018 as identified on www.bloombergindeces.com.

Discussion

Council has engaged Imperium Markets to provide both an investment management platform and investment advisory service. This decision was based on the need to provide more rigour and transparency around investment choices and to provide a sound framework to support the need for increased financial sustainability into the future.

The attached investment report and portfolio provides detailed information on the performance of council's investment portfolio.

Overview

Councils (including Port Macquarie-Hastings Council) provide a broad range of services and associated infrastructure to their communities.

These services include (but are not limited to) the following:

- Water and Sewer services;
- Waste services;
- Port Macquarie Airport;

- Cemeteries;
- Roads and Bridges;
- Various Recreation and Cultural facilities.

The Port Macquarie-Hastings area is a high growth centre of the North Coast region and is expected to accommodate a significant proportion of regional growth over the next two decades. The population will grow from 79,114 in 2016 to 102,926 in 2036. As a consequence of this growth, Council must not only provide services to the existing community and maintain existing assets, but Council must also plan for future maintenance and capital expenditure on the infrastructure that will be needed to support the community, business and visitors to the area into the future.

Council holds cash reserves as an alternative to (or to supplement) borrowing. As at June 2017, Council held \$251 million in cash and reserves. Predominantly, these reserves are all allocated for specific purposes, with 70% of these reserves legally only being able to be used for the purpose for which they were collected (for example for water and sewer). The remaining reserves are also predominantly held for specific purposes (for example, for the development of the Airport, or to fund projects which have already commenced). The balances of these reserves are audited annually and published in Council's financial statements.

An independent analysis was conducted on Council's financial reserves. The review found:

- The Port Macquarie-Hastings local government area has experienced an unprecedented level of development activity. Whilst this has increased the level of reserves held through developer contributions, councils experiencing a high level of development activity require relatively high levels of reserves in order to adequately cope with the required levels of infrastructure spending.
- Council's reserve levels to be broadly appropriate and reasonable in light of Council's circumstances. In particular... that Council has successfully maintained a prudent buffer to prepare against potential financial risks associated with the predicted high development activity.

The full report is available on Council's website:

<http://www.pmhc.nsw.gov.au/About-Us/What-Council-Does/Corporate-Planning-Reporting-Budgets/Financial-Reports?BestBetMatch=financial%20reserves|cddb291-68a4-4d81-8aee-b3733958e5ca|bd0cff62-3134-4e81-9f7e-de4e65feb428|en-AU>

Current Investments

Council is required to undertake investments in accordance with section 625 of the Local Government Act 1993. This report provides details of Council's investments, and certifies that all funds that Council has invested as at 31 May 2018, comply with this Act.

All investments have been made in accordance with the Act and Regulations, and Council's Investment Policy.

As at 31 May 2018, the investments held by Council totalled \$276,482,312 and were attributed to the following funds:

General Fund	121,185,616
Waste Fund	15,114,982
Water Fund	88,225,520
Sewer Fund	50,638,365
Sanctuary Springs Fund	38,678
Broadwater	1,279,151
	<hr/>
	276,482,312

Whilst the current level of investments remain high, these largely relate to funds which have legal restrictions (for example water and sewer), or for funds held for specific purposes.

These funds may be spent in the shorter or longer term depending on the required timing of future works. The totals will fluctuate dependent on the status of individual projects.

Options

This is an information report.

Community Engagement & Internal Consultation

Council uses the services of an independent financial advisor, on an ongoing basis with investments. The investments placed this month were term deposits. At least three quotes were obtained from financial institutions in line with Council's Investment Policy. Council obtains regular updates regarding market activities positions from various institutions.

Planning & Policy Implications

There are no planning and policy implications.

Financial & Economic Implications

Benchmark and budget levels have been met on a year to date basis. On an annual basis, if benchmark levels are not reached, then this may result in budget cuts in other areas to fund the shortfall.

Council's total investment portfolio performance for 31 May 2018 is 1.30% above the benchmark (3.08% against 1.78%) and year to-date income is 115% of the total annual budget.

It should be noted that investment income is noted as a gross amount. Section 97(5) of the Local Government Act 1993 indicates that any security deposit held with

Council must be repaid with interest accrued. These security deposits will only relate to bonds held for security to make good damage done to works.

The overall investment income will be adjusted at financial year end by the total interest refunded on repayment of bonds. As Council constantly receives and refunds bonds, it is difficult to accurately determine the quantum of these refunds.

Certification

I hereby certify that the investments listed within this report were made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policy.

Mitchel Woods
Responsible Accounting Officer

Attachments

- 1 [View](#). Port Macquarie-Hastings Monthly Report - May 2018
- 2 [View](#). Port Macquarie-Hastings Council Portfolio as at 31 05 2018

Item: 09.09

Subject: TOWN CENTRE MASTER PLAN SUB-COMMITTEE - MEMBERSHIP

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

1.3.1 Provide effective leadership and equity.

RECOMMENDATION

That Council:

- 1. Extend current tenure of each member by twelve months from September 2018.**
- 2. Due to the current vacancy on the Sub Committee following the resignation of Mr Michael Mowle, invite Mr John McGuigan to be a voting member for a twelve month period.**
- 3. Consider a report detailing the revised Town Centre Master Plan Charter at the March 2019 meeting.**

Executive Summary

Town Centre Master Plan Sub Committee membership expressions of interest are due to be called in June for three positions.

A review of the Town Centre Master Plan Charter has commenced however it is proposed to invite existing members to consider a 12 month extended tenure to allow the Charter to align with other important strategic initiatives.

Discussion

Council last considered membership of the Town Centre Master Plan Sub Committee (TCMPSC) in September 2017 where it was resolved as follows:

RESOLVED: Levido/Cusato

That the undermentioned recommendations from Confidential Committee of the Whole (Closed Session) be adopted:

Item 14.05 EOI-17-10 Independent Member of the Town Centre Master Plan Sub-Committee

This item is considered confidential under Section 10A(2)(d(i)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

RECOMMENDATION

That Council:

1. *Appoint the new member in the listed representative position, to the Town Centre Master Plan Sub-Committee, following completion of the current two (2) year membership term:
CBD Trader - Ms Geraldine Haigh.*
2. *Review the Town Centre Master Plan Sub-Committee Charter prior to calling for EOIs for membership in June 2018, with a specific focus on membership and representation.*
3. *Invite Mr John McGuigan to be a non-voting Sub-Committee Member utilising Clause 3.4 of the current Charter, for a period of 12 months.*
4. *Commence the appointments by inviting the new members to the next Town Centre Master Plan Sub-Committee Meeting on 28 September 2017.*
5. *Maintain the confidentiality of the documents and considerations in respect of Expression of Interest EOI-17-10.*

Whilst work on the TCMPSD Charter review has commenced in line with the previous resolution, it has become apparent that a broader view of Port Macquarie CBD needs to be taken given the ongoing work in the development of Port Macquarie as a regional city. Ongoing work by staff in developing a future blueprint to address the regional city status and other smart city initiatives will require the sub committee charter and membership to align with Council's overall direction.

In line with the current Town Centre Master Plan Sub-Committee Charter, expressions of interest are due to be called for three roles in the near future.

A casual vacancy also exists with the recent resignation of Mr Michael Mowle from the sub committee.

To avoid potential membership issues it is proposed to invite existing members to consider extending all their tenures by twelve months from September 2018 to allow the Charter to be reviewed in line with other strategic directions of Council. It is further proposed to invite Mr John McGuigan to be a voting member for the similar twelve month period.

Options

Council has the option to accept the recommendation or resolve alternatives which would invite applications for members of the TCMPSD.

Community Engagement & Internal Consultation

Internal consultations has occurred between the Chair of the TCMP and the Director of Strategy and Growth as well as other senior staff.

Planning & Policy Implications

There are no planning and policy implications in relation to this report.

If the recommendation is adopted, a minor deviation from the existing charter is proposed by all members of the TCMP being offered an additional 12 month tenure on the Sub Committee.

Financial & Economic Implications

There are no financial and economic implications in relation to this report.

Attachments

Nil

2 Your Community Life

What we are trying to achieve

A healthy, inclusive and vibrant community.

What the result will be

We will have:

- Community hubs that provide access to services and social connections
- A safe, caring and connected community
- A healthy and active community that is supported by recreational infrastructure
- A strong community that is able to identify and address social issues
- Community participation in events, programs, festivals and activities

How we will get there

- 2.1 Create a community that feels safe
- 2.2 Advocate for social inclusion and fairness
- 2.3 Provide quality programs, community facilities and public spaces, for example, community halls, parks and vibrant town centres
- 2.4 Empower the community through encouraging active involvement in projects, volunteering and events
- 2.5 Promote a creative and culturally rich community

Item: 10.01**Subject: KENDALL MAIN STREET MASTER PLAN****Presented by: Strategy and Growth, Jeffery Sharp**

Alignment with Delivery Program

2.4.1 Work with the community to identify and address community needs, to inform Council processes, services and projects.

RECOMMENDATION**That Council:**

- 1. Note the information contained within the Community Engagement & Internal Consultation section of this report.**
- 2. Adopt the Kendall Main Street Master Plan as presented for future implementation.**

Executive Summary

The Kendall Main Street is defined as the section of River Street and Graham Street between the bridge over the Camden Haven River and the intersection at Comboyne Street.

The intent of the Main Street Plan is to develop a strategy to redevelop the main street to improve road safety, movement and parking, activate the main street by creating more useable areas, improve walking and cycling safety, preserve the rich local heritage, and improve the street's visual amenity.

Community input for the Main Street Plan involved two public engagement sessions, Council's Have Your Say online tool and a public exhibition period between 27 October 2017 and 27 November 2017.

Throughout the process the local community has shown a great level of support for the Main Street Plan, with a desire to continue to be involved following the adoption of the plan.

The Main Street Plan encapsulates a long term vision for four distinct precincts:

- Area A: River, Graham and Comboyne Street upgrade
- Area B: The Village Green
- Area C: Bus Stop Precinct upgrade
- Area D: Kendall Community Op Shop development

Discussion

To initially develop the Kendall Main Street Plan, Roads and Maritime Services (RMS) provided \$30,000 and Council \$10,000 for the project as part of the 2016/17

Active Transport program. On the back of the master plan Council has submitted a \$45,000 nomination for "Detailed design of road/path elements of Kendall Main Street Plan" under the 2018/19 Active Transport program. Council has not yet been advised if this nomination is successful.

In 2017 Council engaged an urban design team, The Design Partnership, to undertake the master plan development, including community engagement, concept plans, implementation schedule and funding options.

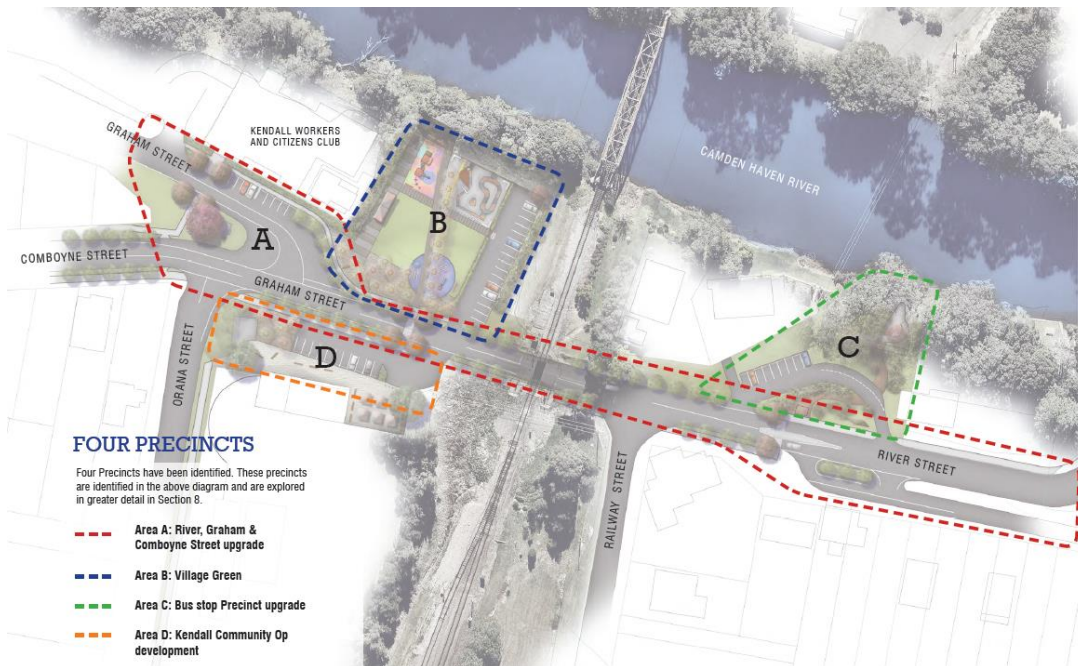
Through the development of the Main Street plan it was identified that Kendall has a vibrant residential population as well as significant visitors each year. The town and community maintain a strong sense of civic pride, a creative culture and longstanding historical ties to the cultural heritage of the area. Traffic management, car parking, pedestrian circulation and general urban amenity is poorly defined in the Kendall Main Street, i.e. the section of River Street and Graham Street between the bridge over the Camden Haven River and the intersection at Comboyne Street.

There are a number of land uses and constraints that contribute to a complex environment including intersecting roads, railway line level crossing, tennis courts, tennis court reserve, war memorial hall, historical monuments, café, op shop, swimming pool, skate park and broad expanses of pavement for informal parking.

The Main Street Plan is based on the following urban design objectives:

1. Establish Graham Street Precinct as a community sporting hub for the village and the region;
2. Create a safer environment for the community and visitors;
3. Create new public open spaces that provide a variety of activities for a range of ages and abilities;
4. Improve the legibility of Kendall's road network;
5. Create a visual connection with the river;
6. Improve accessibility to and throughout Kendall;
7. Retain Kendall's village character;
8. Respect Kendall's rich and layered history; and
9. Improve parking legibility throughout Kendall.

The Main Street Plan develops a vision for the four identified precincts, as summarised below:



Area A: River, Graham and Comboyne Street upgrade

- Convert the Graham Street and Comboyne Street intersection into a T intersection
- Kerb and guttering, parking, pedestrian islands/crossings and footpaths
- Landscaping and streetscape beautification
- New pedestrian rail crossing.

Area B: The Village Green

- Community open space with micro market, flexible lawn area, upgraded toilet block, new car park, picnic area, lookout and river access, skate park, children's playground, exercise space, relocated bullock artwork, sculptural fence and play element.
- The precinct cannot be developed until the existing tennis courts are removed and relocated to Orara Street.

Area C: Bus Stop Precinct upgrade

- The upgrade includes the following core elements: Kerb and gutter, formal car parking, RV parking space, new landscaping and streetscape beautification, seating and picnic table.
- This precinct also includes a new wharf lookout and Kendall entry signage.

Area D: Kendall Community Op Shop development

- An upgrade of the Kendall Community Op Shop, consistent with the Main Street Plan, was completed in March 2018.

The Kendall Main Street Master Plan is a long term vision with a range of inter-related and inter-dependent actions. In the short term, the adoption of the Main Street Plan will lead to various actions, including:

- Project A: River, Graham and Comboyne Street Upgrade – Concept design
- Project C: Bus Stop Precinct Upgrade – Concept design
- Project B1: The Village Green – Investigate and resolve property access issues

- Project C1: Wharf Lookout – Investigate and resolve property access issues
- Project C2: Kendall Entry Signage – Implement signs as part of broader towns and villages entry signage project
- Tennis court relocation – Continue to work with Kendall Tennis Club to permit relocation of tennis courts to Orara Street
- Skate park relocation – Continue to progress planning for skate park relocation to site of present tennis courts
- Funding and grants – Pursue suitable funding opportunities as they arise
- Development and land use planning – Consider Kendall Main Street Plan in all future development and land use planning
- Infrastructure planning – Consider Kendall Main Street Plan in all future infrastructure planning

The Master Plan contains individual projects that can be implemented as opportunities and funding arise.

Options

Council can adopt the recommendation as presented, or determine an alternate resolution.

Community Engagement & Internal Consultation

External

The development of the Master Plan involved a number of different engagement phases. Outcomes of the engagement are detailed in the attached Master Plan, Engagement Summary report and below.

The first community engagement session was held on 17 February 2017 and attended by approximately 60 people. Attendees were asked to identify issues and opportunities in the area.

The second community engagement session was held on 27 October 2017 and attended by approximately 50 people. Attendees were asked to comment on the Draft Master Plan. The majority of attendees were supportive of the plan and only a small number of minor changes to the document were subsequently required.

The Draft Master Plan was placed on public exhibition between 27 October 2017 and 27 November 2017.

The project was included on Have Your Say between February and November 2017. There were 280 total visits to the Have Your Say page during the public exhibition period with 157 downloads of the Draft Master Plan. A small number of online submissions were received.

Visitors Summary



Highlights

TOTAL VISITS	280	MAX VISITORS PER DAY	36
NEW REGISTRATIONS	1		
ENGAGED VISITORS	3	INFORMED VISITORS	123
		AWARE VISITORS	222

The Camden Haven Courier published a story on the project on 25 October 2017 which encouraged people to attend the second community engagement session.

Through the public exhibition phase Council received two formal submissions, see below:

Submission		Issue
1	Bill and Daphne Jones	I was impressed with presentation Fri 27/10/2017 and agree in principal the proposed plan presented, however I question the re alignment of the Graham/Comboyne St making Comboyne St the main thoroughfare when Graham St carries the bulk of heavy vehicles mainly Log and Milk wagons.
	Response/Comment:	Noted. Better/safer intersection as well as better/safer pedestrian movements were among the highest themes identified by the community over the course of the master plan engagement.

Submission	Issue
<p>2 Millicent Jones</p>	<p>No need for another park – we already have 3.</p> <p>No need for skateboard ramp – we have one.</p> <p>Planting trees in front of Miss Nellies Café unnecessary.</p> <p>Planting trees in front of Op Shop will cut down the parking space badly. Also make turning difficult.</p> <p>Kendall Main Street is regarded by locals as that area above Orara Street up past the store to our Anzac Park to our community centre and School of Arts. NOT down the bottom of the hill.</p> <p>The Y road works excellently as it is, but the centre of the Y needs proper build up.</p> <p>We DO need footpaths, curb and guttering in many areas of Kendall. Especially up the road towards Kew where children struggle to push their bikes off the side of the road through long weeds.</p> <p>We also need our roads maintained.</p> <p>Do not waste money on flippant beautifying – be practical and useful.</p>
<p>Response/Comment:</p>	<p>Noted. The Master Plan is consistent with community feedback and input up to this point.</p> <p>Increased landscaping and beautification to maintain village character, the rationalisation of park space (including the skate park), better/safer pedestrian movements and better/safer intersection were among the highest themes identified by the community over the course of the master plan engagement.</p>

Internal

PMHC Community & Place – Group Manager
 PMHC Community & Place – Place Facilitator
 PMHC Transport & Stormwater Network – Group Manager
 PMHC Transport & Stormwater Network – Engineering Planning Manager
 PMHC Transport & Stormwater Network – Senior Stormwater Drainage Engineer
 PMHC Transport & Stormwater Network – Road Safety Officer
 PMHC Recreation & Buildings – Group Manager
 PMHC Recreation & Buildings – Senior Landscape Architect

The Final Master Plan as presented for adoption contains a small number of changes to the Draft Master Plan that was publicly exhibited consistent with community feedback.

Planning & Policy Implications

The Master Plan is consistent with Council's broader program of developing Community Plans across the local government area. Community Plans are a collaborative and participatory process that enables communities to self-determine a vision for their place, determine priorities and actions and achieve positive outcomes through planning and collaboration. The Community Plans enable Council and the community to understand the issues and priorities for each community; assess these priorities in relationship to Council's operational plan development; encourage community lead place development.

The Master Plan will guide the future form and development of the Kendall Main Street. It will enable Council to work with the community to identify and address community needs, to inform Council processes, services and projects.

Financial & Economic Implications

Once adopted, the Master Plan will assist in the development of future Council works programs and guide the allocation of Council funds and assist in grant applications.

A future funding plan will be required to support the master plan as it is considerably more than an infrastructure plan and has relevance to Community & Place (e.g. op shop, activation of village space, heritage items, public art), Recreation & Buildings (e.g. skate park relocation, tennis courts, playground, park) and Economic Development (e.g. business opportunities, tourism). There is also an opportunity to include this plan in a future Community Plan with actions supported by both Council and the Community.

Attachments

1[View](#). Kendall Main Street Master Plan

2[View](#). Kendall Main Street Plan - Engagement Summary

Item: 10.02

**Subject: RECOMMENDED ITEM FROM CULTURAL STEERING GROUP -
(GENERAL BUSINESS ITEM) - SURF MUSEUM - TOWN BEACH
NORTH**

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

2.3.4 Plan, investigate, design and construct open spaces, recreational and community facilities.

RECOMMENDATION

That Council consider the unsolicited proposal for a Port Macquarie Surf Museum as a submission to the Reviewed Cultural Plan when it is on exhibition.

Background

The Cultural Steering Group met on 18 April 2018 and considered an item in general business around a proposal to construct a Surf Museum within the Town Beach area.

The CSG reached consensus with the minutes for the item following:

01 GENERAL BUSINESS

08.03 SURF MUSEUM - TOWN BEACH - NORTH

That a recommendation be put to the May Ordinary Council Meeting.

CONSENSUS:

That it be a recommendation to Council:

That Council undertake a review of the Town Beach Master Plan to determine if a Surf Museum can be located on Town Beach-North.

Council Executive Comment

Council formally adopted the Town Beach long Term Master Plan in February 2013 following significant community consultation and engagement.

The request from the CSG for Council to consider a review of the Town Beach Master Plan to consider a Surf Museum (attachment 2) be located in the area was not considered as part of the Draft Operational Plan 2018/19 during the exhibition period.

The unsolicited proposal could be considered as part of the Reviewed Cultural Plan exhibition period and Council's Executive further believe that a site selection process should be completed for such a facility prior to any consideration of amending or altering any existing Master Plans.

Attachments

1[View](#). Town Beach Long Term Master Plan

2[View](#). Artists Impressions - Port Macquarie Surf Museum

Item: 10.03

**Subject: RECOMMENDED ITEMS FROM THE MAYOR'S SPORTING FUND
SUB-COMMITTEE - MAY 2018**

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

2.3.2 Provide a range of inclusive sporting and recreational opportunities and facilities to encourage a healthy and active lifestyle.

RECOMMENDATION

That Council, pursuant to the provisions of Section 356 of the Local Government Act 1993, grant financial assistance from the Mayor's Sporting Fund as follows:

- 1. That Connor Cook be granted the amount of \$150.00 to assist with the expenses he would have incurred competing at the NSW State Cricket Challenge held in Campbelltown Sydney from 15 – 18 April 2018 inclusive.**
- 2. That Madelaine Goodridge be granted the amount of \$300.00 to assist with the expenses she would have incurred competing at the 2018 Georgina Hope Australian Age Swimming Championships held in Sydney from 21–28 April 2018 inclusive.**

Executive Summary

The Mayor's Sporting Fund Sub-Committee met on 24 May 2018, reached consensus on Item 8 (attached) and submits the above recommendation for Council's approval.

Attachments

- 1 [View](#). Extract Item 8 MSF Meeting Minutes 24 May 2018

Item: 10.04

Subject: ARTWALK 2018 - POST EVENT REPORT

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

2.5.1 Support cultural activities within the community.

RECOMMENDATION

That Council:

- 1. Note the information in the Artwalk 2018 – Post Event Report.**
- 2. Request the Cultural Steering Group work with staff on the ongoing development of future ArtWalk events.**

Executive Summary

Following from the success of the 2016 and 2017 ArtWalk program, the third annual ArtWalk returned to the Port Macquarie CBD on 19th April from 6pm - 9pm, with an expanded program of free arts and cultural offerings. The purpose of the program was to activate the Port Macquarie CBD by working to highlight our existing arts and cultural businesses, public art, and raise the profile of our regional artists and cultural capability.

This year's event saw an estimated 11,500 people attend the event, showing a growth of approximately 300% increase from the establishment of the event in 2016, indicating an increased desire for Arts and Cultural activities. This is a significant amount of people who are coming down to the CBD for this three hour period, boosting our night time economy.

This year's program saw new initiatives and a new ArtSmarts professional mentoring pilot program to enhance the existing ArtWalk program, highlighting the profile of Arts, Culture and creative industries.

ArtWalk has resulted in not only in a vibrant CBD with a stimulated night time economy, the program has provided a professional business support for this growing industry. It has fostered creative collaborations, raised the profile of our arts and cultural sector within the community and provided enduring connections between artists, businesses, Council and the community. The success of the ArtWalk program creates the opportunity to continue to grow this impact in future years.

Discussion

Held on the Thursday evening on 19 April 2018 the third ArtWalk event took place in Port Macquarie CBD, the culmination of planning with community members, businesses and Council.

The event explored the theme of “Journeys” linking in with the theme for the 2018 John Oxley Bicentennial.

Due to the popularity of the event held in the previous year, this year’s program expanded to include events in the lead up to the evening, a professional learning program, and satellite events over the weekend period, providing opportunities to create, learn, explore, indulge and discover arts and cultural activities across our Local Government area.

The ArtWalk event ran from 6pm – 9pm along Clarence, Hay, Murray Street and Town Green. The program provided a night of sensory delights enabling the community to explore our local historic collections and discover local artists exhibiting in unconventional spaces. It showcased artists and their work, local museums, musicians and performing artists. The event worked collaboratively with the support of local business, who teamed up with artists, opening their business spaces at night to provide a pop up “gallery space”. Our existing museums and galleries also opened their buildings to showcase artist works and facilitate guided tours and talks about their collections. This has increased and contributed to the visitation to each cultural facility, with so local people entering these buildings for the first time in many years.

Live art, music and demonstrations such as stencilling and glassblowing were held in public spaces, and local restaurants and coffee houses hosted local artists work, activating an incredible cultural precinct.



Fig Tree activation – Tim Madren – Banjo Patterson meets Coldplay

The event was enhanced by the generous support and use of space by El Paso Motel Group, Laing & Simmons and the business group of Clarence House and Four Espresso, Sunset Gallery. The event was supported through 20 volunteers, who on

the evening, provided maps, assisted with set up and pack down, and provided general information about the event and satellite events.

This year saw a huge increase in the number of participants and venues with over 60 live sites on display. Resulting in a huge crowd of est. 11500 people attending this cultural event.

This table demonstrates the measures to capture to compare events and growth over the past 3 years.

Measure	2016	2017	2018	Comments
Budget	\$10,000	\$15,000	\$25,000	Operational Budget
Equivalent of in kind support	Approx 250 Staff hours	Approx 270 Staff hours	Approx 300 Staff hours	Including project management & delivery
Number of Artists Involved	18	45	71	
Number of Artist Market Businesses	0	18	31	
Number of business Involved	9	26	42	
Number of attendee surveys completed	130	194	225	
Number of Live Sites	18	42	63	
Artwalk App Map views	No App	4816	10,906	
Event Attendees (approx)	3,500	8,500	11,500	
Facebook Likes	0	448	811	
Estimated direct spend by participants into local business from ArtWalk event	Not measured	\$150,000 *estimate only	\$365,102	



Activation – hula-hoops on town green

There were a number of new initiatives which linked with this year's ArtWalk program:

Community Artwork - Illumination

Birpai Land Council worked with Council's Creative Project Officer Lucy Pascale to create the Community Illumination. Workshops were held with the Birpai Youth Group and Men's group in the lead up the Artwalk Program. Over 200 illuminations were created to showcase our growing and diverse community, and the people of the Birpai Country.



Illumination on Town Green

Faces of the Hastings

In the lead up to ArtWalk and as part of the bicentenary project, PMHC engaged local photographer Ronnie Grammatica to take portraits of our local community. These images were installed in large format poster prints in a temporary public art installation on a building due for demolition. The images captured the diversity of who our community is, as well as bringing art out into the streets and embedded as part of the everyday. This program will also be rolled out in Wauchope and Laurieton in the lead up to the Bicentennial event in October.

ArtSmarts Program

The introduction of a pilot professional learning program was developed to assist in the professional development of artists. The program was written and developed to connect with the business skills and networks required for living in the Port Macquarie-Hastings Region as well as general business skills development facilitating local artists to look at opportunities to commercialise their skills and talent. After an EOI application, 15 artists were selected to be part of this pilot program.

Over six months, participants were given a two hour program focussing on marketing, branding, product development and pricing along with 6 mentoring sessions each with a local arts business facilitator. On the evening, 14 participants participated in the ArtWalk event, launching their products and services to a huge audience.

Outcomes from the program includes all participants now being business savvy including having an ABN, website and marketing channels set up, 12/15 developed new product to showcase at ArtWalk 2018 including a published book, tea towels, jewellery range and workshop programs. Part of the program focused on exploring additional revenue streams through their creative practice that would support their current practice. The program has given confidence in business skills and can be shown with the following pre and post survey results.

ArtSmart Survey	Pre Program Survey (Agree or Strongly Agree)	Post Program Survey (Agree or Strongly Agree)
I am confident about my business skills in regards to my art	18.18%	100%
I know how I can commercialise my work	18.18%	100%
I have a strong connection with the creative community	9.09%	71.43%
I am confident in calling myself an artist	54.54%	100%
I know how the work I produce is unique and how to market it to a broad audience	9.09%	100%
I am confident in taking the next step in my creative business venture	41.56%	85.72
I talk to other creative people in the community to collaborate on projects and ideas	9.09%	57.14
I have a solid business plan and goals for my creative business	0%	57.14%
I am aware of places within my local community where I can find opportunities to develop my creative practice	18.18%	100%
I have a strong network within the community that supports my creative development	0%	85.67%

Council will be running the ArtSmarts program again and will culminate at ArtWalk 2019. The program will commence with the recruitment in July 2018 and be run over an 8 month period.



Interactive Mandala – Hay Street Forecourt



Sand Artist activation – Clarence House

Satellite Events

Council also introduced on a trial basis, the development of satellite events to encourage participants to not only come along to the ArtWalk event, but to get out into our regions and explore other arts and cultural pursuits that are available across the region. 11 additional satellite events were on offer at the following venues:

- Hastings Valley Fine Arts Gallery
- Ultragrafix Gallery
- Bye Bye Birdie – Players Theatre
- Wauchope Creative Festival
- Smart Portraits Workshop with Ronnie Grammatica
- Sista Sing – Wauchope Arts Council
- Heritage Week Opening – Douglas Vale Vineyard
- Rose Renaissance – Rydges
- Original Sound Lounge – Live Music at various venues
- The Maes – Wauchope Arts Council
- The Artist Markets

Marketing

The event was marketed to a targeted local audience utilising limited resources. The main focus of the campaign was towards online and social media coverage, with good media campaigns in the local newspapers. Council's destination marketing also supported the event through targeted advertising for family holiday makers.

Key adverts in the Focus magazine and good lead up stories in the local media provided interest in the local event. A small social media campaign was also run targeting family and local audiences. The event was also promoted through participants social media channels, which provided greater reach for the local audience.

The demographics of the event showed us the 29% of people were from outside the local government area, an increase in visitors from last year's event. 33% of participants were children who attended with their families as part of a group. 87% of people who came to the event came downtown specifically for this event.

Feedback

By any standards the third annual ArtWalk event was an outstanding success. Approximately 11,500 people attended the three hour event, and more than 700 people attending satellite events and programs. Surveys and digital feedback forms captured community and participant feedback on the night, as well as follow up media stories, social media posts, and post-event interviews with artists and businesses. With almost 200 responses from community, participants and businesses, the survey highlighted that the ArtWalk event significantly achieved the goals identified in early planning.

Responses from the survey indicated that the event increased their awareness of Arts, Culture and Creative businesses by a lot (62.5%), or a little (33.93%), a key objective of the program.

While the purpose of the program was to highlight our arts and cultural assets, the measurable outcomes from the program can also be seen to have provided social, Civic and economic benefit through a sense of safety and security, a sense of

belonging and civic pride, and significant stimulation of creativity within the community, along with a vibrant night time economy.

The event feedback ranked the following aspects of the event as either excellent or good. Creativity (98.94%), Atmosphere (98.41%), Entertainment (95.23%), Vibrancy (97.33%), Community feel (96.81%), Safety (95.58%), Accessibility (93.04%). The area for improvement was around access to food, and can also be seen within the direct comments section from participant's feedback.

Given that the event was only three hours, it made significant contributions to the night time economy, in particular for food based business located within the CBD region. Based on the survey results, it is estimated that the ArtWalk event had an economic impact of \$847,223. Direct spend on the evening at the event was estimated at \$365,102 and the direct spend from visitors per day, based on REMPLAN, was approximately \$466,900.

Conclusion

Following the outstanding success of the third annual ArtWalk program there is great evidence that this event has the capacity to become an iconic event for the Port Macquarie Hastings region. The event struck a chord with residents and visitors providing them the opportunity to explore arts and culture in a unique fashion. A formal debrief is underway to determine future activities and other aspects of the ArtWalk event and how it could develop into a flagship event for the Hastings. Feedback from local services and participants has been extremely complimentary. Council staff will need to explore the opportunities to develop this program into a flagship event, which could boost the visitor economy and creating a unique experience for both the local community and visitors to the region.

Planning information for the development of an arts and cultural festival flagship style event in 2019 incorporating ArtWalk (including budget and operational) will be presented to a Councillors briefing later in the year.

Options

1. Council note the information in the report or
2. Council seek further information about the event.

Community Engagement & Internal Consultation

Engagement with business houses commenced in February, testing the appetite to support the event. Once again, based on the experience from the previous years, there was no resistance to being a part of the event again. This year, support for the event has grown, with more businesses hosting artists within their spaces.

This year PMHC staff also worked with other key organisations including TAFE NSW and the Birpai Land Council, and Hello Koalas group.

PMHC actively engaged the restaurant and food outlets within the precinct to create easy takeaway street style options.

Internal Consultation

Community Place Team
Electrical Services
Parks & Recreational Services

Glasshouse
Roads & Transport
Economic Development

External Consultation:

Port Macquarie Emergency Services
Local Businesses
Local Artists
Port Macquarie Museum
Arts Mid North Coast

Planning & Policy Implications

The ArtWalk Program delivers on the following actions in the 2016 – 2019 Cultural Plan.

- 1.5** Foster partnerships and collaborations between other government, corporate, education, community and not for profit agencies to further build capacity and identity.
- 2.1** Celebrate and support diverse communities through the arts, culture and heritage and encourage sustainability and capacity building.
- 2.6** Promote Port Macquarie-Hastings Arts Culture and Heritage programs and events as a key feature of our regions identity.
- 5.1** Provide opportunities for cultural celebration through festivals, events and programs which offer opportunities to showcase our community.

Financial & Economic Implications

The program was delivered through the Creative Place Making program. The program was delivered within a budget of \$25,000 for the ArtWalk event plus an approximate 300 hours of Council staff time (approx. \$20,000) value. It is estimated that the ArtWalk event had an economic impact of \$847,223. Direct spend on the evening at the event was estimated at \$365,102 and the direct spend from visitors per day, based on REMPLAN, was approximately \$466,900.

Attachments

Nil

Item: 10.05

Subject: CULTURAL PLAN REVIEW

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

2.5.1 Support cultural activities within the community.

RECOMMENDATION

That Council:

- 1. Acknowledge the Cultural Steering Groups review and endorsement of the Draft 2018 – 2021 Cultural Plan and place the draft plan on public exhibition for a period of 30 days between the 25th June and 20th July 2018.**
- 2. Refer the submissions to the Cultural Steering Group for consideration prior to the finalisation of the Plan and reporting to Council.**

Executive Summary

On 10 August 2016 Council resolved that Council:

- 1. Note the submissions to the draft Cultural Plan.*
- 2. Adopt the Port Macquarie-Hastings Cultural Plan 2016-2019.*
- 3. Request that the General Manager bring forward a report to the Council Meeting in April 2017 on progress as measured against the performance indicators in the Cultural Plan.*
- 4. Review the Cultural Plan within 12 months.*

CARRIED: 6/3

FOR: Besseling, Griffiths, Hawkins, Intemann, Levido and Sargeant

AGAINST: Cusato, Roberts and Turner

At the 15 February 2017 Ordinary Council meeting, Council resolved to form a Cultural Steering Group with one its objectives to assist Council in the implementation and review of the Cultural Plan.

An external facilitator was contracted to assist the Cultural Steering Group in the review of the Cultural Plan and members attended a series of three workshops over September & October, 2017 along with additional working group meetings in March, April and May of 2018, which have resulted the development of a new Cultural Plan for 2018-2021 it includes a strategic focus with a new vision, key strategies, objectives and actions to develop our region and be recognised internationally as an innovative leader of creativity and culture.

This report provides an update on the review process of the Cultural Plan and presents a new Cultural Plan spanning 2018 – 2021 period. The plan has been

reviewed and amended by the Cultural Steering Group and is now seeking endorsement to go on public exhibition for comment.

Discussion

Port Macquarie-Hastings Council is committed to ensuring arts, heritage and culture play a strong role in the development of the Port Macquarie-Hastings region's future, its identity and sense of place.

Council currently plays a major part in delivering cultural services across the region, and is supported by the ever-growing number of community organisations, events and activities that contribute to ensuring that our community is diverse, resilient and connected.

Council also has a leadership role in assisting the growth and development of arts and cultural activity. A strong arts and cultural framework will contribute to the delivery of the four key objectives of the Towards 2030 Community Strategic Plan.

At the 15 February 2017 Ordinary Council meeting, Council resolved to form a Cultural Steering Group (CSG) with one its objectives to assist Council in the implementation and review of the Cultural Plan.

The CSG objectives are to:

- Assist Council in the implementation and review of the Cultural Plan;
- Assist Council in monitoring the success of the Plan against established criteria;
- Engage with and provide input to Council on other Arts and Cultural matters which are relevant to the Local Government Area; and
- Provide and receive two-way feedback from the community.

The CSG key functions are to:

- Provide a forum in which Local Government and community leaders can discuss and debate, plan and progress local and regionally significant cultural and creative outcomes that continue the growth of our community and our places in the Port Macquarie Hastings Local Government Area.
- Be an interactive group that provides a forum for developing the strategic community arts, culture and active spaces direction for the Local Government Area. The Steering Group is committed to collaboration, innovation and development of a 'whole-of-place' approach for the purpose of promoting community capacity building that will ensure the wellbeing of our community while developing a clear sense of and connection to our place.

In September 2017, an external facilitator was engaged to assist the CSG in the Cultural Plan review and members attended a series of three workshops over September & October in 2017. The workshops focused initially on a review of the document, its visions, strengths, weaknesses, threats and opportunities as well as developing key strategies, tasks and measures. An outcome from these workshops produced a new aspirational vision for the Cultural Plan of:

"Greater Port Macquarie is recognised internationally as an innovative leader of creativity and culture"

Over the past 6 months, the CSG has reviewed and consolidated the existing plan into four new key strategic objectives, and actions that will drive and support cultural development within the Port Macquarie-Hastings region for the period 2018-2021.

The four Key Strategic Objectives are:

1. Develop and empower our region's Art & Cultural Communities and Assets
2. Enrich our community through experiences that embrace and celebrate our diverse and unique Art and Culture.
3. Create community pride and ownership in our cultural brand which promotes our unique heritage, people and places.
4. Ensure the effective planning, funding, integration and measurement of Council's Arts and Cultural programs.

Supporting these objectives are 30 key strategies and actions to be delivered over 2018 – 2021 period.

These actions are strategically focused and will provide solid groundwork to inform the development of future actions in the cultural plan. The 2018 - 2021 plan will be a cross-Council initiative and will be undertaken through partnerships and collaboration with state and Federal Governments, local industry, the education sector, community based arts and cultural organisations and creative individuals.

The plan will enable Council to identify the resources required to ensure maintenance and development of the area's cultural and heritage resources; help develop a thriving creative industry; and encourage, support and enable participation in artistic expression and cultural experimentation to inspire innovation and a sense of wonder.

Options

That Council can adopt the recommendations as presented, or seek additional information regarding the plan prior to public exhibition.

Community Engagement & Internal Consultation

Extensive community engagement was undertaken to develop the 2016-2018 Cultural Plan, with over 1200 community member contributing.

The Cultural Steering Group were the driving force behind the development of the new plan and are a demographically representative group from a range of arts and cultural pursuits.

The public exhibition stage will include engagement with key stakeholder groups and be in a number of methods including:

- Face to Face discussions
- Pop up engagement
- Online engagement on Have Your Say
- Static displays in the libraries and customer service centres.

Planning & Policy Implications

There are no planning and policy implications in relation to this report.

After the completion of the public exhibition period and the final refinement of the Cultural Plan 2018-2021, the previous plan will need to be rescinded.

Financial & Economic Implications

There are no financial and economic implications in relation to this report.

Following the adoption of the Cultural Plan 2018-2021 an annual detailed action plan with funding allocation from the proposed 18/19 operational plan will be developed. This will then be reviewed annually as part of the integrated planning process and budgeted accordingly.

Attachments

1 [View](#). 2018 - 2021 Draft Cultural Plan

4 Your Natural and Built Environment

What we are trying to achieve

A connected, sustainable, accessible community and environment that is protected now and into the future.

What the result will be

We will have:

- Effective management and maintenance of essential water, waste and sewer infrastructure
- A community that is prepared for natural events and climate change
- Sustainable and environmentally sensitive development outcomes that consider the impact on the natural environment
- Accessible transport network for our communities
- Infrastructure provision and maintenance that meets community expectations and needs
- Well planned communities that are linked to encourage and manage growth
- Accessible and protected waterways, foreshores, beaches and bushlands
- An environment that is protected and conserved for future generations
- Renewable energy options that are understood and accessible by the community

How we will get there

- 4.1 Provide (appropriate) infrastructure and services including water cycle management, waste management, and sewer management
- 4.2 Aim to minimise the impact of natural events and climate change, for example, floods, bushfires and coastal erosion
- 4.3 Facilitate development that is compatible with the natural and built environment
- 4.4 Plan for integrated transport systems that help people get around and link our communities
- 4.5 Plan for integrated and connected communities across the Port Macquarie-Hastings area
- 4.6 Restore and protect natural areas
- 4.7 Provide leadership in the development of renewable energy opportunities
- 4.8 Increase awareness of issues affecting our environment, including the preservation of flora and fauna



Item: 12.01

Subject: ACQUISITION OF LAND AND EASEMENT - LONG FLAT
SEWERAGE SCHEME

Presented by: Corporate Performance, Rebecca Olsen

Alignment with Delivery Program

4.1.3 Plan, investigate, design and construct sewerage assets ensuring health, safety, environmental protection and the future growth of the region.

RECOMMENDATION

That Council:

1. Pay the negotiated amount of \$101,250.00 (GST free) for compensation and the reimbursement of design review and negotiation costs to the owners of Lot 22 DP818173 and Lot 1 DP1042541, PJ & M L O'Neill, for the acquisition of land generally shown as Lot 2 in Mark Rogers' draft plan of survey reference 17380DP02 and the acquisition of an easement for the drainage of sewage 3 metres wide as shown in Mark Rogers' draft plan of survey reference 17380DP04.
2. Pay the owners' legal costs for the property conveyance.
3. Delegate authority to the General Manager to sign:
 - a) Deed of Acquisition / Contract for the Sale of Land;
 - b) Deed of Agreement;
 - c) Land Registry Services Transfer Forms;
 - d) Revenue NSW Purchaser Declaration;
 - e) Letter to Revenue NSW seeking exemption from the payment of stamp duty.

Executive Summary

A report to consider the acquisition of land and easement to enable the construction of the sewer treatment plant and discharge of treated effluent as part of the Long Flat Village Sewerage Scheme (OP 4.1.3.4 CW).

Discussion

Council has previously been successful in securing grant funding to enable the provision of sewerage to the villages of Comboyne, Long Flat and Telegraph Point. The acquisition of land and easements is required in each village for infrastructure such as pumping stations, treatment plants and pipes to transfer both the untreated and treated effluent.

At Long Flat, land has already been acquired for the pumping station.

This report deals with the acquisition of land for the proposed treatment plant, effluent re-use from the treatment plant and the acquisition of an easement for

treated effluent from the treatment plant to the river discharge point. Draft survey plans depicting the land and easement to be acquired are attached to this report. Preceding the allocation of the grant funding, the Long Flat community was invited to submit expressions of interest to allow for the re-use of the treated effluent for farmland irrigation. The owners of the land associated with this agreement, expressed interest in the reuse of treated effluent, hence designs were subsequently developed to accommodate the plant and effluent storage with reuse potential.

Following negotiations on price and conditions with the landowner and subject to formal approval by Council, acquisition of the land will be undertaken via the normal process.

In order for the works to proceed prior to the completion of this process, a Deed of Agreement with the landowner is proposed to include the following:

- The purchase of land is conditional on the award of a Tender for the construction of a sewerage scheme at Long Flat;
- Payment of the negotiated amount of \$101,250.00 (GST free) for purchase of the land and reimbursement of the owner's design review and negotiation costs;
- Payment of the owner's reasonable legal expenses for the property conveyance;
- Consent for Council and their nominated contractor to undertake construction of the required works following authorisation of the Deed, prior to the formal finalisation of acquisition;
- That the formal land acquisition will be undertaken through the normal Council processes.

Recommendation is also sought providing authority for the General Manager to sign the Deed of Agreement when issued.

The final design may nominally alter the boundaries of the land required for the treatment plant. Accordingly, at this time the survey plans have not been registered and are presented in their draft format. Pending the final design and plan registration, administrative matters including the classification of the land to be acquired will be held over and reported to Council at a later date.

Options

There is the option to:

1. Pay the compensation and costs as recommended in this report.
2. Not pay the compensation and costs and commence negotiations with other landowners to secure land for the establishment of the sewer treatment plant.

Community Engagement & Internal Consultation

There has been engagement with the landowners and consultation within Council's Infrastructure Division and Corporate Performance Division.

Planning & Policy Implications

As the proposed treatment plant and associated infrastructure has been specifically designed for this particular property, should Council not proceed with this acquisition the Long Flat Sewerage Scheme roll out would be greatly delayed. New costs for an

alternate site, the re-location of a portion of the reticulation system and the re-design to suit the new location, would be incurred.

Financial & Economic Implications

The acquisition of the land and easement entitles the landowner to compensation assessed under the provisions of the *Land Acquisition (Just Terms Compensation) Act 1991*.

Compensation valuations were obtained from Council's consulting valuer and the owners' valuer. Agreement was reached on the compensation and the reimbursement of costs including costs associated with reviewing designs and accounting advice. An offer of a total of \$101,250.00 (GST free) was made to the landowners.

The landowners have agreed to the acquisition subject to payment of the above compensation and reimbursement of costs.

Noting that the acquisition is critical to the continuation of the Long Flat Village Sewerage Scheme project, it is recommended that Council accept the negotiated offer to acquire the land and easement as outlined in this report.

In addition to the compensation amount identified above, Council in its role as an Acquiring Authority, is required to also meet the reasonable valuation and legal costs incurred by the landowners arising from the acquisition. The owners' valuation costs of \$3,300 incl GST have already been paid. The owners' legal costs for the conveyance are estimated at \$3,000 incl GST.

There is funding available under OP 4.1.3.4 CW to meet the compensation assessment and reimbursement of costs outlined in this report.

Attachments

- 1 [View](#). Draft plan of survey reference 17380DP02 showing land (Lot 2) to be acquired
- 2 [View](#). Draft plan of survey reference 17380DP04 showing easement to be acquired

Item: 12.02

**Subject: REGIONAL TRANSPORT INFRASTRUCTURE STEERING GROUP
MEMBERSHIP AMENDMENT**

Presented by: Infrastructure, Alex Fisher

Alignment with Delivery Program

4.4.1 Plan, investigate, design and construct transport assets which address pedestrians, cyclist and vehicular needs to cater for the future growth of the region.

RECOMMENDATION

That Council:

- 1. Appoint the Engineering Planning Manager, Transport and Stormwater Network as a voting member of the Regional Transport Infrastructure Steering Group in lieu of the Group Manager Transport and Stormwater Network**
- 2. Endorse the amended Regional Transport Infrastructure Steering Group Charter reflecting the membership changes.**

Executive Summary

In support of operational reporting line changes within the Infrastructure Division amendment to the membership of the Steering Group is requested. The reporting line changes have been made to allow a greater focus on strategic planning and strategy development for transport infrastructure, whereby the Engineering Planning Manager, Transport and Stormwater Network reports directly to the Director Infrastructure on regional transport infrastructure matters.

Subsequently approval is sought for the Engineering Planning Manager, Transport and Stormwater Network to be appointed as a voting member on the Steering Group, replacing the Group Manager Transport and Stormwater.

In accordance with the Steering Group charter, endorsed by Council at the October 2017 Ordinary Council meeting, appointment of members is only by a Council resolution duly passed.

The amended Regional Transport Infrastructure Steering Group Charter is attached.

Discussion

To establish a dedicated focus on strategic planning and strategy development for transport infrastructure an operational reporting line change was made within Infrastructure Division. In the current Transport and Stormwater Network Group structure, Operations, Fleet Services and Engineering Planning teams report directly to the Group Manager Transport and Stormwater Network. Under the revised

reporting arrangements, Engineering Planning will report directly to Director Infrastructure.

In support of this operational reporting line change, amendment to the membership of the Regional Transport Infrastructure Steering Group is suggested.

The Steering Group charter that was endorsed by Council at the October 2017 Ordinary Council meeting outlines the membership for the Steering Group as:

Membership - Voting Members

- Councillor, Major Projects Portfolio
- Director Infrastructure
- Director Strategy and Growth
- Group Manager Transport and Stormwater Network
- RMS Manager – Regional Planning (North/West)
- RMS Regional Manager (Northern)

There is now a requirement for the Engineering Planning Manager, Transport and Stormwater Network to be appointed as a voting member on the Steering Group, replacing the Group Manager Transport and Stormwater, reflective of the current accountabilities for Regional Transport Infrastructure.

As outlined in the Steering Group charter, the appointment of members is only by a Council resolution duly passed.

It is recommended that the Engineering Planning Manager, Transport and Stormwater Network be appointed as a voting member of the Regional Transport Infrastructure Steering Group and the Group Manager Transport and Stormwater Network be removed as a voting member.

Options

Council has the option to approve, decline or amend the recommendation.

Community Engagement & Internal Consultation

Consultation has occurred with the Regional Transport Infrastructure Steering Group, the Director Infrastructure, Group Manager Transport and Stormwater Network and Engineering Planning Manager Transport and Stormwater Network.

Planning & Policy Implications

There are no planning and policy implications in relation to this report.

Financial & Economic Implications

There are no financial and economic implications in relation to this report.

Attachments

1 [View](#). Amended Regional Transport Infrastructure Steering Group Charter

Item: 12.03

**Subject: STORMWATER STRATEGY DEVELOPMENT UPDATE -
INTEGRATING COUNCIL'S STORMWATER STRATEGY WITH THE
INTEGRATED WATER CYCLE MANAGEMENT STRATEGY**

Presented by: Infrastructure, Alex Fisher

Alignment with Delivery Program

4.1.5 Work towards planning, investigation, design, construction of stormwater assets.

RECOMMENDATION

That Council note:

- 1. The key objectives, priorities and initiatives underpinning the development of Council's stormwater strategy as outlined in this report.**
- 2. That, based on the stormwater strategy planning work to date, a number of stormwater flood mitigation projects are currently underway, which have been funded by the Water Fund Dividend.**
- 3. That the forward development, community and stakeholder engagement, and formal adoption of the stormwater strategy will be included within the development of Integrated Water Cycle Management Strategy.**
- 4. That the development and adoption the final Integrated Water Cycle Management Strategy, including the stormwater strategy, is a key operational activity within the 2018/19 Operational Plan.**

Executive Summary

Over the past six months significant work has been undertaken in the development of Council's stormwater strategy, resulting in the identification and development of key objectives, priorities and initiatives for stormwater management across the Local Government Area. Based on this planning, Council has identified the following stormwater Focus Areas:

- Focus Area 1 – Mitigate localised stormwater flooding of properties at the highest priority sites.
- Focus Area 2 – Gain a comprehensive understanding of current stormwater asset conditions and renew highest priority degraded assets based on risk.
- Focus Area 3 – Produce a Development Servicing Plan for stormwater works.

- Focus Area 4 – Gain an understanding of the impacts of stormwater on water quality within receiving waters and implement water quality improvement works at the highest priority sites.
- Focus Area 5 – Explore and implement stormwater reuse solutions to supplement and support sustainable water supply for the region.

Aligned primarily with Focus Areas 1 and 2, work has also progressed on flood mitigation catchment modelling and asset condition assessments, as well as design, construction and renewals of priority flood mitigation works.

Concurrently, Council has been developing an Integrated Water Cycle Management (IWCM) Strategy, a key objective for which is the integrated management of urban water supply including potable water, wastewater and stormwater. Subsequently, the forward development and documentation of Council's stormwater strategy is planned to be included within the development of Integrated Water Cycle Management Strategy.

Finalisation of the IWCM Strategy brings together work already completed across multiple areas of investigation including an IWCM issues paper, technical reports exploring options and recommendations to address identified issues, water supply secure yield analysis, and will now also include the stormwater strategy planning outlined in this paper.

Ongoing development, stakeholder and community engagement, finalisation, and Council adoption of the IWCM Strategy is a key activity planned to be undertaken as part of the 2018/19 Operational Plan.

The Water, Stormwater, Sewer and Waste Councillor Portfolio have been kept informed of the progress of planning for both the IWCM and stormwater management, and will engaged throughout the ongoing development of the IWCM Strategy.

Discussion

Background

At the December 2017 Ordinary Council Meeting, Council resolved:

RESOLVED: Intemann/Levido

That in view of the potential for water and sewer dividend funds being directed to stormwater projects, Council request the General Manager to develop a strategy for stormwater works for future years, working with the Water, Stormwater, Sewer and Waste Councillor Portfolio, with a report to be tabled at the June 2018 Council meeting detailing the proposed strategy.

CARRIED: 8/0

FOR: Alley, Cusato, Griffiths, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

Since this time significant work has been undertaken in the development of Council's stormwater strategy, resulting in the identification and development of key objectives, priorities and initiatives for stormwater management across the Local Government Area. This planning work forms the basis for defining a structured, transparent and holistic forward works program for stormwater management by Council.

Purpose

The purpose of this report is to provide an update with respect to the stormwater strategy planning work underway and outline how forward development of this work will be included within the Integrated Water Cycle Management (IWCM) Strategy for the Local Government Area. This report also provides a status update on the stormwater flood mitigation projects are currently underway, which have been funded by the Water Fund Dividend.

Integrated Water Cycle Management

IWCM is the integrated management of water supply, sewerage and stormwater services within a whole of catchment strategic framework, while having regard to catchment plans and other management plans. IWCM helps to:

- Identify water management strengths and problems;
- Address these problems;
- Determine the appropriate management responses; and
- Manage the impacts so that social, environmental and economic objectives are met.

The three components of urban water – potable water, sewage and stormwater – share common issues, as well as individual problems. IWCM promotes holistic management of these services, which saves resources and improves services for our community. The integration of the systems is shown in Figure 1 below.

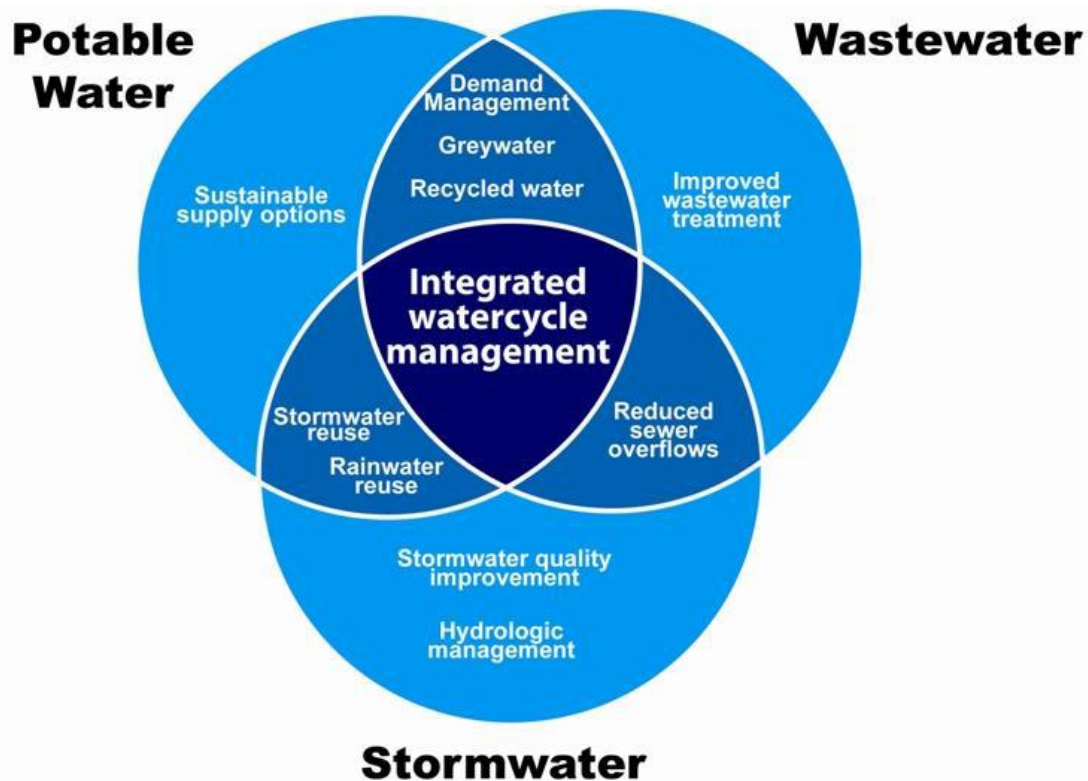


Figure 1: Principles of IWCM showing the links between potable water, sewage and stormwater

Along with providing safe potable drinking water and wastewater services, the provision of a safe and effective stormwater drainage network that has adequate capacity is a core service of Council. To ensure Council is taking a holistic approach to providing its core services to the community the stormwater strategy will be fully integrated into and developed with the IWCM Strategy.

The process to complete an IWCM has oversight from the Department of Industry and requires adherence to a checklist defining the requirements to complete an IWCM. The checklist is essentially a roadmap and has been prepared to assist Council and its community to identify the urban water service issues across all three water cycle components, assess the options, develop and evaluate IWCM scenarios and adopt sound IWCM options, strategy and financial plan to address the identified issues.

Stormwater planning

The aim of the stormwater component of the IWCM Strategy is to achieve social, environmental and economic objectives through the adequate management of stormwater runoff.

Key stormwater objectives that will be outlined in the draft IWCM Strategy are:

Social:

- Protecting and improving community amenity by controlling and directing excess stormwater runoff away from properties.

Environmental:

- Protecting and improving the quality of our waterways, streams, rivers and beaches through monitoring and controlling pollutants within stormwater runoff.
- Reducing potable water use through harvesting and re-using stormwater to address localised and larger scale water supply needs, and support regional water supply sustainability.
- Limiting or eliminating stormwater infiltration into the sewer system by controlling and directing excess stormwater runoff away from sewer infrastructure, thus reducing sewer surcharge risks.

Economic:

- Facilitating and allowing sustainable urban development, including infill development, through adequately planned and constructed stormwater systems that meet the capacity requirements.
- Taking a whole of life approach to the management of stormwater assets by providing adequate maintenance and renewal of existing assets and ensuring all new assets are sustainable and maintainable in line with Council's financial position.

Current planning and prioritisation methodologies used to achieve the key objectives will be documented in the draft IWCM Strategy and will form the basis for engaging with the broader community to finalise the strategy.

Based on current stormwater planning Council has identified the following stormwater Focus Areas that will be outlined in the draft IWCM Strategy.

- Focus Area 1 – Mitigate localised stormwater flooding of properties at the highest priority sites.
 1. This Focus Area aims to achieve the following objectives: Social - Protecting and improving community amenity and Environmental - Limiting or eliminating the stormwater infiltration into the sewer system. Works that are significantly contributing to achieving this environmental object may be eligible for direct contributing funding from the sewer fund.
- Focus Area 2 – Gain a comprehensive understanding of current stormwater asset conditions and renew highest priority degraded assets based on risk.
 2. This Focus Area aims to achieve the following objective: Economic - Taking a whole of life approach to the management of stormwater assets.
- Focus Area 3 – Produce a Development Servicing Plan for stormwater works.
 3. This Focus Area aims to achieve the following objective: Economic - Facilitating and allowing sustainable urban infill development. This Focus Area will also have the added benefit of introducing an alternative funding source for stormwater works via developer contributions.

- Focus Area 4 – Gain an understanding of the impacts of stormwater on water quality within receiving waters and implement water quality improvement works at the highest priority sites.

4. This Focus Area aims to achieve the following objective: Environmental - Protecting and improving the quality of our waterways, streams, rivers and beaches.

- Focus Area 5 – Explore and implement stormwater reuse solutions to supplement and support sustainable water supply for the region.

5. This Focus Area aims to achieve the following objective: Environmental - Reducing potable water use by beneficial harvesting and re-use of stormwater to address localised and larger scale water supply needs, and support regional water supply sustainability.

During the consultation of the draft IWCM Strategy, stakeholder and community engagement will be undertaken to obtain feedback on the proposed Focus Areas and refine these as necessary.

Undertaking initiatives and actions aligned to each of the Focus Areas will ensure Council is working towards achieving the key objectives. However it is acknowledged that there are significant challenges in overcoming all of the stormwater issues and problems across the Local Government Area within available funding as outlined in previous Council reports, such as the Stormwater Drainage – Risk and Opportunities report (presented to the February 2017 Ordinary Council meeting). For this reason robust prioritisation criteria will be used to identify the highest priority works for each action.

This criteria will be outlined in the draft IWCM Strategy and stakeholder and community feedback sought on the detail behind the criteria and the appropriateness of each criterion.

The current prioritisation criteria used for stormwater flood mitigation works (Focus Area 1) and asset renewals (Focus Area 2) will be used as the basis for inclusion in the draft IWCM Strategy.

These current prioritisation criteria are:

Stormwater flood Mitigation Works:

- Amenity Benefit 1 – 5 score
- Environmental Benefit 1 – 5 score
- Asset Condition 1– 5 score
- Cost of Project 1 – 5 Score

Asset Renewals:

- Criticality Rating 1 – 5 score
- Structural Condition 1 – 5 score
- Serviceability Condition 1 – 5 score

The Criticality Rating is also used to drive the Closed Circuit Television (CCTV) inspection program. This will ensure that data is captured for the highest risk assets. The structural and serviceability condition criteria are determined through this inspection process.

Further work is required to develop prioritisation criteria for water quality improvement works.

The recommendations from current stormwater investigations and studies will be coupled with the prioritisation criteria to determine the highest priority works to be funded first. This prioritisation coupled with the key objectives will be used to guide future investment in improving stormwater systems.

Currently however, work is underway on a number of priority projects. In 2016 Council resolved to make an annual allocation to stormwater works, and more recently successfully applied to direct a dividend from the water fund to stormwater projects. This has enabled Council works to start addressing Focus Areas 1 and 2 based on current prioritisation criteria. These works will be undertaken while further planning work is completed in line with the proposed strategy. Of the flood mitigation construction works outlined below, one has been fully funded from the Water Fund Dividend and two others have been made possible by combining the dividend funding with general revenue.

Focus Area 1 - current and committed works for 2018 – 2020:

Flood Mitigation construction works:

- Skyline Terrace diversion berm – completed 2017/18
- Batar Creek Road, Kendall stormwater upgrade stage 1– complete 2017/18
- Rodley Street, Bonny Hills stormwater upgrade – committed 2018/19
- Calwalla Crescent, Port Macquarie stormwater upgrade – committed 2018/19
- Batar Creek Road, Kendall stormwater upgrade stage 2– committed 2018/19
- Black Swan Terrace, West Haven drainage basin upgrade – committed 2018/19

Flood Mitigation detailed designs:

- Lake Road/Jindalee Road Intersection Stormwater upgrade design – underway
- Black Swan Terrace Drainage basin upgrade design - underway
- Sherwood Road / Lincoln Road Stormwater system upgrade design - underway
- Dilladerry Crescent stormwater system upgrade design – underway
- West Port (Gordon to Buller Street) flood mitigation designs – committed 2018/19
- Gordon Street Upgrade (including Stormwater improvements) design – committed 2018/19

Flood Mitigation catchment modelling and concept designs:

- Lake Road Industrial Area Stormwater Model – Completed 2018
- North Brother Local Catchments Flood Study - underway
- Port Macquarie, Hibbard Sub – Catchment - Bellbowrie Street Hotspot analysis – committed 2018/19

- Bonny Hills Catchment – Panorama Drive Hotspot analysis – committed 2018/19

Focus Area 2 - current and committed works for 2018 - 2020:

CCTV program

- 37 km of condition assessment – completed since 2015/16
- 40 km of condition assessment – committed 2018/19 (utilising newly established Council Stormwater CCTV crew)

Renewals

- Hollingworth Street stormwater reline and outlet upgrade – completed 2017/18
- Andrews Park, Wauchope stormwater reline - underway
- Shoreline Drive, North Shore stormwater flood flap and reline – underway
- Longworth Road Dunbogan stormwater reline - underway
- 559 Ocean Drive, North Haven stormwater reline – underway
- Black Swan Tce, Westhaven stormwater reline – committed 2018/19
- 85 Hastings River Drive & 6-8 Denham Street Port Macquarie stormwater reline – committed 2018/19
- River/Railway Streets, Kendall stormwater reline – committed 2018/19
- 29 Widderson Street, Port Macquarie stormwater reline – committed 2019/20
- 5 Cook Street North Haven stormwater reline – committed 2019/20

The following proposed initiatives and actions that will be included in the draft IWCM Strategy and are based on achievement of the key objectives outlined.

Proposed priority strategy initiatives:

- Develop comprehensive Urban Stormwater Catchment Management Plans for each of the 62 sub-catchments – timeframe year 0 to 3.
- Renew and update the current flood mitigation works program utilising information within the Catchment management plans and adopted prioritisation criteria – timeframe year 2 to 4.
- Identify areas of potential infill development and undertake catchment modelling to identify system capacity improvement works to facilitate infill development – timeframe year 0 to 5 (high priority modelling currently underway).
- As part of the existing education program, include an education campaign aimed at reducing stormwater ingress into sewer – timeframe year 3 to 5.
- Produce a Development Servicing Plan for works to facilitate high growth infill development based on current catchment modelling, including establishment of developer charges to be levied on any development accessing and impacting the integrated water cycle – timeframe year 2 to 5.
- Review of all stormwater quality improvement devices to determine effectiveness of quality treatment and develop a set of robust prioritisation criteria for

determining the highest priority sites for improvement works – timeframe year 5 to 10.

- Develop a water quality management plan that examines the carrying capacity of receiving waters to cope with increasing urbanisation and population growth and identifies high priority sites for water quality improvement works – timeframe year 5 to 10.
- Investigate options for beneficial reuse of stormwater at both localised and catchment levels, and develop a stormwater reuse action plan – timeframe year 10 to 15 years.

Proposed priority short term strategy actions:

- Undertake Gordon Street Stormwater upgrade works in conjunction with Gordon Street pavement rehabilitation works - timeframe year 1 to 3
- Undertake Panorama Drive stormwater upgrade works detailed designs - timeframe year 1 to 2
- Undertake Lake / Jindalee Road stormwater construction works in conjunction with Lake Road / Jindalee Road intersection upgrade works - timeframe year 1 to 5.
- Undertake Dilladerry Cres stormwater upgrade construction works - timeframe year 1 to 5

Next Steps

The next step to progress the inclusion of the stormwater strategy components outlined in this report into the IWCM Strategy is to consolidate all planning work undertaken to date to facilitate stakeholder engagement to support development of the draft IWCM Strategy.

Community engagement and consultation then will also be a key element of the IWCM Strategy development and finalisation.

Subsequent implementation of the IWCM and its committed works, initiatives and actions will involve community and stakeholder engagement as appropriate to the work. In particular production of Development Servicing Plans will require significant engagement with the development industry.

Options

Council has the option to approve, decline or amend the recommendation.

Community Engagement & Internal Consultation

Consultation has occurred with the Director Infrastructure, Group Manager Transport and Stormwater Network, Group Manager Water and Sewer, Engineering Planning Manager Transport and Stormwater Network and Planning Manager Water and Sewer to produce this report.

No public consultation has occurred to date with the development of the specific stormwater strategy components to be integrated into the draft IWCM Strategy, as outlined in this report.

Community consultation has been undertaken previously during 2015 relating to the development of the IWCM Issues Paper, which formed one of the foundation elements for the stormwater strategy planning outlined in this report.

Further community consultation is planned for 2018/2019 as part of the IWCM Strategy development.

Planning & Policy Implications

There are no direct planning and policy implications in relation to this report.

The final adoption of IWCM Strategy requires DPI Water concurrence.

Financial & Economic Implications

There are no direct financial and economic implications in relation to this report. The subsequent adoption of the IWCM Strategy will however have financial and economic implications for Council related to the implementation of the final strategy.

In 2016 Council resolved to make an annual allocation to stormwater works, and more recently successfully applied to direct a dividend from the water fund to stormwater projects. Building on this, further work is required to develop appropriate funding models to determine the forward impacts on Council's financial position with respect to the strategy implementation.

As per the proposed priority strategy initiative relating to production of Development Servicing Plans, funding models may include developer charges to be levied on any development accessing and impacting the integrated water cycle, and will support Council to recover part of its stormwater infrastructure costs.

This will be a key element of the Strategy development process.

Attachments

Nil

Item: 12.04

**Subject: GARDEN CRESCENT, PORT MACQUARIE CAR PARKING WORKS
AS MATERIAL PUBLIC BENEFIT**

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

4.5.2 Plan for infrastructure that supports population growth.

RECOMMENDATION

That Council:

- 1. Approve the application to undertake works involving the construction of 46 car parking spaces at Garden Crescent, Port Macquarie on the basis that the work will provide material public benefit pursuant to s7.11(5)(b) of the Environmental Planning and Assessment Act 1979 (as amended), subject to the applicant entering into a Works in Kind Agreement.**
- 2. Pursuant to Section 55(3)(i) of the Local Government Act 1993, not invite tenders for the construction of the works in Item 1, due to extenuating circumstances, as described in the report.**
- 3. Delegate authority to the General Manager to execute the Works in Kind Agreement in item 1 above.**

Executive Summary

Council has received an application to undertake works as material public benefit from the developers of the Garden Village Seniors Housing development on Garden Crescent, Port Macquarie. The works involve construction of public car parking within Council's road reserve. The car parking is proposed to be constructed partly at the expense of the developer and partly in lieu of payment of roads contributions in connection with the adjacent development.

The car parking is not identified in a contributions plan.

The outcome is considered to provide a significant improvement to car parking in the locality and within a short walk from the Findlay Park playing fields on Findlay Avenue.

The value of the works will exceed \$150,000 and it is recommended that for the purposes of Section 55 of the Local Government Act 1993 Council does not call tenders in this case due to extenuating circumstances and that a satisfactory result would not be achieved by inviting tenders.

The costs have been verified by Council's Transport and Stormwater Network team.

Discussion

The applicant has proposed to undertake car parking works in Garden Crescent as material public benefit in lieu of the payment of development contributions pursuant to Section 7.11(5)(b) (previously s94(5)(b)) of the Environmental Planning & Assessment Act 1979 (as amended).

The Development

Development Application 2013/688 for Demolition of Dwelling & Staged Construction of Residential Flat Buildings for the Purpose of Senior Living was determined under delegation on 2 April 2014. The development has commenced and the development contributions have been paid. The developer will provide sufficient onsite parking to serve the development and is not required to make monetary contributions towards public car parking.

The proposed Works as Material Public Benefit

The proposed works consist of the construction of 46 parking spaces in Garden Crescent opposite the proposed development. A plan of the works is attached. The design plans were prepared by Council staff.

The recent upgrade of Hastings River Drive, in this locality, has reduced the amount of formal and informal overflow parking that was previously used in conjunction with sporting events at the nearby Findlay Park playing fields. The proposed car parking works will provide additional formal parking for the locality and help alleviate potential parking conflicts created by informal overflow parking during sporting events. The estimated cost of the works is \$325,000 with the total roads contributions to be offset being \$190,605.90. Should the application be approved and the parking works completed the developer will be refunded the roads contributions already paid. The Developer has also agreed that should the works cost less than the estimated \$325,000 the maximum contribution refund will be 60% of the cost of the works or \$190,605.90 whichever is the lessor.

The Local Government Act

An important aspect of the proposal is that the works are estimated to exceed \$150,000 in cost. The applicant has proposed to undertake the work and has provided an estimate of the costs. The costs have been reviewed and verified by Council's Transport and Stormwater Network team.

Council has received legal advice that Works in Kind agreements involving the construction of works having a value greater than \$150,000 are subject to tendering requirements under Section 55 (s55) of the Local Government Act 1993 (Act). Exceptions are provided under s55(3) of the Act including s55(3)(i) that specifies '*a contract where, because of the extenuating circumstances, remoteness of locality or the unavailability of competitive or reliable tenderers, a council decides by resolution (which states the reasons for the decision) that a satisfactory result would not be achieved by inviting tenders*'.

Based on the legal advice regarding s55(3)(i), it is recommended that tenders not be called in this particular case due to extenuating circumstances for the following reasons.

- The developer in this case is able to undertake the works estimated to be \$325,000 in conjunction with other works and will bear costs above the amount of the roads development contributions.
- Council is obtaining good value for money. The cost to Council of offsetting the development contributions would likely be significantly less than the cost of contracting to a third party to undertake the works.
- There is little risk potential tenderers could claim Council has a preferential arrangement with the developer, or claim they would have tendered for the proposal had tenders been invited.

A formal Works in Kind agreement will need to be executed to formalise the developer's application.

Options

Council could resolve to approve the application to undertake works as material public benefit or reject the application.

Where Council decides to accept the offer described above it is recommended that Council determine not to call tenders in this particular case due to extenuating circumstances.

If the application is rejected, no offset or refund of development contributions would apply.

Community Engagement & Internal Consultation

As part of the preparation of the Review of Environmental Factors (REF) for the proposed works, adjacent landowners were notified of the proposal. Two e-mails and one letter submission was received from a nearby resident in response to the notification. A copy of each submission is attached.

Submission	Issue
Christina Brooks	Concerned at the impact on residents being caused by the current use of Garden Crescent and the adjoining park for the construction of the expansion of the Garden Village Seniors Housing Development. Additional parking in the park is outrageous and will lead to a loss of trees and amenity within the park. Additional undercover parking could have been included in the development.
Response/ Comment:	The use of the Garden Crescent and the adjacent park during construction was approved as part of the development application. Compliance with the conditions of the consent is a matter that has been followed up separately with the contractor. The proposed additional parking will be limited to Garden Crescent road reserve and will not encourage parking onto the adjacent park. No trees are proposed to be removed. The developer is providing sufficient onsite parking as part of the development to comply with Council's DCP.

The Group Manager Transport and Stormwater Networks has been consulted and supports the construction of public car parking at Garden Crescent and the offset of roads development contributions in this case. The Group Manager Recreation and Buildings is also in support of the proposal.

Planning & Policy Implications

The proposal conforms to Council's Works in Kind Policy.

Tendering requirements relating to contracts for works with a value greater than \$150,000 are considered in this report.

Financial & Economic Implications

There are no financial and economic implications in relation to this report.

The proposal will allow for car parking infrastructure upgrade works to the value of \$325,000 (ex GST) to proceed in the short term without any significant impact on Council's financial position. The value of the public works to be offset against development contributions of \$190,605.90 is considered to be not significant in the context of the contributions plan works programs.

The proposal will allow for formalised public car parking to be established in Garden Crescent in the short term without significant impact on Council's financial position.

The design, assessment and construction of the car park works will be subject to Council's normal procedures for construction and acceptance of public infrastructure.

Provision will also be included to allow for standard rise and fall variations in the cost of the work which will need to be verified by Council's Transport and Stormwater Network Manager.

Attachments

1 [View](#). Garden Cres Car Parking

2 [View](#). Email from Christina Brooks regarding Garden Crescent Parking 9 April 2018

3 [View](#). Letter from Christina Brooks regarding Garden Crescent Parking 7 April 2018

4 [View](#). Email from Christina Brooks regarding Garden Crescent Parking 1 May 2018

Item: 12.05

Subject: OPEN SPACE CONTRIBUTIONS PLAN

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

4.5.2 Plan for infrastructure that supports population growth.

RECOMMENDATION

That Council:

- 1. Approve the Open Space Contributions Plan 2018 with the alterations detailed in the report.**
- 2. Give public notice of the approval of the Open Space Contributions Plan 2018 to commence on 31 July 2018.**

Executive Summary

Council resolved at the meeting of 21 February 2018 to place a new draft Open Space Contributions Plan 2018 on public exhibition. The plan was exhibited from 1 March to 11 April 2018 and two submissions were received. The draft plan was identified as an action from the 2016/17 and 2017/18 Operational Plan and the draft Urban Growth Management Strategy. The draft plan will apply across the Local Government Area (LGA) and follows on from background work including the Recreation Needs Study 2015 and Recreation Action Plan in 2017.

Revised open space development contributions rates are proposed under the draft plan and, if approved, will apply to development consents determined from commencement of the plan. The plan commences on the date that public notice is given of the approval of the plan by Council (or such later date that may be specified in the notice).

Discussion

The draft Open Space Contributions Plan 2018 (draft plan) was considered by Council on 21 February 2018 when Council resolved as follows:

12.11 OPEN SPACE CONTRIBUTIONS PLAN

RESOLVED: Levido/Griffiths

That Council place the Draft Open Space Contributions Plan 2018 on public exhibition from 1 March 2018 until 11 April 2018.

CARRIED: 8/0
FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido and Turner
AGAINST: Nil

As a result of the public exhibition 2 submissions were received. Consideration of the submissions is discussed later in this report.

Council levies development contributions under provisions of the Environmental Planning and Assessment Act 1979 (as amended) (the Act) and the Environmental Planning and Assessment Regulation (the Regulation) for the capital costs of community facilities that will serve new development. The preparation of contributions plans and voluntary planning agreements that provide for the levying of development contributions is also governed by the Act and Regulation. Note: from 1 March 2018 the Act was amended to provide different section numbering. Section 94 is now Section 7.11.

Preparation of the draft Open Space Contributions Plan 2018 (draft plan) builds on recent background work including the Recreation Needs Study 2015 and Recreation Action Plan in 2017. The draft plan will provide an up to date forward works program that reflects current works cost estimates.

Contribution rates in the draft plan have been calculated by apportioning the costs of works equitably between all those who will benefit from the infrastructure, including any existing population. Where it can be established that the new facility is solely required by new development, apportionment will be 100% i.e. the new facility will be fully funded from development contributions. There are two components to the total Open Space Contributions. A district rate for facilities that serve the broader Local LGA (such as sporting fields) and a local contribution for facilities (such as local parks) that serve specific local catchments.

Some minor adjustments to the calculated contributions rates were made following public notification to take into account items that were added in response to submissions. The additions are discussed later in this report. Some minor typographical and clarification changes were also made to the draft plan.

A comparison of existing and proposed contribution rates per equivalent tenement (ET) (or one "house block" of residential land) are shown in the table below. The contribution rates in the draft plan were calculated as of 1 July 2017 and were subject to CPI increases. Final rates adjusted for CPI from 1 May 2018 have now been prepared for adoption of the new contributions plan. Contributions rates are revised quarterly in line with the Consumer Price Index and the first update will occur on 1 August 2018 along with other development contributions.

Comparison of Existing and Proposed Development Contribution Rates

Locality	Draft Local Rate	Draft District Rate	Draft Total	Current Local Rate	Current District Rate	Current Total Rate	Difference
Lake Cathie/Bonny Hills	\$1,859	\$4,746	\$6,605	\$1,845	\$4,460	\$6,305	\$300
Thrumster	\$1,785	\$4,746	\$6,531	\$2,267	\$4,460	\$6,727	-\$196
Innes Peninsular	\$1,424	\$4,746	\$6,170	\$1,607	\$4,460	\$6,067	\$103
Camden Haven	\$1,138	\$4,746	\$5,884	\$1,775	\$4,460	\$6,235	-\$351
Port Macquarie	\$770	\$4,746	\$5,516	\$1,402	\$4,460	\$5,862	-\$346
Wauchope	\$386	\$4,746	\$5,132	\$429	\$4,460	\$4,889	\$243
Rural	\$0	\$4,746	\$4,746	\$0	\$4,460	\$4,460	\$286

Development in the rural area located outside of the draft plan local catchments will not be subject to a local catchment contribution other than for King Creek. Development within the King Creek catchment is subject to an existing and separate contributions plan and local contributions would continue to be calculated under that plan.

The western growth area of Wauchope has been excluded from the plan due to the uncertainty around extent of facilities and population served. Current developments within the growth area are covered by planning agreements regarding payment of contributions for open space. It is proposed that a new local contributions plan will be developed for the growth area in conjunction with the growth area rezoning.

The revised open space development contributions rates proposed under the draft plan will apply to development consents determined from commencement of the draft plan. For older consents the contribution rate applicable under the plan that was in place at the time of the consent continues to apply.

Works in the draft plan cover the period from 2007 through to 2031 for district facilities to take into account recoupment for works that have already been completed. The draft also includes a future works program for the next 14 years. Local catchments also start at 2007 and continue to 2026 or until the design population for the growth area is reached. Collection of development contributions and the provision of infrastructure will be dependent on the rate of development. Local catchment facilities identified for the growth area local catchments, for example Thrumster, will be provided as development progresses in those areas.

The works schedule contains a list of open space projects for which development contributions will be sought. The cost estimates have been prepared by Council and take into account preconstruction design and associated studies, land acquisition and construction costs. Where possible the costs associated with Council delivery of similar projects or construction industry quotes for works have been used to prepare the estimates.

Options

Council has the following options in relation to the draft plan.

1. Approve the plan as exhibited.
2. Approved the draft plan with the recommended changes as noted in the consultation section of the report.
3. Approve the draft plan with such changes to the plan and works programs as Council deems appropriate.
4. Not approve the draft plan and maintain the existing contributions plan. This would mean that works programs and estimated costs would not be consistent with current planning and may not reflect current costs.

It is recommended that Council approve the draft plan with the recommended changes as noted in the consultation section of the report.

Community Engagement & Internal Consultation

Public exhibition was undertaken for 6 weeks from 1 March to 11 April 2018 (statutory requirement is minimum 4 weeks). Key stakeholders including local consultants, chambers of commerce, progress associations and building industry representatives were notified and a 'drop in' information session was included as part of the community engagement.

Two submissions (attached) were received as a result of the public exhibition. Details of the consideration of the submissions is provided below.

Submission		Issue
1.	Hastings Valley Mountain Bike Riders hmvmbrclub@gmail.com	Wayne Richards Park is a geographically accessible location and as had recent upgrades for mountain biking with substantial volunteer labour. However additional works are still needed to upgrade trails to become a leading facility on Council owned land similar to Old Mans Valley in Hornsby. The estimated cost of 4-5km of quality trail is \$200,000.
	Response/ Comment:	The proposed upgrade to Wayne Richards Park is justifiable given the recent rise in popularity of this sport. It is recommended that an amount of \$200,000 be included in the district works schedule at 100% apportionment.

2	iKew Visitor Information and Community Centre 133 Nancy Bird Walton Drive, Kew, NSW	Seeking Council's support to accept the unique importance of Kew as a destination for locals, district visitors, inbound tourists and travelling visitors. There is a need for open space recreational facilities at Kew. Council owns land at Kew which includes iKew and which is also immediately adjacent to the Centre, this land is perfect for the development of a natural features outdoor recreational space.
	Response/ Comment:	The proposed local park facilities are the subject of a grant application however it is still appropriate for the facility to be included in the plan at the Camden Haven apportionment rate of 26.4%. Given the uncertainty of grant funding Council would need to be able to fund the remaining 73.6% if the grant application was not successful. It is recommend that an amount of \$150,000 at an apportionment of 26.4% (\$39,600) for the s94 component be included in the plan.

Since the presentation of the draft plan to Council in February this year further works have been undertaken on the design for the Hastings Regional Sporting Facility (HRSF) at Wauchope and the Sporting Facility at Thrumster. The HRSF work has identified a need for the purchase of some additional land and additional works to provide suitable access and parking for the facility. An additional amount of \$500,000 for acquisition and a further \$500,000 for construction is recommended to be included in the plan. The Thrumster Facility will require additional preconstruction works of \$500,000 however the construction amount has been reduced by the same amount.

The mountain bike trail works recommended in response to the submissions and the additional works for the HRSF will add an additional \$1,200,000 million to the district works program. Unlike the local park facility at Kew (proposed in the iKew submission) no specific grant application for these works have been lodged at this stage. While specific grant funding for these works cannot be confirmed, it is likely that significant grant funding will be received by Council as part of current grant funding programs. It is proposed that an acknowledgment of grant funding be included in the calculations to offset the proposed increase in the district works program. As a result the district rates will not be increased.

A copy of the amended draft contributions plan incorporating the changes recommended above is attached.

In preparing the draft plan the following Council staff have been consulted:

- Director Strategy and Growth
- Director Development and Environment
- Group Manager Strategic Land Use Planning
- Group Manager Recreation and Buildings

Planning & Policy Implications

The draft plan will apply across the LGA and replace the current plan known as Hastings Open Space Contributions Plan 2006, except for the western growth area of Wauchope, where the existing plan and contributions rates will continue to apply. The draft plan is the culmination of strategic planning documents including the Recreation Needs Study 2015, Recreation Action Plan 2017 and planning for growth areas. The plan includes a detailed works schedule of new facilities and upgrades that are proposed to serve population growth.

Financial & Economic Implications

The table below shows the total cost of works to be undertaken under the draft plan together with the development contributions and Council funding components. For works that will also serve the existing population Council will need to fund the existing population component (approximately \$36M) from general revenue or other sources.

Apportionment shown in the table is calculated as the percentage of the future population benefitting from the new works (and works already provided) compared to the total population (existing plus new) that will benefit from the works. For example the total District population to be served is estimated at 97,000 in 2031. The population as at 2007 (the start date for the plan) was 71,097. Apportionment is then calculated as 97,000 minus 71,097 divided by 97,000 equalling 26.7%.

Table of total costs and funding apportionment

Plan Area	Apportionment	Total Cost of Facilities (Excluding Recoupment)	Total s94 component	Total Council Funding component
District	26.7%	\$80,186,615	\$49,739,917	\$30,446,698
Camden Haven	26.4%	\$3,027,460	\$1,386,164	\$1,641,296
Innes Peninsula	100.0%	\$2,738,686	\$2,738,686	\$0
Lake Cathie/Bonny Hills	45.1%	\$4,178,442	\$3,768,110	\$410,332
Port Macquarie	11.6%	\$4,224,329	\$1,336,648	\$2,887,681
Thrumster	100.0%	\$7,064,024	\$7,064,024	\$0
Wauchope	12.2%	\$840,825	\$102,546	\$738,279
Total		\$102,260,381	\$66,136,095	\$36,124,286

Contribution rates in the draft plan have been recalculated from the exhibition draft to be current as at 1 May 2018.

In addition to the Council funding component, it is estimated that there will be a shortfall of contribution income under the draft plan of up to \$6M (mainly in the area of district facilities) that will also need to be funded by Council. This is due to a number of development consents that are current but were approved before the introduction of the current plan and therefore not subject to the new development contributions. Also, recent consents will not pay a higher rate where it is proposed under the draft plan. In these instances some of the cost of works that would

ordinarily be met by development contributions will need to be funded from other sources such as general rate income. The total Council funding required under the plan is therefore in the order of \$42M.

Council's Finance section has advised that the average capital expenditure on open space infrastructure over the past 3 years has averaged slightly over \$3M. Accordingly, sufficient funding for the works under the plan should be available to Council over the projected 14 years of future district spending under the plan. Depending on the timing of some of the works under the draft plan Council may need to borrow funds if works were undertaken sooner than the timing proposed in the draft plan.

Contributions Cap

The State Government has introduced contribution caps that restrict total development contributions in identified growth areas to a maximum of \$30,000 and other areas to a maximum of \$20,000. Council's current contributions are generally well below the contribution caps. If it is proposed to exceed the cap, plans need to be reviewed by IPART and works must conform to an essential works list which would limit some of the works currently proposed under Council's Contributions Plans.

With the approval of the draft plan the only area that will exceed the contribution cap will be the Camden Haven catchment outside of the Area 15 Growth Area and where a bushfire contribution is payable. In this instance the cap will be exceeded by up to \$351. As a result, the contributions for community facilities (the most recent plan to apply in the area) are reduced by this amount in order for contributions to stay below the Cap. The draft plan will see a slight drop in open space contributions applying in the Camden Haven which will reduce the amount the cap is exceeded in the short term. Exceeding the Cap is not a major issue at present given the limited future growth in the Camden Haven outside of the Area 15 Growth Area. The issue of the Cap will be reviewed in conjunction with the new Major Roads Contributions Plan.

Attachments

- 1 [View](#). Open Space Contributions Plan June 2018
- 2 [View](#). Submission - Hastings Valley Mountain Bike Riders
- 3 [View](#). Submission - iKew Information and Community Centre

Item: 12.06

Subject: DEFERRAL OF STRATA DEVELOPMENT CONTRIBUTIONS

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

3.1.1 Assist the growth of local business and industry, ensuring this is a central consideration of Council activities.

RECOMMENDATION

That Council:

- 1. Note the issues and risks identified in the review of the Development Contributions Deferral Service, as described in this report.**
- 2. Note the current resource and funding shortfall in administering the existing deferral scheme.**
- 3. Consider including an additional investigation for Major Strata Developments as part of the 2019/20 Operational Plan.**

Executive Summary

This report is in response to a request from Council to the General Manager to:

1. Review the current deferral of payment of development contributions service, and
2. Investigate the possibility of extending this service to major strata developments.

A review of the current deferral service has identified the benefits to the development industry in terms of project feasibility and cash flow, as well as a number of administrative issues, including:

- Resourcing
- Incomplete cost recovery
- Council's opportunity cost not recovered in full
- Priorities beyond Council's control
- Complexities from property title obligations
- Unknown impacts from a shift to eConveyancing
- Managing electronic deposits to Council's bank account

Investigations have also been undertaken to consider an extension to the deferral service to incorporate strata developments. Key issues include:

- Definitions, applicability and fairness
- Security, risk and timing
- Adequate resourcing and desired level of service
- Leveraging opportunities for community benefit

Due to current priorities and existing resources, it is proposed that Council consider including a Deferral Initiative Project for Major Strata Developments as part of the

2019/20 Operational Plan, to further investigate whether to expand the current development contributions deferral scheme.

At that time, the aim of this project would be to consult with relevant stakeholders, including Councillors, the development industry, solicitors and conveyancers, and the community to provide solutions to the questions and issues identified in this report.

The output if ultimately adopted, would be to develop the applicability criteria and business rules for a trial extension of the deferral scheme, over say 3 years.

It is estimated that it would take in the order of six months further investigation to consider options prior to the commencement of any trial scheme.

The initial investigation will need to include risk assessment, the development of business rules and a service plan for a trial project, and the consideration of resourcing and other contributions planning priorities in more detail for both the existing deferral scheme and any proposed new or altered deferral scheme.

Discussion

At its meeting of 18 April 2018, Council resolved as follows:

RESOLVED: Pinson/Turner

That Council request the General Manager investigate and report back to the June 2018 Council Meeting:

- 1. The possibility of offering the deferral of development contributions for major strata developments, with particular emphasis on the financial implications of such deferrals and whether a trial of such an initiative is possible.*
- 2. A review of the contributions deferral scheme as applied to vacant residential land subdivisions over the last couple of years including the option of levying a fee for service as part of the contributions deferral scheme moving forward to take into account the reality of the increased administrative workload on Council in operating this scheme.*

CARRIED: 7/0

FOR: Alley, Cusato, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

For logical sequence this report addresses the above request in two parts.

First a review of the current deferral scheme, including administrative issues and considerations. This part is a review of the current service to identify issues and does not offer specific solutions.

The second part provides an overview of suggested considerations in extending the deferral service to include strata developments, taking into consideration the workability, risk and resourcing issues identified in the first part.

Background

Development contributions for new development are levied by Council via two separate mechanisms:

- Contributions for water and sewer are levied under Development Servicing Plans prepared under Developer Charges Guidelines pursuant to the provisions of the Water Management Act via Section 64 of the Local Government Act 1993 (s64).
- Contributions for roads, open space, community and cultural facilities are levied pursuant to Contributions Plans prepared under the *Environmental Planning and Assessment Act 1979*. These plans can be prepared in two formats:
 - plans prepared under Section 7.11 (formerly section 94) are levied per equivalent tenement (ET), generally the equivalent of a single dwelling on a separate block of land.
 - plans prepared under Section 7.12 (formerly section 94A) are a flat rate levy based on a proportion of the cost of development. The State Government limits this to a maximum rate of 1% of cost of construction above \$200,000 and to 0.5% between \$100,001 and \$200,000, with no levy payable where cost is \$100,000 or less.

The legislation provides for deferral of contributions payments at Council's discretion.

Council's *Development Contributions Assessment Policy* provides for deferral of payment of development contributions generally as follows:

- Residential and Rural Residential Subdivision** – for a maximum of two years from the release of the subdivision certificate or until each lot is sold and secured by a bank guarantee, charge on land, caveat on individual lots or planning agreement.
- Building development or other development not involving subdivision** – for a maximum of two years from the release of the construction or complying development certificate and secured by a bank guarantee.
- Student Accommodation** – for a maximum of five years from the issue of the Construction Certificate or until the sale of the land, whichever is sooner and secured by a charge on the land or a bank guarantee.
- Non-residential development** – where total contributions payable do not exceed \$50,000, payments can be made without security by 24 equal monthly instalments by a direct debit arrangement.

Part 1:

Review of current deferral scheme

The following table provides an overview of the popularity of each option and security preference.

Type	New agreements last two years	Security
Residential and rural residential subdivision	33	Caveat on title – 32 Bank guarantee – 1 Charge on land - 0 Planning agreement - 0
Development not involving subdivision	1	Bank guarantee - 1
Student accommodation	0	Bank guarantee - 0
Non-residential development	4	None – N/A

In the case of deferral using caveat on title as security, Council enters into a deed with the developer to formalise the arrangement. The fee for this service is \$500 excluding GST per new deed. This fee is intended to recover the cost of Council's legal fees to draft and update a template style agreement or in some cases to prepare the agreement, and does not cover Council's administration costs. These costs are described further below.

The most popular of these payment options is for residential subdivision, and the most popular security for these is a caveat registered on the individual lot titles.

The creation of a new deed in most cases uses a standard deed template prepared by Council's Lawyers, and involves:

- Preparation of the draft deed to include the relevant development details.
- Review of the draft deed by the other party, and if no amendments, their signature of a physical copy of the deed and returned to Council.
- Arranging for Council's delegate to enter into the agreement by executing the deed with their signature
- Deferred contributions are then secured by a caveat registered on the title of the parent lot before the release of the subdivision.
- Recording the details of the arrangement on contributions deferral register.

Property legislation then ensures the caveat on the parent lot is transferred to the new lots when the subdivision is created. Contributions are then progressively paid with the settlement of each lot to a new owner and may be in batches or by individual lots depending on sales. This involves:

- Notification from the solicitor or conveyancer of the pending settlement date and requesting a withdrawal of the caveat on the lot.
- Checking lot details are consistent with the development approval and deed.
- Calculating an updated contributions amount at the rate applicable at the time of payment.
- Arranging for Council's delegate to authorise the withdrawal of each caveat and necessary correspondence to Land Registry Services NSW.
- Return of the signed withdrawal of caveat certificate to the solicitor or conveyancer.
- The solicitor or conveyancer then acts as an unpaid agent of Council at settlement, collecting cheques for payment of development contributions in exchange for the withdrawal of caveat documentation.
- The solicitor or conveyancer deposits the cheques into Council's bank account.
- Each payment is manually receipted by the Finance section.
- The receipt of payment is provided to the new landowner.
- Paid contributions are recorded on a register.

Note that some deeds of deferral may be complicated due to multiple parent properties, a variety of development consents or mortgage arrangements and take extra steps and time to deal with.

Benefits of the current process

The ability to defer payment of contributions provides a smoother cash flow for development projects. Without the option to defer payments, a typical subdivision size of 20 lots in an urban release area could see the developer required to outlay more than \$800,000 in development contributions at a point of negative cash flow in the project after significant capital investment in securing land and development

consent and establishing the subdivision site, but prior to any positive cash flow from sale of lots. Anecdotal and unrecorded comments from developers suggest the ability to defer contributions payments may significantly improve project feasibility, lowering project risk, and at times is critical to achieving feasibility and securing project finance.

The critical success factor in Council's deferral service is the ability for the developer to provide security through a caveat on title or charge on land rather than a bank guarantee. The latter option incurs a financial liability on the developer's accounts and affects accounting balances and liquidity by increasing upfront costs prior to achieving a saleable asset.

Level of compliance

There has been a high level of compliance with the deferral scheme to date with no defaults on payment and one request for extension beyond the two year limit. It is worth noting this has been during a buoyant period in housing construction and sales, seeing the lots sold and settled within the two year period. The cost of pursuing legal action to recover outstanding payments is therefore unknown.

Costs and administrative issues with current process

Resource-intensive process

Given the nature of subdivision, there will always be more instances of withdrawal of caveats than of new deeds. The average size of subdivisions under deferred payments in the last two years is just over twenty lots per deed. On a weekly average, the staff time to arrange withdrawal of caveats on each lot is about 18 times more than that spent on preparing new deeds, not including the Council delegate's time to review and sign the withdrawal paperwork.

Incomplete cost recovery

A typical deed resulting in the average of 20 new lots will require on average about 38 hours from start to finish, preparing the deed at the beginning of the process and release all of the caveats as they sell during the following two years. This incurs average staff costs of about \$1,719 per deed. About 90% of this cost is in the administration of the withdrawal of caveats.

As mentioned earlier, a standard fee of \$500 is charged for each new deed. This covers only part of the legal costs in each case, which means the administration of the deeds is 100% subsidised from other revenue sources. In the twelve months to April 2018, 25 new deeds were processed, meaning the cash flow benefit to developers was subsidised by \$42,975 for that period.

There is also an issue of fairness in that the fee is charged per deed, regardless of the number of lots created by the subdivision where clearly most of the administrative costs are incurred in releasing the individual caveats on each lot, with larger subdivisions requiring more administrative work.

Council's opportunity cost is not recovered in full

No interest component is charged for residential subdivision deferrals. However, deferred contributions are paid at the rate current at the time of payment meaning that the outstanding contributions are increased by the Consumer Price Index (CPI). This means that the full utility Council could have otherwise received from earning interest is lost except for the CPI component.

For example, an average 20-lot subdivision at Thrumster could defer payment of \$821,880 for the full two years. At an interest rate of 3%, the compound interest that could have otherwise been accrued on this amount is \$50,757. The erosion from CPI at 1.6% (the average for two years between 2015 and 2017) is \$26,715, leaving a net opportunity cost of up to \$24,041 on average per deed. This means a net opportunity cost from lost interest on the 25 new deeds in the year to April 2018 could be up to about \$600,000 in addition to the unrecovered administration costs mentioned above.

Subject to priorities beyond Council's control

Property settlement dates are set by financial institutions and solicitors or conveyancers. The Development Contributions Team is often informed of settlement dates with less than seven days' notice, requiring re-prioritisation of other tasks to accommodate the request. Similarly, the number of requests for deferral is closely correlated with the amount of development activity in the LGA. A high number of development applications will generally result in a correspondingly high number of requests for deferral of contributions payments. As the deferral is linked to the release of subdivision certificates, there is a need to prioritise the processing of new deferral deeds over other matters, such as the review of contribution plans.

Unforeseen complexities from property title obligations

Once Council establishes a caveat in their favour on a property title, any transaction on that land requires Council's consent as the caveator. These matters can include land title transfers prior to subdivision, new mortgage arrangements and dealings regarding easements. Some dealings involving land title transfers can be particularly complex and beyond the capabilities of the Contributions Team. Legal advice at further cost may be sought to minimise Council's exposure to financial risk and avoid situations where the obligation to pay outstanding contributions is misplaced in the transfer.

Unknown impacts from shift to eConveyancing

As part of the State Government's commitment to digital innovation, the Registrar General requires all lawyers and conveyancers to use eConveyancing for standalone caveats and transfers, mortgages and discharges from 1 July 2018. As outlined above, Council as a caveator becomes a party to a range of dealings on land. The changes to procedures may see lawyers and conveyancers charging a fee for their service. Staff are also seeking advice on any governance considerations from the new system.

Management of electronic deposits to Council's bank account

Also arising from the shift to electronic transactions is a greater need to manage how contributions payments are received in Council. All transactions under eConveyancing will be conducted electronically. This means all deferred contributions payments will be transferred into Council's bank account electronically at the time of settlement. At present, some electronic payments for contributions are made to Council's bank account. Despite best attempts to require sufficient identifying information to accompany such transfers, such as DA number and lot identifier, payments are often unrecognisable among the transactions as this information has not been included, consuming more staff time to resolve.

Any future report on the existing deferral scheme should include mechanisms to better recover costs of administering the scheme.

Part 2:**Considerations for extending the deferral service to strata developments**

The following paragraphs summarise the key issues for consideration in extending the deferral scheme.

Likely benefits

It is anticipated that similar benefits to cash flow and project feasibility would be available should the deferral service be extended to incorporate strata developments. However as discussed earlier, this is likely to be realised only if the new service's security requirements do not incur a financial liability on the developer. At this stage, the only security type in use which provides this is caveat on title. The use of bank guarantees incurs a financial liability on the developer's accounts.

Definitions***Residential subdivision***

The policy allows for deferral of payment for 'residential subdivision'. This term is not defined in the policy or elsewhere in the legislation.

The *Environmental Planning & Assessment Act 1979* defines the term 'subdivision' to include the registration of a plan of strata subdivision. While it was clearly not the intent of the policy to apply to strata developments, as evidenced by established practice, the ambiguity in the policy definition could lead to a construction that the policy already applies to strata subdivision. This is proposed to be addressed in the next Policy Review cycle, removing any ambiguity about the existing scheme.

Major strata development

The Council has requested consideration of extending the deferral service only to 'major strata development'. This term could be defined in a number of ways.

- Number of dwellings – noting that this does not always mean a multiple storey development.
- Number of storeys – which may be of benefit in encouraging a particular built form, for example shop top housing in the town centre.
- Cost of construction – similar to the contributions levy which is a proportion of construction cost and a reasonable guide to development size but may not always mean multiple storey or a minimum number of units.
- Identified key projects – for example, identified 'catalyst' or iconic projects to encourage redevelopment of an area or innovation in dwelling design or construction.

Each of these options could potentially result in different outcomes and each option excludes other strata developments that won't meet the criteria. Justification in terms of fairness to the development industry will need to be considered.

Security, risk and timing

Council staff have sought legal advice on the workability of security by caveat on title of strata lots. The advice confirms this system is possible and would work in a similar way to that under Torrens Title. However, strata title development follows a different timeline.

For Torrens Title, the subdivision to create the lots is approved through the DA process, followed by the carrying out of subdivision works to establish the individual

lots ready for sale. Contributions are most often paid at the time the unimproved lot is sold and prior to construction of the dwelling. The caveat on the title acts to prevent transfer of ownership without the outstanding contributions being paid.

The deed of deferral grants Council with a charge on the land equal to the value of the development contribution. Typically, residential lots have a market value of between \$200,000 and \$400,000 so a contributions payment of \$35,000 represents between about 8% and 17% of the value of the land. In the event of a default, say by the developer not being able to proceed with sale of the lots due to going into administration, Council would have the right to claim the outstanding amount from the assets held by an administrator, or it could wait and retrieve the payment from any new owner.

For Strata Title developments, the building is approved through the DA process, then constructed, followed by a strata subdivision to establish separate titles for each lot and associated car spaces as well as the common property. At the time the common property is created by registration of a strata plan, the legislation requires that any caveat affecting common property is discharged. Council as caveator would need to issue consent to remove the caveat on the common property at the time of strata subdivision, introducing an extra step in the process compared to Torrens Title.

Unless the full contributions amount is paid prior to registration of the strata plan and the caveat released on the parent lot, the caveat on title would transfer to the individual lots and would prevent the transfer of title for individual lots unless contributions for each lot are paid in full. The complexity of monitoring and administering such a process under strata title legislation is as yet unknown.

Depending on the scale of the development, there may be situations where the outstanding contributions will be close to, and may exceed, the estimated value of the unimproved land creating a potential financial risk. In the event of the developer being unable to continue the development to strata subdivision, Council may wish to ensure the value of the parent lot adequately covers the value of the development contributions, remembering that this value per square metre of land will increase due to the higher density of apartment buildings.

A matter for further risk assessment is the nature of the land to which Council would have a financial interest after the strata subdivision is in place. In particular whether the asset (now an individual strata lot, perhaps with construction incomplete) can be made suitably liquid to ensure cost recovery in event of default, noting that apartment development may carry a higher risk of project failure than standard Torrens Title subdivision.

There is also potential for reputational risk if the service is not adequately resourced at the desired level of service.

Adequate resourcing

As detailed further above, most of the work associated with the current deferral service is carried out by Development Contributions Administration Officer. This position was established in 2016 as temporary part-time (0.5 FTE).

Extending the service to include strata development will require additional resources, firstly to develop and deliver the policy, and then for ongoing administration to implement an expanded deferral scheme.

The amount of additional resource required cannot be determined until the full complexities of managing caveats on strata title are known.

As indicated earlier in the report, the existing scheme is not covering the administrative costs of implementation and any new or amended scheme should consider full cost recovery options.

Opportunities

Extending the service creates a potential opportunity for the deferral service to act as a development incentive and leverage a benefit to the community out of the benefit provided to the developer under the scheme. With increasing State Government control of local planning tools, there are fewer opportunities to influence local development outcomes to meet community expectations so more creative opportunities should be explored. Increased densities or influencing built form could be incentivised through such a deferral scheme.

Summary

This section has provided a business case for consideration by Council to determine whether to proceed to further investigate and implement an expanded development contributions deferral scheme.

If Council wishes to proceed, the next step would be to consult with relevant stakeholders, including Councillors, the development industry, solicitors and conveyancers, and the community to provide solutions to the questions and issues arising from the above analysis. The output would be to develop the applicability criteria and business rules for the scheme. It is estimated that this investigation would take in the order of six months to deliver options for consideration of a trial scheme.

The objective of this initial investigation would be to develop at least one option to trial the service including a suitable fee structure to ensure full cost recovery of the overall deferral scheme.

The investigation will need to address a number of questions including:

- Which developments would the scheme apply to and why?
- What is the project feasibility benefit to the development industry from such a scheme?
- What development-side project risks does Council need to consider and what solutions are there to manage them?
- What are the acceptable levels of financial and reputational risk to Council?
- Are there any alternatives to provision of security that may be more efficiently delivered by Council and still provide a financial benefit to the developer?
- What fees would need to be charged to ensure full cost recovery, including consideration of opportunity cost to Council?
- How can fees be more fairly attributed to developments of different size, for example, would an administration fee based on number of lots be fairer?
- What is the desired level of service and what resources are required to deliver it?
- Which functional area in the organisation can deliver the service in the most efficient way for the customer?

- What customer-centred process improvements could help deliver better service?
For example:
 - Improving the electronic deposits of funds
 - service implications of eConveyancing.
- How can the service be used to incentivise the provision of benefits to the community?
- What is a suitable duration to trial the project?
- What new processes need to be implemented?
- What are the performance measures to determine whether Council should continue with the service past the trial period?
- What opportunities exist to incorporate incentives?
- What resources are necessary to administer the proposed scheme?

The aim of the investigation would be to produce:

- A report outlining the findings of the above scoping questions, including a brief risk assessment.
- A procedure for any proposed new service.
- A fees and charges schedule to ensure full cost recovery.
- Any necessary draft amendments to the Development Contributions Assessment Policy.

Options

Under the legislation, deferring payment of development contributions is at Council's discretion.

Council is not in a position to implement an expanded development contributions deferral scheme immediately as it is necessary to investigate some issues in more detail and establish associated policies, procedures, fees and charges.

A short term Initiative Project would be required to investigate and develop at least one option to trial an expansion to the scheme to include strata developments.

Having considered the issues presented in this report, Council may:

1. Determine not to proceed with additional investigations.
2. Determine to proceed with the additional investigations now, using the scope outlined in the previous section or as modified by Council as they see fit.
3. Determine to proceed with the additional investigations as part of the 2019/20 Operational Plan.

Choosing not to proceed with the additional investigations means business continues as usual and no additional costs are incurred. A community opportunity to influence higher density development to support Council's housing choice policy is lost.

Should Council choose to proceed with the additional investigations now means Council will incur an investment of resource time and cost to develop the trial project, which may also affect delivery of other projects discussed in the Planning and Policy Implications section. If Council does move forward with the additional investigations now, the General Manager will need to be given authority to resource appropriately to complete the necessary investigations in a timely manner.

Should Council choose to proceed with the additional investigations as part of the 2019/20 Operational Plan allows a more coordinated service and project planning and could be incorporated with the comprehensive review of the Development Contributions Assessment Policy anticipated for that year. The resourcing cost and implications for other projects may not be as great as that for the previous option.

This option is proposed by staff given the current resourcing available, the forward program of projects already existing and the need to complete relevant detailed investigations prior to the establishment of any potential trials.

Community Engagement & Internal Consultation

Legal advice on the working of strata title legislation was received from Council's Lawyers.

External engagement has not been part of the work to prepare this report.

Internal engagement has occurred through discussion with the informal Infrastructure Funding Coordination Group, including representatives from Finance, Infrastructure, Assets, Community Place and Economic Development.

The Director Development and Environment has provided feedback on this report.

Planning & Policy Implications

The additional investigations and any subsequent trial project will require reconsideration of the Strategic Land Use Planning Group's Service Plan to adjust priorities and resourcing requirements.

Without mitigation, key projects at risk of slipping if this project takes priority include the Major Roads Contributions Plan, infrastructure contributions planning for the Health and Education Precinct, review of the Planning Agreement and Works In Kind Policies and the finalisation of the Coastal Koala Plan of Management.

A trial project including relevant cost recovery mechanisms would require an amendment to the Development Contributions Assessment Policy and potentially an amendment to Council's Fees and Charges depending on the timing.

Financial & Economic Implications

It is clear that whilst the existing scheme is providing benefit to the development industry, providing some cash flow certainty, the administrative costs borne by Council are in excess of the fees collected.

There is no capacity to incorporate the resourcing cost of the additional investigations within the current resource allocation and budget of the Development Contributions Team without re-prioritisation of the projects listed above unless additional resources are applied.

Attachments

Nil

Item: 12.07

**Subject: PORT MACQUARIE-HASTINGS URBAN GROWTH MANAGEMENT
STRATEGY 2017-2036**

Presented by: Strategy and Growth, Jeffery Sharp

Alignment with Delivery Program

4.5.1 Carry out strategic planning to manage population growth and provide for co-ordinated urban development.

RECOMMENDATION

That Council:

- 1. Note the submissions received and recommended amendments to the draft Urban Growth Management Strategy contained in the attached Consultation Report.**
- 2. Adopt the revised Urban Growth Management Strategy attached to this report.**
- 3. Submit the revised Urban Growth Management Strategy to the Director General of the NSW Department of Planning for approval.**
- 4. Delegate to the General Manager the authority to make minor amendments and corrections to the Strategy during referral to the Department of Planning.**
- 5. That Council receive an annual update report in relation to the implementation and status of the Urban Growth Management Strategy actions during preparation of Council's annual Operational Plans.**

Executive Summary

The aim of this report is to provide a summary of submissions received during exhibition of the draft Port Macquarie-Hastings Urban Growth Management Strategy (UGMS) in November/December 2017.

This is the first review of the UGMS adopted by Council in 2010 and endorsed by the NSW Department of Planning & Environment in May 2011.

The Strategy is all about urban development in the Port Macquarie-Hastings, including housing, retail, industry and tourism. It is about planning for projected population growth, in the right places and in the right way, to create a more diverse and prosperous economy and to maintain a healthy environment and great places to live.

The Strategy has a 20 year timeframe but also looks at longer term growth options. It is being prepared in accordance with the North Coast Regional Plan 2017.

The draft UGMS 2017 was exhibited from 1 November 2017 to 23 December 2017. The community engagement for the draft Strategy included key stakeholder and community group meetings and resulted in:

- 1,480 visits to Council's website,
- 963 Downloads (Vol1 = 568 + Vol 2 = 339),
- 97 Visitors to Online Survey, and
- 120 Submissions in total:
 - 34 Submissions on Have your say
 - 6 Government Agency Submissions
 - 8 Postcard submissions
 - 72 submissions from individuals and stakeholder groups

The submissions cover a wide range of issues. In order of frequency, the most common issues raised are:

1. Amenity, Local Character and Place
2. The Environment
3. Transport and Infrastructure
4. Economy
5. Housing
6. Implementation & Monitoring
7. Open Space and Recreation
8. Strategy Aims
9. Land supply
10. Energy and Resources

There are also a significant number of submissions that raise site-specific issues. Details of the submissions and the proposed response to issues raised are provided in Attachment 1. Copies of the submissions are provided in Attachment 2. A summary of the key issues raised is provided in the body of this report, generally in the order that the issues are addressed in the draft UGMS.

- Part 1: Introduction
- Part 2: Context
- Part 3: Housing and Residential Growth
- Part 4: Economic Development and Employment
- Part 5: Making it Happen

Recommended changes to the draft Strategy are addressed in each part of the report. Proposed changes to Actions are summarised at the end of each Part of this report.

Population forecast statistics have been updated following release of new 2016 census data and review by i.d. consulting for Council since exhibition of the draft UGMS. There has been no substantive change to the statistics, which should lead to changes to the recommended actions in the final draft UGMS.

The year range 2017 – 2036 has been retained in the title in the final Strategy as it is generally based on projections using 2016 housing and census data.

Details of the submissions and the proposed response to issues raised, are provided in Attachment 1. Copies of the submissions are provided in Attachment 2 and a copy

of the exhibited draft Strategy, showing recommended text and map changes, is provided as Attachment 3.

Discussion

Part 1: Introduction

A. Aims, objectives and Vision

The Urban Growth Strategy is one of Council's key strategies under the Port Macquarie-Hastings Community Strategic Plan 'Towards 2030'.

The Vision and Mission in the draft UGMS have been taken from the Community Strategic Plan and from community engagement for the Community Strategic Plan.

Vision – A sustainable high quality of life for all

Mission – Building the future together – people, place, health, education and technology.

There was comment in submissions that:

- *There is no clear vision on what the community wants in terms of growth and how to achieve this*
- *The strategy is letting the broader community down; does not appear to be strategically or community based and Council does not have an agreed starting point with the community or understand what the community want*
- *The stated aim of the strategy appears to only focus on economic outcomes for the region. It should express a balanced approach to future planning.*
- *There is inconsistency between visions in the UGMS and other leading Council plans (Cultural Plan and Economic Development Strategy).*

The existing Community Vision and Council Mission in the Community Strategic Plan remain as the guiding statements for Council's Strategic Planning. They emphasise the principle of sustainability and the need for balance, as well as our aim to build a better future and this is a good starting point for the UGMS.

Whereas other specific strategies may adopt more specific vision statements, the Urban Growth Management Strategy is a comprehensive framework for land use planning and growth. It covers environmental, social and economic issues and the general community Vision and Council Mission have therefore been adopted in this case.

The Strategy must also be consistent with the North Coast Regional Plan 2017, which includes aims and objectives for the North Coast and requires that councils prepare local growth management strategies.

In 2011, Council developed the UGMS as a consolidation and review of a number of land use planning strategies. There were separate strategies at that time in relation to urban growth for different parts of the local government area, as well as separate strategies for industrial, rural residential and retail development.

The presentation of a single land use planning strategy based on considerable community engagement represented a big step forward in coordinating strategic planning and decision making regarding future growth and land use planning. In this strategy review, Council has gone further, to present information and options regarding longer term growth to inform a community discussion about the future. There has been a concerted effort to get community input into these key issues, as discussed in this report.

The UGMS establishes a broad framework for growth and there will be more detailed community engagement as Council implements the actions in the Strategy.

Additional community engagement is proposed in relation to many of the actions in the UGMS, as discussed in this report, including additional community engagement for a new action - the development of Local Area Planning Statements, as discussed under Our Local Places in Part 2 of this report.

Community engagement is currently underway to help inform the development of a new Community Strategic Plan.

Proposed amendments to draft UGMS

- No change is proposed to the Vision or Mission in the draft UGMS 2018.

Part 2: Context

A. Our Region

The Department of Planning and Environment (DP&E) finalised preparation of a Regional Plan for the North Coast Region in March 2017. The Region extends from the Port Macquarie-Hastings in the south to the Queensland border.

Port Macquarie is described as one of four 'regional cities' in the region and as a focus for regional population growth and development.

The draft UGMS has been prepared to align with the Regional Plan. It includes a variety of key actions, which are consistent with the Regional Plan, such as:

- The preparation of a local growth management strategy,
- Plans to increase housing choice,
- Plans for a new Health and Education Precinct,
- Plans for an Airport Business Park, and
- Plans to maintain a thriving cultural and civic centre.

Council will also need to seek the Department's endorsement for the Urban Growth Management Strategy.

The DP&E submission (20-03-18) in relation to the draft UGMS is included in Attachment 2.

The Department has acknowledged:

- 'the quality of the work undertaken to-date and support Council's continued pursuit to deliver strategic-led planning outcomes for its community'.

The DP&E also provide specific comments which are considered in this report, including that:

- 'some of the proposed investigation areas are located outside the current urban growth area boundary' in the Regional Plan. The strategy could identify, that should Council determine to pursue these areas, that any structure plans that are prepared will be submitted to the Department for approval prior to seeking a rezoning (similar to the approach taken by Council with the John Oxley Drive Structure Plan). Future proposals will otherwise need to ensure consistency with the North Coast Regional Plan 2036 Urban Growth Area Variation Principles at the Gateway determination stage.'

The urban growth area (UGA) boundary is defined on mapping in the Regional Plan. The boundaries of proposed UGMS investigation areas extend outside the UGA boundary at Fernbank Creek, Sancrox and at Bonny Hills (at the intersection of Bonny View Drive and Ocean Drive).

As suggested by the Department, it is proposed that Council submit structure plans that are prepared in accordance with the UGMS for the approval of the Department where the investigations involve areas outside of urban growth area (UGA).

Amendments to the UGA may be required in some areas where investigation is not proposed in the UGMS.

Proposed amendments to draft UGMS

- The final draft Strategy (p.13) notes that Council will continue to work with the DP&E, particularly in relation to the preparation of a Regional City Action Plan for Port Macquarie (Action 21).
- The draft Strategy has been amended (p.101) to note that any Structure Plan prepared for land outside the urban growth area boundary will be submitted for the approval of the Department.

B. Our Local places

The need to preserve local community and local character is a common issue in submissions, particularly in relation to Lake Cathie and Bonny Hills, as summarised below:

- *Urban sprawl is undermining the visual, natural and critical appeal of the area to residents and visitors*
- *The fragility of the coastal strip, loss of village character*
- *A vision for Bonny Hills – integrated and community led, not developer led*
- *Bonny Hills as part of a network of connected villages*
- *Strong support for sympathetic local development not another overdeveloped coastal strip*
- *The need to maintain village identities, visual separation, landscaped buffers and sympathetic land uses adjacent to villages and town gateway/s*

Community and local character is what makes a place distinctive and is created by a combination of factors including the local environment, buildings, architectural style, subdivision patterns, activity and topography. Character is the way a place looks and feels, so it is 'place-based'.

Council will be working closely with the community to develop a series of community plans during the next 2 years, starting with a community plan for Bonny Hills.

The community plans will help to inform Local Strategic Planning Statements, which are required throughout NSW by 2020, in accordance with recent changes to the NSW Environmental Planning & Assessment Act.

The Local Statements will aim to define the special character and values that are to be preserved and how change will be managed in the future. They will also consider issues such as future housing, infrastructure and social needs.

Respecting character does not mean that new development should not occur. The Port Macquarie-Hastings is a key regional centre for population growth. It is important, however, that we take a design led approach where growth is planned to take place, to ensure that new development is compatible with the character of the area.

In areas where major growth is planned, such as in growth areas in Port Macquarie and Lake Cathie/Bonny Hills, Council has taken a design-led approach in the past.

In Lake Cathie/Bonny Hills, for example, Council commissioned an Urban Design Master Plan in 2003, with a focus on achieving coordinated, high quality development outcomes and to create new local communities. The urban design analysis considered local character, connectivity, important view lines and the type of new development that will complement the character of existing centres.

There was extensive community engagement and the adopted Master Plan set a framework for new village centres, social facilities, schools, playing fields, essential infrastructure and environmental corridors. The Rainbow Beach area is now zoned for growth and this will take place gradually in coming years, as discussed in this report in Part 3 Housing and in Part 4 Economic Development.

The UGMS helps to provide a framework for local area planning by defining where development can and should not occur. For example, the Strategy considers natural limits to growth around our major centres due to areas of high environmental value.

Council will continue with an increased emphasis on place-based planning and engagement with local communities during the period of the new UGMS.

Proposed amendments to draft UGMS

- Draft Action 30 has been amended to reflect this and is now proposed as 'Council will be working closely with the community to develop a series of community plans and to inform Local Strategic Planning Statements' (Year 1-2), as shown at the end of Part 5 of this report.

C. Population growth

The population of the North Coast Region is expected to increase by 76,200 people by 2036, as shown in the North Coast Regional Plan. Around two-thirds of this growth is expected to occur in the regional cities of Port Macquarie, Coffs Harbour and Tweed Heads. The Regional Plan has a minimum target of 8,800 additional dwellings in the Port Macquarie-Hastings by 2036 based on a projected population of 94,700 people at that time.

Council has received new forecast data from i.d. Consulting, based on the 2016 census, since the exhibition of the draft UGMS in December 2017. The new forecast assumes an increase to 104,000 people (previous estimated at 103,000) by 2036. It is predicted that this will generate a need 10,450 additional dwellings between 2017 and 2036, based on projections by i.d. Consulting. This amounts to approximately 1,200 additional people per year and a need for around 500 new dwellings per year to accommodate projected population growth.

The DP&E has raised no objection to Council's use of the i.d. Consulting projections but notes that:

- *'the Strategy could benefit from further detail regarding how the identified 10,000 additional dwellings will be sufficient to cater for this aspirational growth (when the Regional Plan identifies the need for 8,800 additional dwellings due to a population growth of only 13,000), particularly when considering the LGA's declining household occupancy rate and the expected on-going demand for tourist accommodation'.*

The population and housing projections prepared by i.d. Consulting are based on a different forecasting methodology to that used by the NSW State Government. The projections by i.d Consulting take into account local circumstances, including land supply and are used by councils throughout Australia. The use of the higher population and housing projections helps to ensure that we have strategic planning in place to accommodate a higher growth scenario in the coming 20 years.

The current i.d. forecast includes an allowance for tourist dwellings within an 8% assumed vacancy rate for private dwellings. The average household occupancy rate for the local government area has been forecast by i.d to remain steady at 2.31 persons/dwelling in the period to 2036.

All population growth and demand estimates have a level of uncertainty and Council therefore regularly reviews population projections as well as changes in demographics and housing demand, to ensure that our planning remains up-to-date.

Proposed amendments to draft UGMS

- Dwelling forecasts in the strategy have been updated based on population projections and demographic information from the 2016 census as shown on Council's website.
- Draft Action 20 has been amended to state that Council will review population statistics and growth forecasts annually during the current census period, given the rate of change currently being experienced in the Port Macquarie-Hastings, as shown at the end of Part 5 of this report.

D. Our Environment

The need to protect and enhance the natural environment is a common theme in many submissions. The comments raised include:

- *The challenge for Council will be to promote growth away from high environmental value areas to limit the impact of future urban development on future generations*
- *Need to maintain and increase green belts*
- *Protect and enhance Koala habitat*
- *There should be an increased focus on 'precautionary principle', best practice and the North Coast Regional Plan principle – "to focus development to areas of least biodiversity sensitivity and implement 'avoid, minimise, offset' hierarchy*
- *That the UGMS is informed by the Koala and Biodiversity Strategies*
- *We would like to be assured that the UGMS takes into account the modelling on connectivity that has been undertaken as part of the Draft Biodiversity Strategy.*

As noted in the draft Strategy, the environment has a wider value than biodiversity alone, it is important for the health of future generations and it is fundamental to our local character, identity and economy (e.g. tourism).

Council's aim is to take a strategic approach to biodiversity planning. The planning in the draft UGMS has therefore placed a high importance on minimising the potential for impacts on local environmental values due to population growth.

The Strategy uses new biodiversity mapping that has been produced by Council as the basis for future planning. This mapping is consistent with that used in the draft Biodiversity Strategy and Koala Strategy which are currently under review.

The mapping identifies medium – high priority biodiversity areas, and these areas have been avoided as much as possible in the identification of urban investigation areas. For example, it is not proposed to support the request to allow development on land between the existing Thrumster urban release area and the Pacific Highway, which has been mapped as having environmental value and has been found to contain threatened species in the past.

The DP&E has advised (20-03-2018) that:

- 'Any area proposed for possible urban investigation or development (such as the Fernbank Creek residential investigation area, the Lake Cathie / Bonny Hills industrial service investigation areas and the West Bonny Hills residential investigation area) should avoid areas of high environmental value, important farmland and areas containing important natural or mineral resources. If these areas are affected by the constraints, the strategy should clearly identify the potential constraints and also highlight that the land may not be suitable for future development'.

Amongst other things, the NSW Office of Environment & Heritage (OEH), has suggested to Council that:

- The Strategy should clearly identify that some growth areas will be constrained and that future development potential of these areas will require further consideration.
- The completion time for the Biodiversity Strategy and the Koala Plan of Management should be given a higher priority for finalisation within the Strategy and should ideally inform the Strategy before it is finalised.

Council's mapping of environmental values is generally consistent with the mapping of environmental values used by the State government but has a much higher accuracy than the environmental mapping used in the preparation of the Regional Plan. This mapping has been used to identify significant environmental areas and investigation areas have generally been located to avoid these areas.

In some instances, smaller areas of environmental value are located within investigation areas (e.g. along watercourses). The inclusion of these areas within investigation areas does not mean that they will be developed. The proposed investigations will need to consider the ongoing conservation and management of the environmental areas in more detail.

Draft Actions 28 and 29 in the UGMS include the completion and implementation of Biodiversity and Koala Strategies, with an indicative timing (Year 1-5). The draft Biodiversity Strategy, Koala Strategy and Comprehensive Koala Plan of Management are currently under review in consultation with the community and are expected to be finalised in 2018. The Year 1-5 timing refers to ongoing implementation actions that are expected to take place during the next 5 years.

No change is necessary to the current draft Actions.

Additional commentary has been included in the revised draft Strategy to note that the ongoing conservation and management of high value environmental areas within investigation areas is a key aim.

E. Natural Resources

The Department of Planning & Environment – Division of Resources and Geoscience, Geological Survey of NSW (GSNSW) has made a submission to the draft Strategy, as shown in Attachment 2. In summary, GSNSW comment that:

- Key investigation areas at Fernbank Creek and Bonny Hills have proximity to identified mineral resources
- GSNSW generally does not support intensification of residential development within quarry transition zones, however each proposal needs to be considered on its individual merits having regard to potential land use conflicts such as dust, noise, vibration.

Where it is not practical to exclude smaller areas of regionally significant farmland or mineral resource transition (buffer) areas from investigation areas, the UGMS identifies that these issues will need to be considered in detail as part of investigations.

Proposed amendments to draft UGMS

- Additional commentary has been included in the revised draft Strategy regarding areas of regionally significant farmland or mineral resource transition (buffer) areas within investigation areas. The UGMS identifies that these issues will need to be considered in detail as part of investigations.

Part 3: Housing and Residential Growth

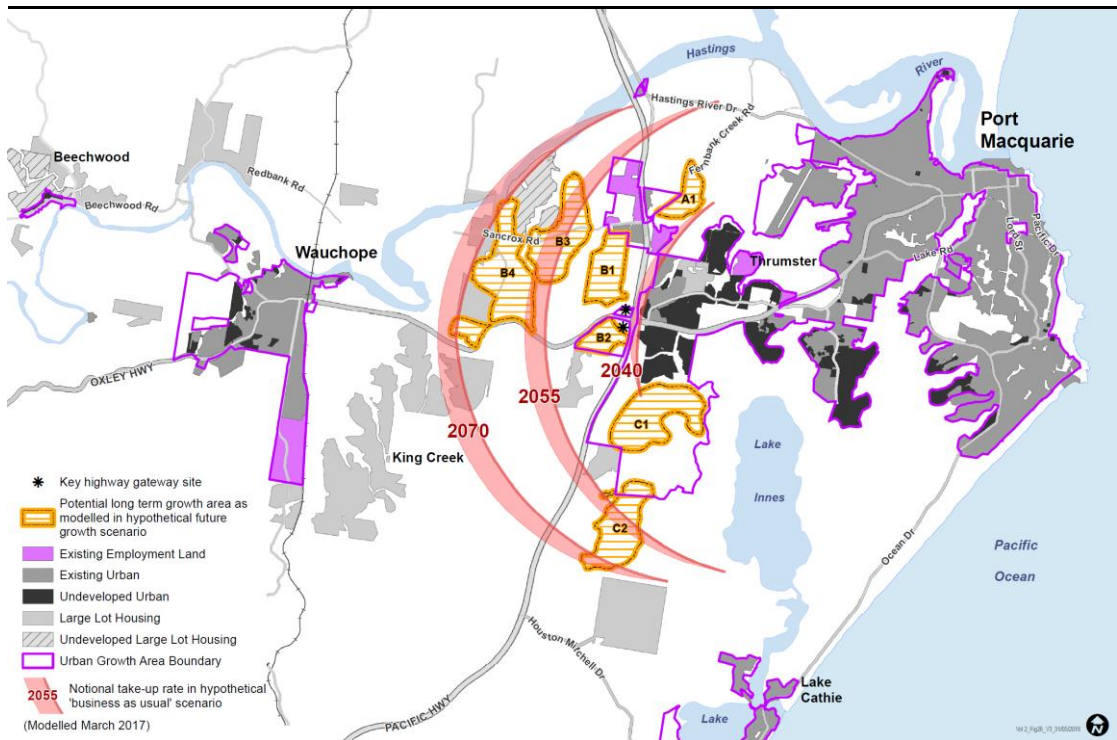
A. Future Urban Growth

The draft Strategy includes a review of options for long term growth in the Port Macquarie-Hastings, beyond the 20 year period of the new UGMS. There is a focus on Port Macquarie in this review given the status of Port Macquarie as a regional City and recognition that options for growth around Port Macquarie may be limited.

The review of long term growth options provides important context for decisions by Council regarding housing in Part 3 of the UGMS.

It was shown at the end of Part 3 that with projected population growth rates, if development continues at current development densities in an east to west direction, then potential future growth areas at Fernbank Creek, Sancroix and West Lake Innes will be exhausted by 2070.

These areas are those that are generally located outside areas of high environmental value or hazard (e.g. flooding). The potential future growth areas at Fernbank Creek, Sancroix and West Lake Innes are shown as Areas A, B and C respectively in the revised Figure 28 in the UGMS, as shown below:



If some or all of these areas are developed for low density rural residential development, then the period of potential growth will be shorter.

The options considered in the draft UGMS for longer term growth were:

1. Limit growth to existing zoned areas
2. Plan to redirect housing demand to other centres
3. Plan for growth in only one or two of the potential future growth areas
4. Plan to permit development in all of the potential future growth areas.

Given the relatively short timeframe to 2070 and expected pressure for continued growth, the recommendation in the draft Strategy was in support of Option 4, to protect the integrity of all of the potential future growth areas around Port Macquarie during the period of the new UGMS to 2036.

The recommendations in the draft Strategy were to focus on a planned response to housing choice in established areas and continue to plan for urban release areas in the coming 20 years, to meet projected demand.

There has been limited feedback in submissions on these options during the Strategy exhibition. However, there was some comment, as summarised below:

- *An agreed strategic position for growth is needed – is there a limit to growth?*
- *“1000” additional future residents per annum should not be presented as an inescapable fact*
- *More and more growth is not good for the majority (e.g. congestion)*
- *Option 1 is the best - accommodate all new housing within established and existing residential zoned land. Better than Option 2. Options 3 and 4 discounted on the basis of potential habitat loss.*
- *Strong support for Option 1, followed by Option 2.*
- *Suggest higher density in existing developed areas including R5 Large Lot Residential areas and rural villages (e.g. Beechwood, Tele Pt).*

The North Coast Regional Plan identifies Port Macquarie as one of four regional cities on the NSW North Coast and aims to focus growth in these major centres to promote sustainability and economic development within the region. There is no limit to growth suggested in the Regional Plan, however, it will be subject to regular review.

Consistent with the Regional Plan there is an existing supply of undeveloped residential land in Port Macquarie to accommodate housing growth in the next 15-20 years. As shown later in this part of the report in relation to land supply, the supply of land in urban release areas and options for new housing will progressively diminish over the next 15 to 20 years unless additional land is released.

Council could nevertheless seek to limit growth to the existing zoned areas (Option 1), as suggested in the submissions above. Under this scenario pressure for growth would then transfer to established residential areas and it is expected that population growth would be restricted, as infill housing options are more difficult to achieve, market choice would be limited and housing would become less affordable.

Council could also plan to redirect housing demand to other centres (Option 2), however it is unlikely that projected demand for new housing in Port Macquarie can be transferred to other centres, such as west Wauchope. The character of these other centres is a key consideration in this Strategy as is the sustainability of increasing travel distances for large populations within the Port Macquarie-Hastings.

It is recommended that Council base its planning on Option 4, to protect the integrity of all of the potential future growth areas around Port Macquarie during the period of the Strategy and to avoid development that may compromise long term development options and choices for future generations.

As discussed later in this part of the report, it is proposed that investigations commence in the Fernbank Creek and Sancroix areas within the next 5 years to assess the suitability of these areas for urban development.

Proposed amendments to draft UGMS

- The final draft UGMS contains amended commentary in relation to the long term growth options in line with the above discussion.

B. Housing choice

A key goal in the draft Strategy is to provide housing choice for the Port Macquarie-Hastings population. The DP&E is supportive of this aim, which is consistent with the principles of the North Coast Regional Plan.

- The Department of Planning & Environment advise (20-03-2018) that: “the North Coast Regional Plan 2036 establishes a goal of delivering 40 percent of new housing by 2036 in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400 square metres. While it is acknowledged that the draft strategy encourages a town housing choice option for Port Macquarie, it is important that the final strategy identify how this goal will be met.”

Other points raised in submissions in relation to housing choice include:

- *It would be good to see greater encouragement of more efficient use of space as in terraces and low rise apartments, where land forgone can be set aside for more parks and bush.*
- *Concern over trend to smaller lot sizes*
- *There needs to be a greater focus on medium density development*
- *Council should review the capacity for housing in existing areas*
- *Increase use of R2 Low Density Residential and R3 Medium Density Residential*
- *Medium density infill development is not economically feasible and there is therefore a need for incentives for developers (e.g. contributions discounts)*
- *Request consideration of smaller housing options to suit ageing in place and younger, smaller households.*

The Port Macquarie-Hastings is generally well placed to deliver new housing to meet local and regional population growth estimates. We have a substantial supply of land for development in urban release areas by regional standards, as discussed later in this Part of the report. However, this does not mean that we will achieve the 40% target in the Regional Plan.

Council has limited capacity to ensure that minimum dwelling densities are achieved in urban release areas using the standard local environmental plan provisions on offer in NSW and Development Control Plan provisions have only 'guideline' status.

In practice, there is a strong market trend towards single storey, detached dwellings in the urban release areas and an average density of development in recent urban release area subdivisions in the Port Macquarie- Hastings of approximately 10.5 dwellings per hectare.

In relation to housing choice, the Regional Plan aims to provide a greater variety of housing, in locations that can accommodate more housing and that have existing or planned infrastructure and services, to create a more compact urban footprint. A greater variety of housing is needed to meet our changing demographic (e.g. an ageing population) and to promote affordability.

There is no further detail in the Regional Plan as to how this variety of housing should be achieved in the Port Macquarie-Hastings, other than that it is proposed to 'Enhance the variety of housing options by increasing the number of homes in and around the Port Macquarie city centre'.

Council has planning in place for higher density development in the area between Settlement City and Flynns Beach and has reviewed the planning policy for this area in the past 5 years. This planning was undertaken with funding assistance from, and in consultation with, the NSW Department of Planning & Environment.

It is proposed that Council expand on this work to promote improved housing choice, by undertaking a review of housing policy in the first 2 years of the new Strategy period (Action 1). It is also proposed to review planning for the Wauchope CBD and adjoining mixed use area (Action 2) and for the Port Macquarie CBD (Action 12). Engagement will take place with local communities regarding housing choice in the development of Community Plans and Local Strategic Planning Statements (Action 30).

The aim is to provide more certainty regarding housing choice, including a review of where town living and apartment living options are best located. The review will include a review of local environmental plan and development control plan provisions related to housing. Key considerations will include zone objectives, height, minimum lot size, floor space ratios, secondary dwellings, student housing and local character.

Proposed amendments to draft UGMS

- The content of the final draft UGMS (Attachment X) includes more clarity regarding the aims of the housing review.

C. Land supply and demand

Council's current policy in the UGMS 2011 is to maintain a 15 year supply of zoned residential land, ready for development, including allowance for lead in times for investigation and rezoning of land (p.99).

Council currently has coordinated planning in place for new urban release areas at Thrumster, Lake Cathie/Bonny Hills and to the east of Kew. This planning has been undertaken in consultation with landowners, State Government agencies and the community. It has included urban design and environmental studies, traffic and stormwater modelling, infrastructure planning and funding arrangements to cover essential costs associated with development.

Submissions in relation to land supply have included the following points:

- *An oversupply of land for investigation is needed to account for lead-in planning timeframes*
- *The land supply estimates have been overstated*
- *The estimate of 600 dwellings from infill in the CBD is optimistic.*
- *Council should bring forward proposed investigation areas commencing 2018 in conjunction with infrastructure planning and coordination*
- *A land supply review is required at least every two years, including demand and up-take rates*

The proposed 15 year supply is the highest target in local government areas in the North Coast region and is well in excess of the former 5 year standard in the Mid North Coast Regional Strategy.

The aim in maintaining a 15 year land supply is to promote market choice, competition and affordability in the housing market, allowing for growth cycles whilst also providing reasonable certainty for builders, developers and government regarding return on investment, particularly in relation to up-front infrastructure costs.

A detailed review of the yield estimates and supply estimates in the draft Strategy in existing, zoned residential areas has been undertaken by Council's Strategic Land Use Planning team. The significant differences between Council's revised estimates and those in submissions have been reviewed in more detail.

Where possible, estimated yields have been based on existing approvals. An average subdivision yield of 10.5 lots (12 dwellings) per hectare has otherwise been assumed on unconstrained, vacant residential land, consistent with what has typically been achieved in recent subdivisions in urban release areas in the Port Macquarie-Hastings. Allowance has been made for constraints within investigation areas.

The estimate of 600 dwellings in central Port Macquarie is consistent with recent trends. This amounts to around 30 dwellings per year to 2036, which includes estimated yield from vacant residential areas below 1ha in size. This is conservative noting likely market demand for smaller dwellings in coastal areas and the aim in this strategy and in the Regional Plan to promote a mix of housing types.

Infill development may well be higher than 30 dwellings per year in Port Macquarie as the redevelopment of coastal land becomes more attractive and viable in terms of land value. Development yield in release areas may also exceed 12 dwellings per hectare given recent changes to permit some forms of multi dwelling development as complying development throughout NSW. The yield estimates are therefore quite conservative.

In total, the yield estimates have been revised down following the more detailed review of yields in release areas. However, the revised yield estimate for Lake Cathie/Bonny Hills is slightly higher than those projected in the draft Strategy based on current approvals.

		Draft UGMS		Final draft UGMS		
Locality	Projected dwellings per annum	Residential land estimated dw. yield	Years supply	Residential land estimated dw. yield	Years supply July 2017	Approx. Years supply May 2018
Port Macquarie (including Innes Peninsula & Thrumster)	340	6,620 incl. infill	19.4 years	5,570 Incl. infill	16.4 years	15 years
Wauchope (excluding the Yippin Creek urban release area)	35	350	10 years	350	10 years*	9 years*
Lake Cathie/Bonny Hills	70	1,232	18 years	1,382	19.7 years	18 years
Camden Haven	50	2,437	48.7 years	1,820	36.4 years	35 years
Total: Port Macquarie-Hastings	495	10,639	21.5	9,122	18.4 years	17 ears

Notes:

- Supply estimates have been determined using year to end data at July 2017 and will be updated annually.
- * The supply estimate in Wauchope excludes rural zoned land currently under investigation at Yippin Creek. If rezoned, this land could increase the supply estimate to approximately 30 years.
- Rural residential yields are not included in the supply estimates above.

As shown above, there is a significant supply of residential land in and around the major urban centres in the Port Macquarie-Hastings. Nevertheless, it is expected that the supply of vacant residential land will fall below 15 years in Port Macquarie, Wauchope and Lake Cathie/Bonny Hills during the first 5 years of the UGMS.

There has been strong take up of residential land in 2017 in Port Macquarie, Wauchope and Lake Cathie/Bonny Hills.

It is therefore proposed to carry out investigations in these areas, as discussed in the remainder of this part of the report. These investigations will involve multiple landowners and the successful release of land for coordinated urban growth will depend on the cooperation of multiple parties in each case.

It is not possible to guarantee a 15 year supply in all areas, particularly where significant natural constraints to growth exist. The final draft Strategy has therefore been amended to clarify that the 15 year supply is dependent on successful coordination of multiple parties and lead in planning, assessment of natural constraints and community engagement.

Council will continue to review development in the Port Macquarie-Hastings as part of a regional land monitor and it is proposed to update growth projections and land supply forecasts annually (Action 20).

Proposed amendments to draft UGMS

- The supply estimates in the draft UGMS have been updated.

D. Urban Investigation Areas

I. Port Macquarie

In addition to a focus on housing choice in Port Macquarie, it was proposed to commence the investigation of new residential areas in the coming 5 years, in the exhibited draft UGMS. It was proposed to:

- Review LEP and DCP provisions for land at West Lindfield (Year 2-3) (Action 10).
- Preliminary consultation and investigation regarding potential development in the Fernbank Creek area (Year 3-4) (Action 6).

Note: The draft Strategy stated (p.63) that: 'Subject to the outcomes of this consultation and an assessment of key issues such as essential infrastructure, environmental management and residential supply and demand, Council will then determine a program of more detailed investigations for the Fernbank Creek and/or Sancrox areas'.

There have been a large number of submissions in relation to investigation areas in and around Port Macquarie. The large majority relate to the particular circumstances in the Le Clos Sancrox subdivision, which is considered later in this part of the report.

The following comments relate to general growth options around Port Macquarie:

- *Investigations to rezone land at Greater Sancrox should proceed ahead of investigations Lake Inness Road and Fernbank based on significantly larger yield estimates and infrastructure upgrades for roadwork and services.*
- *Inappropriate zoning, in particular Lake Innes South, suggest back zoning for environmental protection*

The preferred sequencing of potential long term growth areas around Port Macquarie was considered by a cross divisional team within Council, during preparation of the draft UGMS. Based on a review of environmental and infrastructure issues, the recommended sequence of investigations was proposed to be West Lindfield (deferred area) followed by Fernbank Creek, Sancrox and then West Lake Innes in the longer term.

Given the revised land supply estimates in and around Port Macquarie, it is proposed that Council undertake planning for the West Lindfield (deferred) area in Year 2-3

and that Council commence investigations for both the Fernbank Creek and Eastern Sancrox areas within the next 5 years. This is discussed in more detail below.

The Lake Innes long term growth area includes large relatively unconstrained areas which are potentially suitable for development in the long term as well as fragmented, smaller areas of environmental constraint. These constraints do not preclude longer term investigations for future growth in the Lake Innes area, which can consider the need for environment protection as part of the investigation process.

West Lindfield (deferred area)

The deferred area at West Lindfield was not rezoned as part of the Thrumster local environmental plan amendment because the landowners in the deferred area were unwilling to contribute to equitable arrangements for environmental management at Thrumster in 2008. The area is a logical addition to the land supply in Port Macquarie and it is therefore proposed that Council review the planning for the deferred West Lindfield land and seek a resolution to this issue.

As shown on the map below, the ownership of the deferred area is fragmented and there will be a need for a level of coordination within the landowner group. There are currently 12 separate landowners, with ownership boundaries are shown in red.



Action 10 in the exhibited draft UGMS has been retained to 'Review LEP and DCP provisions for land at West Lindfield, previously deferred from the Thrumster urban release area'. It is proposed to commence in Year 2-3 of the new UGMS period in the draft Strategy.

Fernbank Creek

The Fernbank Creek area has good access to the proposed Sancrox Sewerage Treatment Plant and is potentially a logical addition to existing land supply in Port Macquarie. It is relatively close to other urban services in Port Macquarie and Thrumster and there is a substantial area of land with low to no environmental constraint.

The Fernbank Creek area also has a high level of ownership fragmentation (26 separate land owners, with ownership boundaries are shown in red), as shown in the following map.



Action 6 in the exhibited draft UGMS proposed 'Preliminary consultation and investigation regarding potential development in the Fernbank Creek area', commencing indicatively in Year 3-4.

On review, it is proposed that Council expand the scope of preliminary investigations to include the broader Sancrox area and produce an Outline Plan as Stage 1 of investigations, commencing indicatively in Year 2 of the new UGMS period. This Action is discussed in more detail below.

Sancrox

A number of submissions have been received in relation to the Sancrox area:

- *Rural residential development should be allowed for in the Greater Sancrox area in accordance with the UGMS 2011-2031 and the Greater Sancrox Structure Plan 2014 – 2023. Furthermore, the timeframe for further investigations referred to in the Greater Sancrox Structure Plan should commence as soon as possible.*
- *Requesting rezoning of certain land in Bushland Drive for rural residential development and attaching a concept subdivision layout demonstrating that rural residential development of the land will not compromise potential long-term conversion for residential purposes.*
- *Request to investigate land at the intersection of the Oxley Highway and Rawdon Island Road given that infrastructure in and around the Greater Sancrox precinct has recently improved (ie Pacific Highway upgrade, new 10ML water reservoir, new SPS adjacent to Sancrox Road & concept developed to extend a new rising main along Fernbank Creek Road to the new Fernbank STP). The RMS will undertake construction of a new Oxley Highway/Rawdon Island Road intersection in 2018.*

- *Land to the south west of the Oxley Highway/Pacific Highway Interchange is shown as 'Proposed Investigation Area' for urban purposes in Council's current UGMS 2011 and draft Greater Sancrox Structure Plan (Feb 2015). Bring forward the indicative timing for urban investigation and rezoning to ensure affordable housing and to meet demand. Identify an area of large lot or rural residential housing on the site to act as a buffer between future urban development and the proposed Highway Service Centre*
- *Request that investigations for urban rezoning in Greater Sancrox could commence in 2018 with a target of rezoning land by 2025.*

Council identified the Sancrox area as an investigation area for rural residential development in 2004. Initial landowner investigations were not accepted by the State government due to a need for coordination, and Council coordinated investigations from 2011 – 2015 with the aim of preparing a Structure Plan for the Sancrox area.

Council has resolved to consider whether urban development relating to Port Macquarie should be permitted to the west of the Pacific Highway in the review of the Port Macquarie-Hastings Urban Growth Management Strategy:

February 2015

RESOLVED: Turner/Cusato

That Council:

- 1. Note the revised Greater Sancrox Area Structure Plan as described in this report.*
- 2. Include as part of Council's current review of the Port Macquarie-Hastings Urban Growth Management Strategy 2011, consideration/investigations;*
 - a. to determine whether urban development relating to Port Macquarie should be permitted to the west of the Pacific Highway with such consideration/investigations to include the potential urban capability/serviceability/capacity of lands between Oxley Highway to the north, Pacific Highway to the west and Houston Mitchell Drive to the south in reaching any conclusion or conclusions; and*
 - b. as to the viability of rural residential development in the Greater Sancrox area.*
- 3. Request the General Manager report to a Council Meeting promptly after the aforesaid review is completed and endorsed/adopted by Council with respect to the Greater Sancrox Area focusing on the implications of the review on that Area.*
- 4. Defer this matter until after consideration of the report dealt with in 3 above.*

As discussed above under Part 3A - Future Urban Growth, it is recommended that Council base its long term planning on Option 4, to protect the integrity of all of the potential future growth areas around Port Macquarie during the period of the Strategy and to avoid development that may compromise long term development options and choices for future generations.

Further rural residential development is not proposed at Sancrox as a first step towards urban because there is no evidence to suggest that this can be achieved in practice. A successful conversion would require the coordination of far more landowners and/or the up-front installation of services for higher density development to avoid a piecemeal approach to future development. Rural residential development will diminish the potential supply of land for urban growth around PMQ and will remove options for growth for future generations.

As discussed under Part 3C Land Supply and Demand, the supply of vacant residential land will fall below 15 years in Port Macquarie during the first 5 years of the UGMS and it is therefore proposed to carry out investigations in Port Macquarie in the short term.

In addition to planning for the West Lindfield deferred area, it is proposed that Council commence Stage 1 investigations for the Fernbank Creek and Sancrox areas, as discussed above, commencing in year 2 of this Strategy.

This is proposed to involve:

- Consideration of the structure planning work already done for the Sancrox area,
- Consult landowners regarding future growth and the investigation process,
- Preparation of an Outline Plan for urban development in the Fernbank Creek and Sancrox areas, to identify precincts and areas where the coordination of development can be achieved,
- State government endorsement of the Outline Plan as proposed in the DP&E submission (see Part 2A of this report), and
- Commencement of more detailed investigations in one or more of those precincts, subject to the outcomes of the Outline Plan.

The preparation of an Outline Plan is an important step given the high level of fragmentation in the Sancrox area and the need for coordinated infrastructure and environmental management outcomes. Isolated, ad hoc proposals on individual properties will not result in a coordinated outcome.

The aim of the Outline Plan will be to create a plan for long term growth, including sustainable local communities and urban environments. There will need to be consultation with multiple landowners, State agencies and the community, similar to the planning undertaken by Council for the Thrumster and Rainbow Beach urban release areas.

The Outline Plan will provide a framework for more detailed precinct plan investigations, and then local environmental plan, development control plan and contributions planning for individual precincts. It will not result in the rezoning of all potential future growth areas in the Fernbank Creek and Sancrox areas significantly ahead of the supply principles in the UGMS.

Infrastructure funding will be a key issue and the expected sequence of development in these areas is generally east to west given the need for sewerage infrastructure from Fernbank Creek to Sancrox.

Environmental management will also be a key issue. Current known areas of high environmental value or hazard (e.g. flooding) are not proposed be investigated for urban development and the focus of investigations will therefore be on potential future growth A and B, as shown in the long term growth analysis in this report.

The preliminary consultation and investigation will consider the need for support studies to address key matters, such as:

- Urban design
- Heritage values

- Environmental issues
- Hazards such as bushfire, flooding and buffers between uses
- Transport planning and infrastructure
- Water, sewerage and stormwater infrastructure
- Social and recreational opportunities

More detailed follow up investigations are expected to be proposed in stages for specific precincts following completion of the Outline Plan.

Proposed amendments to draft UGMS

- Action 6 in the exhibited draft UGMS has been revised to propose that Council undertake preliminary investigations for the Fernbank Creek and Sancrox areas and produce an Outline Plan, commencing indicatively in Year 2 of the new UGMS period.
- It is proposed that Council retain Action 16 to investigate proposals for development on the Gateway sites at the intersection of the Pacific and Oxley Highways.
Note: Investigations have commenced on the southern site for a proposed Highway Service Centre, consistent with the UGMS 2011 and State government policy regarding locations for Highway Service Centres. The development of the Gateway sites can be considered independently of the broader investigations for land release in the Sancrox area.

Le Clos Sancrox

Council has received submissions from a large number of landowners in the Le Clos Sancrox estate. This is a difficult issue for landowners and Council in the context of the planning for Sancrox, as summarised below:

- *Strong concern in relation to:*
 - *the approach to rural residential development .i.e. "council will not support rural living in areas potentially needed for long term growth of Port Macquarie"*
- *Omission of a decision on the future of the Le Clos Sancrox redundant viticulture subdivision*
 - *Recommend options to address the long standing Le Clos Sancrox matter, including:*
- *Immediate commencement of the rezoning process to convert the area to R5 Large lot residential*
- *Immediate commencement of the rezoning process to convert the area to R3 Medium density residential or R4 High density residential*
- *A composite of the above*
- *Possible legal action by landowners if no change to the draft UGMS*
 - *Seek immediate and urgent action in relation to Le Clos Sancrox.*

The Le Clos Sancrox subdivision was approved by Council in 1986 to permit cooperative viticulture, including approximately 46 house lots with an average size of 3200 sqm. Unfortunately, it has proven very difficult to resolve on-site effluent disposal, bushfire protection and access arrangements for these house lots.

In 2006, Council resolved to *'impose a moratorium on all development of properties in the Le Clos Sancrox and Le Clos Verdun Estates until such time that appropriate rezoning and reconfiguration of the Estate has been finalised'*.

In 2009, the Le Clos Verdun estate was rezoned to rural residential, following coordinated investigations by landowners in that estate. Similar investigations have not been undertaken for the Le Clos Sancrox estate to date.

The Sancrox area was proposed for rural residential and there have been structure plan investigations by Council. However, the Sancrox area has now been proposed generally for future urban development in the draft UGMS and the landowners are looking for a clear direction to provide certainty regarding development on their lots.

Council planners have met with landowner representatives from the Le Clos Sancrox estate on two occasions since exhibition of the draft UGMS. The discussion with landowners has included an overview of the land supply and long term growth context in the draft UGMS, as discussed above, as well as the need for coordinated infrastructure and environmental planning from Council's and the community's perspective.

The landowner representatives have indicated a willingness to coordinate a reconfiguration of the existing Le Clos subdivision. This will need to include preparation of support studies, funding for key infrastructure and coordination of delivery, including environmental management.

A number of options may exist for rezoning and reconfiguration and it is proposed to consider this in more detail in a separate report to Council as soon as possible, in accordance with Part 3 of the resolution of Council in February 2015 (shown earlier in this part of the report).

II. Urban Investigation Areas – Wauchope

The supply of vacant residential land in Wauchope is estimated at approximately 10 years, as discussed earlier in this report. In addition, Council has completed a Structure Plan for land at Yippin Creek, which proposes substantial new areas for residential growth to the west of Wauchope.

The draft UGMS has proposed the immediate review of Local environmental plan, development control plan, and contributions plan provisions to implement the Yippin Creek Structure Plan, in years 1-3 of the new UGMS.

The submissions received during exhibition in relation to investigation areas at Wauchope are summarised below:

- *Submissions seeking expansion of the proposed urban residential rezoning at Yippin Creek to expand the proposed residential footprint in the Yippin Creek investigation area from that shown in the adopted Structure Plan.*
- *Seeking expansion of the Urban Growth Area Boundary at Wauchope to permit residential zoning at Clarkes Lane, Wauchope, adjacent to the proposed Regional Sporting Precinct.*
- *Seeking rezoning of flood free land at Weismantle St, Wauchope to the east of the North Coast railway line, to permit rural residential development*

The Yippin Creek investigation area incorporates a range of lot sizes, from smaller lots in an established rural residential estate along Yippin Creek Road to larger rural lots.

During preparation of the Yippin Creek Structure Plan, there were submissions from landowners opposed to urban development in the rural residential estate and Council has generally determined in the adopted Structure Plan to retain the existing character within the rural residential estate, with the exception of one lot on the periphery of the estate, which has been identified for urban investigation.

There were also submissions from landowners requesting that their land be included in the area proposed as residential in the draft Structure Plan.

Council determined not to add these additional areas in order to concentrate proposed residential development in the relatively low constraint and unfragmented parts of the study area. Redevelopment of the rural residential estate was not proposed as this would impact on the amenity of existing residents and it would require a high level of coordination in relation to infrastructure upgrades and environmental management.

The submissions in relation to the draft UGMS include additional requests for expansion of the proposed Yippin Creek residential area. For the reasons discussed above, it is not proposed to expand the footprint of the proposed Yippin Creek residential area.

There have been previous requests to Council to rezone the land to the east of the North Coast Railway line at Clarkes Lane and Weismantle Street based on proximity to Wauchope. These areas are separated from Wauchope by the North Coast Railway line and the requests are not supported due to local constraints, including servicing and access limitations.

It is proposed that Council retain Action 4 to review LEP and DCP provisions to promote development in the Yippin Creek urban release area. This is proposed indicatively in years 1-2. No other changes are proposed to draft UGMS in relation to Wauchope investigation areas.

III. Urban Investigation Areas – Lake Cathie/Bonny Hills

Council has received a number of submissions in relation to proposed investigation areas in the Lake Cathie/Bonny Hills area. The issues raised can be summarised as:

- *There is a need to balance and preserve the biodiversity mosaic in the proposed West Bonny Hills investigation area*
- *Greater consideration of the environmental impact on the proposed West Lake Cathie Urban Investigation Area*
- *Strong objection by community group to consideration of the area immediately west of Lake Cathie for future residential - environmental impact*
- *Question the adequacy of infrastructure for the proposed west Bonny Hills Urban Investigation Area that is twice the size of Area 14*
- *Request to expedite actions to investigate area north of Forest Parkway, Lake Cathie and include an area further north in the same ownership*

- *Request for four lot subdivision of 37ha property within the West Bonny Hills urban investigation area.*

The exhibited draft UGMS (p.63) aims 'to plan for continued local growth in Wauchope, Lake Cathie, Bonny Hills and the Camden Haven based on population projections for those centres, subject to natural limits on development in those areas and the need to preserve the character of local communities'.

The West Lake Cathie and West Bonny Hills investigation areas were first identified in the Greater Lake Cathie and Bonny Hills Urban Design Master Plan, which was adopted by Council in 2003/4 after community engagement. The Master Plan has since formed the basis of Council planning in the Lake Cathie and Bonny Hills area and the investigation areas have been included in the North Coast Regional Plan.

West Lake Cathie

The investigation area to the west of Lake Cathie (to the north of Forest Parkway) has been preliminarily assessed by Council staff as having lower ecological constraints and relatively easy access to established infrastructure and services in comparison to the West Bonny Hills investigation area.

Investigations have therefore been proposed for the West Lake Cathie area (Action 5), in Year 2-3 of the new UGMS. Key issues will include buffers to Lake Cathie, stormwater and bushfire management, and habitat connectivity.

It is not proposed to expand the West Lake Cathie investigation area to the north noting proposals to also investigate land to the west of Bonny Hills, community concern about further expansion of the development footprint around Lake Cathie, and that the proposed areas are outside the Urban Growth Area boundary in the Regional Plan.

West Bonny Hills

The West Bonny Hills investigation area is complex, as noted in the submissions above. Potential development areas are fragmented from one another by high value environmental areas and core koala habitat, which are important in terms of connectivity for known koala populations.

Action 11 of the draft UGMS proposed that Council 'investigate options for development and prepare a structure plan for the West Bonny Hills Investigation Area', commencing in Year 4-5.

It is proposed to amend the description of this action is to 'Commence Stage 1 investigations and prepare an Outline Plan for the West Bonny Hills investigation Area', similar to the action discussed above for Fernbank Creek and Sancrox.

The Bonny Hills community has demonstrated a keen interest in this area, so community engagement will also be fundamental in the Outline Plan process. Specialist input will be required to address key issues and provide the basis for more detailed local environmental plan, development control plan and contributions planning.

Key issues will include the protection and management of environmental areas and an appropriate urban design response to the local area. Road, pedestrian and

cycleway connectivity and the coordination of water and sewerage infrastructure will also be key issues. Mineral resource buffers in the local area will need to be assessed.

More detailed follow up investigations are expected to be proposed in stages for specific precincts following completion of the Outline Plan. This may include investigations for light industrial development, as discussed in Part 4C of this report.

Subdivision within the investigation area, as proposed in submission 46 is not supported as this will further complicate the preparation of a Structure Plan and the delivery of coordinated outcomes.

Proposed amendments to draft UGMS

It is proposed that Council retain Action 11, commencing in year 4-5. The proposed description of this action is to 'Commence Stage 1 investigations and prepare an Outline Plan for the West Bonny Hills investigation Area'.

IV. Investigation Areas – Camden Haven

- Request to bring forward investigations to rezone land identified as "Future investigation" at Ivers Road, (south Area 15) on the basis that existing zoned land reserves to the North of Ocean Drive (formerly known as Area 15) are in single ownership with little chance of short term release onto the local market

The supply of residential land in the Camden Haven earlier in this part of the report shows that there is over 30 years of vacant residential land. Council is also investigating land to the west of Kew, which will slightly increase this supply if the land is rezoned.

A large proportion of this supply is concentrated in one ownership, as noted in the submission. However, there are 15 landowners in the Area 15 release area and there is no evidence that it is being withheld from the market at this time. Council is currently assessing a development application for subdivision of one of the larger properties to create 138 residential lots.

Council is also bringing forward construction of a critical rising sewer main connection north from Area 15 to the Kew/Kendall Sewerage Treatment Plant at Herons Creek. This is expected to overcome one of the major up-front costs and potential impediments to development in the Area 15 release area.

It is premature to assume that development is being limited by land ownership in the Camden Haven and accordingly no change is proposed to the conclusions and Actions in the draft UGMS in relation to investigation areas in the Camden Haven.

V. Investigation Areas – Rural residential

Rural residential development is a form of low density residential housing that needs to be carefully planned, efficiently serviced and located to avoid conflicts in rural areas. It is widely distributed along the coast and hinterland in the Port Macquarie-Hastings as shown in Figure 26 of the draft UGMS.

There is currently a generous supply of undeveloped rural residential land and new rural residential areas are concentrated on unconstrained land near the coastal villages of Kendall and Beechwood, which provide a basic range of local services. An additional investigation area was identified to the north of Telegraph Point in the draft UGMS.

The submissions received in relation to rural residential development can be summarised as follows:

- *NSW DPI support a stable environment for rural investment that avoids conflict between residential and agricultural neighbours*
- *Request that the land adjoining the Telegraph Point investigation area also be identified for investigation.*
- *Requests for new rural residential land in the Greater Sancrox area*
- *Request to bring forward investigations for affordable housing and R5 Large Lot Residential at the Oxley Highway Interchange site (Hore)*
- *Request to include Kenwood Drive for R5 Large Lot residential development*
- *Request to permit dual occupancy (detached) development in R5 Large Lot Residential areas*

The NSW Department of Primary Industries comment is consistent with the principles for rural residential development in the draft UGMS, which are based on the North Coast Regional Plan and Settlement Planning Guidelines.

The Telegraph Point investigation area is proposed to supplement supply in undeveloped rural residential land at Kendall and Beechwood and turnover in established rural residential areas, which also cater for market demand.

The boundary of the Telegraph Point investigation area has been determined with regard to limits to water supply, environmental considerations, slope, village character and amenity. No change is proposed in the final UGMS, however, the boundary of the investigation area has been adjusted to the 25m contour, to approximate the area that may be suitable for subdivision and that can be serviced with reticulated water. Further more detailed investigation of appropriate zone boundaries is proposed in accordance with Action 7.

Additional rural residential land is not proposed at Sancrox as discussed in the long term growth section earlier in this part of the report. This includes the remainder of the land proposed for Highway Service Centre, which has been proposed as an urban investigation area for some time.

Rural residential investigation is also not proposed at Kenwood Drive, consistent with the principle in the former Regional Strategy that new rural residential areas should not be planned east of the Pacific Highway and given community concern regarding further expansion of urban development around Lake Cathie.

It has been proposed in the draft UGMS (Action 8) to review local environmental plan provisions for small lots around nominated rural villages. The Department of Planning & Environment has questioned this action:

- *DP&E: “the proposal to permit dwellings on smaller lots adjacent to villages will need to address and justify the need for such an approach and its consistency with the State and regional planning framework”.*

This action arose from the approval of a dwelling on an undersized rural lot on the fringe of Kendall. The Department did not object in that instance and this raised a question for Council, whether dwellings should be permitted generally on undersized lots within a close radius of villages, such as Kendall, that offer a range of local services.

The proposed review will need to consider the State and regional planning network and has been retained as an action in the final draft UGMS. Also, as part of that action, it is proposed to include a review of the merits of permitting detached dual occupancy with consent in rural zones.

Proposed amendments to draft UGMS

- The wording of draft Action 8 regarding dwellings on smaller lots adjacent to villages has been amended to include a review of the merits of permitting detached dual occupancy with consent in all rural zones.

A summary of proposed changes to the Actions table at the end of Part 3 of the UGMS, is provided below:

Housing Choice Actions

	Action	Description	Indicative Timing
1	Review Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions to promote appropriate housing choice options	A review of the key planning zones and policies that are available to guide residential development. This review is intended to take place as a first step to help inform the actions below.	Year 1-2
2	Review planning for the Wauchope CBD and adjoining mixed use area	The character of the Wauchope CBD needs to be carefully considered when planning for new development.	Year 3-4
3	Undertake neighbourhood planning in Kendall	To consider the appropriate mix of housing and to enhance the unique character of Kendall.	Year 4-5
4	Review LEP and DCP provisions to promote development of the Yippin Creek Urban Release Area	To implement the adopted Structure Plan for the Yippin Creek area and provide opportunities for new housing in Wauchope.	Year 1-3
5	Investigate options for development and review LEP and DCP provisions in the West Lake Cathie Investigation Area	Planning for potential residential growth to the west of Lake Cathie as an extension of current growth areas at Rainbow Beach	Year 2-3

	Action	Description	Indicative Timing
6	Preliminary consultation and investigation Preparation of an Outline Plan (Stage 1 investigations) for the Fernbank Creek and Sancrox potential future growth areas.	Preliminary Stage 1 planning for potential future urban growth at Fernbank Creek and Sancrox areas	Year 3 2-4
7	Investigate options for limited rural residential development at Telegraph Point and review LEP and DCP provisions	Investigations for rural residential development are proposed to the north of the existing village of Telegraph Point	Year 4-5
8	Review LEP provisions for small lots around nominated rural villages and the merits of permitting detached dual occupancy with consent in all rural zones	To consider whether there should be scope for dwellings on small rural lots near larger rural villages and whether detached dual occupancy should be permitted in all rural zones	Year 4-5
9	Monitor rates of subdivision and development in the LGA	Council monitoring of growth to inform local and regional planning	Annually
10	Review LEP and DCP provisions for land at West Lindfield, previously deferred from the Thrumster urban release area	A review of land that was deferred from rezoning at West Lindfield in Port Macquarie	Year 2-3
11	Commence Stage 1 investigations and prepare an Outline Plan for the West Bonny Hills investigation Area	Preliminary planning for potential future urban growth to the west of Bonny Hills	Year 4-5

Notes:

- Actions are in not in order of priority. Timing is indicative only and will be confirmed in Council's annual operation plans.
- All actions will be reviewed in the next Strategy review in 2022.
- Year 1 = 2018/19

Part 4: Economic Development and Employment**A. Business centres - hierarchy**

Council has maintained a consistent approach in planning for retail and business centres since the adoption of a Retail Policy in 2004.

The aim has been to maintain a clear hierarchy of retail centres, with the Port Macquarie CBD and Settlement City at the top of the hierarchy and smaller, local retail outlets at the bottom. The rationale for this hierarchy is to protect the viability of the higher order centres which provide a greater range of retail products and business services and which are important as key centres for community activities in the Port Macquarie-Hastings and on the NSW North Coast.

Council started to use the term 'Greater CBD' in 2004, to describe the Port Macquarie town centre along with Settlement City, Gordon Street and Munster Street shops. However, there has been a conscious shift away from the use of the term

'Greater CBD' in the exhibited draft UGMS, given the physical separation between these individual centres and their different functions.

In the draft UGMS 2017, the term 'Port Macquarie CBD' has been used to describe the Port Macquarie town centre. This is different to the terminology used in the Hill PDA report which was exhibited with the draft UGMS.

The rationale for this change is that the Port Macquarie town centre is the main business and service centre in the Port Macquarie-Hastings. The town centre accounts for a large proportion of commercial floorspace, including government uses and serves as a significant tourism destination. It is the historic centre of the Port Macquarie-Hastings from a cultural perspective and functions as the primary hub for tourist and public events.

The Port Macquarie town centre does not function as one entity with Settlement City, Gordon Street or Munster Street. The town centre is physically separated from Settlement City by approximately 1.5km of foreshore open space.

This change in terminology has resulted in some concern from Settlement City landowners, as shown below:

- *Objection to proposed retail hierarchy, noting Settlement City precinct has been relegated the same role as Gordon & Munster Street precincts (Lendlease)*
- *The draft Strategy should retain the concept of the Greater Port Macquarie CBD as a focus for investment and development*
- *Request to recognise potential redevelopment of Settlement City in the strategy*

Settlement City

Settlement City remains in a B3 Core Business zone, the same as the Port Macquarie town centre. It has significant scope for growth in accordance with Council planning for the Settlement City Precinct that has been established since 2009. The Strategy is not proposing any change to the range of uses permitted in the B3 Core Business zone at Settlement City.

The draft UGMS has retained Settlement City and the Port Macquarie town centre at the top of the Retail Hierarchy, in the 'Regional City' category, as shown in Figure 19 on p.73 of the draft Strategy. This is in recognition of the primary retail role of both centres in the Port Macquarie Hastings. The result in Figure 19 is that Settlement City sits alongside Gordon Street and Munster Street in the hierarchy, as shown below:



This was not intended to diminish the role of Settlement City, which is clearly greater in importance than Gordon Street and Munster Street. The draft Figure has therefore been reconfigured to place the Port Macquarie CBD and Settlement City at the top and Gordon Street/Munster Street below.

The draft Strategy already highlights the development opportunities that exist at Settlement City within the established B3 Commercial Core zone. The final draft Strategy also includes recognition of the ongoing importance of Settlement City, with reference to the adopted Settlement City Precinct Structure Plan 2009 which aims to promote coordinated development in the Settlement City Precinct.

Bellbowrie

Council has received a submission in relation to the Bellbowrie area:

- *Bellbowrie business owners request to allow 'commercial premises' development ('offices, retail and business premises')*

The Bellbowrie Business Park provides opportunities for local service industry and bulky goods retail, in central Port Macquarie. It is currently zoned B5 Business Development, which is the same as other land fronting Hastings River Drive and Lake Road in Port Macquarie. The B5 zone permits a range of business, including bulky goods retail, but does not permit 'Commercial Premises', which encompass 'business premises', 'office premises', and 'retail premises'.

The primary distinction between the B5 Business development zone and the B2 Local Centre and B3 Commercial Core zones is that 'Commercial premises' are not permitted with consent in the B5 zone, whereas they are permitted with consent in the B2 and B3 zones. The request to allow commercial premises is therefore a request to change the zone to higher order Business zone which would allow a full range of retail and business uses.

This is at odds with the adopted retail hierarchy in the current UGMS 2011 and is not supported by data in the recent Retail Review undertaken by Hill PDA, which shows that there is sufficient capacity for new commercial premises in the Port Macquarie CBD and Settlement City.

The Bellbowrie area plays an important support role to the primary retail centres, providing scope for the types of businesses and light industry that are typically located in the B5 zone. That is, businesses that require larger sites, main road frontage/visual exposure, a larger trade area and parking areas.

No change is therefore proposed to the draft UGMS.

Local Area Centres

There has also been a submission regarding Local Area Centres:

- *Request that Council reconsider and amend the retail GFA figures used for Local Area Centres to better reflect current and potential volumes of usage using currently zoned properties*

This submission refers to the classification of local retail centres in the Retail Hierarchy in the draft UGMS. Local Area Centres include North Haven, Kew, Kendall, Lighthouse Beach, Flynn's Beach, Waniora Parkway, Clifton and Timbertown. (Note: The term 'Local Area Centre' has been used in the UGMS, in preference to the term 'Small Villages' in the Retail Review by Hill PDA that was exhibited with the draft Strategy).

The role of these local centres in the Hierarchy is to service retail demand in the surrounding locality. The appropriate size of the centres is described generally as up to 2,000m² Gross Floor Area (GFA) by 2036 (excluding bulky goods, and non-retail shop front space).

This is a general measure to define the role of local centres in the Hierarchy. At present, all local centres are well below the 2,000m² threshold, with the exception of North Haven which has approximately 2,000 m² GFA existing.

The hierarchy and UGMS will not prevent development proposals for new retail development in existing Business zones. It simply provides a guide where Council is considering new Business zones as to the appropriate size of the centre in the Hierarchy.

A comprehensive retail review is proposed again as a pre-cursor to the next UGMS review and this can include an up-date of retail floorspace estimates in local centres. No further action is recommended at this time.

Proposed amendments to draft UGMS

- Amendments are proposed to the Figure 19 Retail Hierarchy and accompanying text, as discussed above.

B. Health and Education Precinct

The draft Strategy proposes that Council undertake planning for a health and education precinct which encompasses the Port Macquarie Base Hospital, Charles Sturt University and surrounding land. This is consistent with the North Coast Regional Plan.

The proposed precinct includes land within the John Oxley Drive Precinct which Council considered in a Structure Plan in 2012. It is proposed to review the adopted Structure Plan to adapt to changes in the area since 2012, including the decision by CSU to locate on Major Innes Road.

The submissions received by Council in relation to Health and Education include the following:

- *Inclusion of Strategic Planning aims/principles to encourage and promote active transport options, including walking and cycling, connections to key precincts such as the proposed Health & Education Precinct, energy efficiency, waste and resource recovery, local biodiversity and food security*
- *That Council commit to a strategy to significantly expand its university student capacity and explore investigation areas to allow for planned growth.*

- *CSU has a “no retail on campus” policy so there is a need for an expanded retail sector in the adjacent Lake Innes area as the campus grows - suggest flexible zoning to permit range of developments*

The Hospital/CSU Health and Education Precinct is a major initiative and opportunity for the future of the Port Macquarie-Hastings, with potential to facilitate a range of health and education related uses and to provide increased opportunities for students in the Port Macquarie-Hastings.

Council has therefore commissioned specialist consultants to undertake an Enquiry by Design process and to prepare a Precinct Plan in consultation with stakeholders in the proposed Health and Education Precinct, government representatives and the community.

This process will include consideration of a wide range of issues, including transport, energy efficiency, biodiversity and sustainability. Connectivity between the proposed Health and Education Precinct and other key nodes will also be a key consideration, including links to other key health and education nodes in the Port Macquarie-Hastings.

Retail planning and land use zones will be addressed as a key outcome in a Master Plan for the Precinct. Council will then review local environmental plan, development control plan and development contributions plans for the Precinct.

No change is therefore proposed to the draft UGMS.

C. Planning for industry

The draft UGMS identifies a surplus of industrial land in the Port Macquarie-Hastings, based on an Industrial land review by Hill PDA in 2015. This review suggests that the Port Macquarie-Hastings is generally well placed to provide industrial development opportunities in the coming 20 years.

At present, there is in excess of 50 years total supply of industrial land in the Port Macquarie-Hastings, following release of approximately 70ha of industrial land at Sancrox and approximately 20ha at Fernbank Creek since adoption of the 2011 UGMS.

Council has received one submission in relation to the supply of general industrial land at Sancrox:

- *Request to identify additional land at Sancrox (adjoining Expressway Spares and HF Hand) for industrial investigation.*

A small area of residual land between HF Hand and Frogs Road (the new Highway overpass) has been identified as a potential site-specific amendment in Council's strategic planning program. This land is currently under investigation on the basis that it is a small, isolated area and that the current rural zoning is inappropriate in the circumstances.

Land to the south of Frogs Road adjoining the Pacific Highway was identified in the 2011 UGMS for consideration in proposed structure planning for the Sancrox area.

The UGMS notes that the relationship with possible future residential/rural residential development will be a key issue.

The draft Structure Plan presented to Council in 2015 noted that the existing supply of 85-90 ha of zoned industrial land immediately to the north and northeast is sufficient to meet projected demand for the next 20 years. The need for buffers between light industrial development and surrounding uses was identified as a key issue.

There has been no change in circumstances to warrant earlier investigation of additional industrial land at Sancrox. The UGMS has therefore retained some commentary regarding potential future investigations and the status of this area will be considered in the proposed Outline Plan for the longer term growth areas (Action 6). The supply and demand for industrial land will be considered again as part of the next review of the UGMS.

No change is proposed to the draft UGMS.

Gateway sites

A submission has also been received from a landowner requesting that Council include in the UGMS a case for a Highway Service Centre on the Pacific Highway immediately north of the village of Kew. They have argued that a complete Highway Service Centre requires sufficient space to accommodate the range of elements needed in a Highway Service Centre and that the land in question is well suited for this purpose.

The proposal is inconsistent with the State Government Section 117 Direction regarding Highway Service Centres, which lists the localities in which highway service centres may be permitted. In the Port Macquarie-Hastings, the nominated site is the Oxley Highway interchange (both sides of the Pacific Highway). The submission seeks Councils support to justify an inconsistency to the 117 Direction.

As discussed in Part 3D of this report, it is proposed that Council retain Action 16 to investigate proposals for development on the Gateway sites at the intersection of the Pacific and Oxley Highways. Investigations have commenced on the southern site for a proposed Highway Service Centre, consistent with the UGMS 2011 and State government policy regarding locations for Highway Service Centres. The development of the Gateway sites can be considered independently of the broader investigations for land release in the Sancrox area.

There is currently sufficient industrial zoned land to meet projected demand in the short term in the Camden Haven. Action 18 of the draft Strategy is to investigate options for future service industrial land in the Camden Haven in Year 5, to inform the next review of the Urban Growth Management Strategy.

No change to the draft UGMS is proposed.

Lake Cathie/Bonny Hills

Whilst the overall supply of industrial land is generous, successive reviews of industrial land supply since 2007 have identified a shortage of service industrial land to meet local demand and provide local employment opportunities in Lake Cathie/Bonny Hills. There is currently no industrial land at all in the Lake

Cathie/Bonny Hills area and the local population is projected to grow by around 3,400 people to just under 10,000 people in total by 2036.

Council identified land at the intersection of Houston Mitchell Drive and Ocean Drive in the 2011 UGMS and investigations have since been undertaken by the owner of that land in consultation with Council. Support studies have been prepared for the owner in advance of a proposal for industrial rezoning of the land at the time of this report.

It is anticipated that it could yield in the order of 4ha of industrial land, whereas the projected demand for industrial land in Lake Cathie/Bonny Hills by 2036 is around 8ha. Accordingly, Council staff have sought to identify suitable additional land for industrial investigation in the coming 5 years.

The adjoining land to the south of the above investigation area was nominated as a potentially suitable site in the exhibited draft UGMS 2017.

Several submissions have been received in relation to the existing and proposed service industrial investigation areas, as summarised below:

- *Strong opposition to industry at Gateway site to Lake Cathie/Bonny Hills*
- *Existing development is unsightly*
- *land at the Gateway to Lake Cathie/Bonny Hills area for visual buffering, waste, traffic management and flood affected*
- *Request alternate location*
- *Bring forward planning for 'service industrial' precinct at Ocean Drive/Houston Mitchell Drive to better meet the needs of the existing population and to meet the projected growth in the area.*

A number of submissions express strong opposition to service industrial development on Ocean Dve/Houston Mitchell Drive. The main concern is that there will be a negative visual impact at an important gateway entry to Lake Cathie and Bonny Hills.

Investigations for service (light) industry have been included as Action 17 in the exhibited draft UGMS, indicatively in Year 1-5 noting that investigations have already commenced in accordance with the UGMS 2011. Council has proposed buffers to main roads and surrounding land uses and consultation with the proponent has emphasised the need for landscaping along the major road frontages to ameliorate the visual impact of any industrial development at the intersection of Houston Mitchell Drive and Ocean Drive.

The proposed rezoning has not been publicly exhibited at this stage because Council is awaiting support studies. Nevertheless, the concern from the community regarding industry along Ocean Drive is noted.

The concern regarding the current use of the site as a depot (truck parking) is also noted. This use is unauthorised and is being reviewed separately by Council.

King & Campbell has made a submission on behalf of the owner of the northern service industrial investigation area, noting:

- *Investigations are underway for land on the corner of Ocean Drive and Houston Mitchell Drive for service industrial land uses.*

King & Campbell has also made a submission on behalf of St Agnes Parish, advising that the Parish has purchased Lot 7 DP594792, which forms the southern part of the proposed service industrial investigation area at the intersection of Bonny View Drive and Ocean Dve, as shown in the draft UGMS 2017.

The King & Campbell submission:

- *Requests that Council rezone the proposed service industrial investigation area on the cnr Ocean Drive and Bonny View Drive, to an urban zone to permit the development of a school*
- *Notes that the Parish 'is planning for the construction of a new Catholic High School on the subject property to commence in three (3) years', and 'It is expected that St Agnes Parish Primary Schools and High Schools will be at capacity by 2020.'*
- *Notes the importance of new educational infrastructure to the community in Lake Cathie/Bony Hills and the reduction in travel distance/traffic congestion if students no longer travel to Port Macquarie.*

The Lake Cathie and Bonny Hills Urban Design Master Plan (2003) includes two school sites. The first, near the intersection of Houston Mitchell Dve and Ocean Dve, has been used to provide a State primary school. The second, on the eastern side of Ocean Drive opposite Bonny View Drive, remains vacant. This has formed the basis for release area planning that has been coordinated by Council since 2003.

It is understood from discussions with King & Campbell, that this second school site, which is owned by St Agnes Parish, is too small for the establishment of a school due to environmental constraints. The Parish has therefore purchased land on the western side of Ocean Drive for a proposed school. This site is located within the industrial investigation area in the draft UGMS 2017.

Note: Further detail regarding the demand for schools is provided in submission No. 53 from King & Campbell.

It is not possible to approve a school under the rural zone that currently applies to the land in question and it would not be possible to approve a school within a Light Industrial zone, if that zone were applied by Council in the future. The Parish is therefore seeking an urban zone, such as residential, which would permit the approval of a school by Council in the near future.

The case for the exhibited draft service industrial investigation areas is addressed in the exhibited draft UGMS (Vol. 2 p.92/93). In summary:

- Investigations have commenced into the investigation area at the intersection of Ocean Drive and Houston Mitchell Drive for service industry.
- It is centrally located in terms of access to planned development in Lake Cathie and Bonny Hills.
- Any additional investigation area should be located nearby, if possible, to improve connections between related businesses.
- Potential sites for service industry have been considered to the West of Lake Cathie and in the West Bonny Hills Future Investigation Area.

- Land to the west of Lake Cathie is an extension of existing residential development at Forest Parkway.
- Land to the west of Bonny Hills may have potential for a range of uses but is fragmented, with high value environmental areas.
- The identified area, at the intersection of Bonny View Drive was preferred because it has potential synergies with the site to the north, it is relatively central to future populations and easily accessible.

Proposed amendments to draft UGMS

On balance, acknowledging the need for ongoing engagement with the Lake Cathie and Bonny Hills communities, it is proposed that Council:

- Reword Action 17 to: Investigate the capacity of land at the intersections of Ocean Drive with Houston Mitchell Drive for light industrial use and at the intersection of Ocean Drive with Bonny View Drive for service light industrial development or for use as a school.
- Consider the need for additional light industrial land in the preparation of a Stage 1 Outline Plan for West Bonny Hills.

The investigations for light industry at the intersection of Ocean Drive and Houston Mitchell Drive will include an emphasis on the need for visual buffering to main roads and for an internal access from Houston Mitchell Dve (i.e. direct access off Ocean Drive is not proposed).

Investigation of the land at the intersection of Ocean Drive and Bonny View Drive will include a detailed review of the viability of the existing school site on the eastern side of Ocean Drive.

The aim of the Outline Plan will be to create a plan for long term growth, including sustainable local communities and urban environments. It will consider, amongst other things, the need for service industrial development to serve the Lake Cathie and Bonny Hills communities.

There will need to be consultation with multiple landowners, State agencies and the community, similar to the planning undertaken by Council for the Thrumster and Rainbow Beach urban release areas.

The Outline Plan will provide a framework for more detailed precinct plan investigations, and then local environmental plan, development control plan and contributions planning for individual precincts.

Specialist input and reports may be needed in order to address key matters, such as:

- An appropriate urban design response to the environmental, visual landscape, biodiversity and heritage values of the area.
- Environmental issues
- Hazards such as bushfire, flooding and buffers between uses
- Transport planning and infrastructure
- Water, sewerage and stormwater infrastructure
- Social and Recreational planning

Current known areas of high environmental value or hazard (e.g. flooding) are not proposed be investigated for urban development.

D. Tourism

Consistent with the North Coast Regional Plan, the UGMS aims to promote a range of tourism development, from larger-scale conference and function centres in Port Macquarie to smaller scale accommodation options in rural areas where they complement and are consistent with agricultural pursuits.

Port Macquarie is identified in the Regional Plan as one of five prime tourism development areas on the North Coast, which will cater for larger-scale tourism development with access to higher level services and facilities.

It is also proposed to review local environmental plan provisions for tourism, agribusiness and recreation uses in rural and environmental zones to promote uses that will result in a stronger agricultural sector and that complement the character and long term viability of our rural areas.

In summary, the submissions regarding tourism include the following comments:

- Strong support for the strategy intent and overall content - Port Macquarie Tourism Association
- Strong support for Strategic Action 14 to develop a Destination Management Plan for the sub-region
- Council should review existing tourism-zoned land and investigate potential sites for future tourism development
- Request to include part of Breckenridge Farm Stay for tourist rezoning.
- NSW DPI flag that 'appropriate precautions need to be considered in relation to land use conflict potential biosecurity risk'. Council should keep tourism operations within the rural landscape to a small scale.

The support of the Port Macquarie Tourism Association is appreciated. The proposed development of a Destination Plan for the sub-region is included as Action 14 in the exhibited draft Strategy to help coordinate and promote tourism in the Port Macquarie-Hastings.

Tourist uses are generally permitted with consent in urban areas in our major centres. In addition, the SP3 Tourist zone is used in some special circumstances, where tourist uses are preferred over other urban uses, such as the Sails Resort on the Hastings River in Port Macquarie and the Cassegrain Winery on the Pacific Highway at Sancro.

The SP3 zone permits a wide range of uses, including all forms of tourist and visitor accommodation (e.g. serviced apartments), food and drink premises, neighbourhood shops and a range of other uses. It is therefore not possible to apply the zone pre-emptively unless the full range of urban services are provided, as is the case in urban release areas.

The draft Strategy has flagged opportunities for tourist related development in the Fernbank Creek area and there is potential for specific tourist uses on the Oxley Highway gateway sites to the west of the Pacific Highway (Action 16).

It is therefore proposed that Council consider LEP amendments for specific uses on merit, as is the case under the current UGMS 2011.

In the case of Breckenridge Farm Stay, an intensification of the existing approved tourist use has not been supported for reasons including the close proximity of the site to the North Coast railway line and industrial areas, service constraints and potential flood hazard issues.

The proposed review of permissible tourist-related uses in rural areas has been retained (Action 19). This will include careful consideration of land use conflict issues and the appropriate scale of tourism operations.

A summary of proposed changes to the Actions table at the end of Part 4 of the UGMS, is provided below:

Economic Development actions

	Action	Description	Indicative Timing
12	Review local environmental plan and development control plan provisions for the Port Macquarie CBD	To ensure that the CBD is recognised as the primary retail and business centre in the Port Macquarie-Hastings and as a centre of regional significance on the NSW North Coast	Year 3-4
13	Council led precinct planning for the proposed health and education precinct	To coordinate development and create opportunities for a mix of uses associated with key medical and education facilities	Year 1-3
14	Develop a new Destination Management Plan for the Port Macquarie-Hastings	To help coordinate and promote tourism in the Port Macquarie-Hastings	Year 1-2
15	Planning for the development of a Business Park at the Port Macquarie Airport	To expand the existing Business Park at the entry to the Airport to create opportunities for technology and airport related businesses	Year 1
16	Planning for the 'gateway sites' at the intersection of the Pacific and Oxley Highways in Port Macquarie	Consider proposals to plan for 'Highway Service Centre' and associated tourist uses	Year 1-5 2
17	Investigate the capacity of land at the intersections of Ocean Drive with Houston Mitchell Drive for light industrial use and at the intersection of Ocean Drive with Bonny View Drive for service light industrial development or for use as a school	To identify suitable land for light industry to service the Lake Cathie and Bonny Hills communities and to consider the potential use of land at the intersection of Ocean Drive with Bonny View Drive for use as a school	Year 1-5 2
18	Investigate options for future service industrial land in the Camden Haven	To inform the next review of the Urban Growth Management Strategy	Year 5
19	Review planning controls for rural and environmental areas in relation to recreation, agri-business and nature-based tourism	To look at opportunities for small to medium scale tourist development in rural and environmental zones	Year 3-4

Notes:

- Actions are in not in order of priority. Timing is indicative only and will be confirmed in Council's annual operation plans.

- All actions will be reviewed in the next Strategy review in 2022.
- Year 1 = 2018/19

Part 5: Making it happen

In the final part of the draft Strategy, we consider some key questions regarding implementation:

- How do we ensure that growth is well planned and coordinated?
- How do we continue to get around easily and efficiently as our population grows?
- How do we provide essential infrastructure?
- How do we maintain our natural environment and amenity and character? and
- How do we pay for it all?

Feedback on these key questions is considered below:

A. Coordination

The Hastings Construction Industry Association make the following key point in their submission:

- *Infrastructure planning is key to a robust & workable UGMS – PMHC must coordinate this in conjunction with Strategic planning, Infrastructure/Assets & with future Development Servicing Plans*

Coordination is fundamental to the successful implementation of the UGMS and to the quality of urban growth that is delivered in coming years. The key actions in the draft Strategy include a number that relate to areas of highly fragmented land ownership and Council therefore plays a key role in engagement and coordination in each proposed development precinct.

Following on from the major urban release area planning undertaken by Council in the past 10 -20 years, the major priorities in the exhibited draft UGMS include:

- Health and Education Precinct planning
- Yippin Creek release area planning
- West Lindfield deferred area planning
- Fernbank Creek and Sancrox growth area planning, and
- West Bonny Hills growth area planning

Council needs to prioritise actions based on what can realistically be delivered, as summarised in the Planning and Policy Implications section in this report.

B. Improving connectivity

The draft UGMS has been developed in parallel with an Area Wide Traffic Study. The AWTS is a technical study and traffic model that assists in understanding the issues faced across the network over the next 20 years in line with the growth as projected in the UGMS. It has been undertaken in partnership with NSW Roads and Maritime Services recognising that the RMS has a key role in relation to Highways and major arterial roads.

In response to the draft UGMS, the RMS has noted:

- the importance of collaboration with Council to understand demands on the road transport network & partnering with Council to develop a strategic area-wide traffic study to assist Council's understanding of the impacts of planned future release areas and inform development of contribution plans to support planned growth

Other comments in submissions in relation roads and transport include:

- Concerns raised that more people, houses etc. means congestion, greater expenses and lower living*
- LGA wide traffic study is now critical & must produce an LGA wide strategy plan for future road connections (preferably to include a staged approach to road infrastructure)*
- Ensure planning favours public transport, walking, cycling*
- Planning for autonomous vehicles and the energy requirements of population growth*
- Suggest building/designing for resilience in urban areas – more focus on cycle ways and public transport*
- CSU request progression of Orbital Transport routes and flood free access to PMQ Airport & Business Park.*
- Major upgrades are needed to Ocean Drive and connecting roads to improve efficiency of the road network.*
- Local resident submission requesting extension of Carlie Jane Drive to provide a north-south (and secondary) access to Lake Innes estate.*
- Council should commit to planning for a link road west of Lake Innes from Houston Mitchell Drive to Sovereign Hills*
- Council should commit to begin a process with NSW Roads and Maritime Services to explore the possibility of a flyover linking the Pacific Highway, Houston Mitchell Drive and Burrawan Drive.*
- Concern regarding omission of the Bonny Hills Bypass as a solution to future road planning*

Following on from the AWTTS, a Regional Integrated Transport Strategy (RITS) is being developed by Council to identify key transport decisions and actions across the entire road network. The new RITS will consider all forms of transport, including walkways, cycleways and public transport.

The RITS will link with other key strategic plans, including the UGMS, to provide a holistic view of the entire transport network, maximising opportunities to address the communities current and future needs and aligning our transport objectives with land use planning, the State Government Future Transport Strategy and funding prospects.

The RMS has undertaken future traffic modelling along the Oxley Highway particularly between the Pacific Highway and Gordon Street to inform future plans for the highway, which will assist Council in developing our short, medium and long term plans, especially where intersection upgrades are planned by the RMS.

Council is continuing investigations into the feasibility of an Orbital Link Road in Port Macquarie. This has included preliminary environmental reviews, preliminary concept designs and multi-criteria analysis to identify a preferred route, preliminary

cost analysis and RMS engagement. It also includes investigations into a flood-free airport access road.

- OEH recommend removal of the proposed loop road shown on NPWS estate lands on the Major Road Network map

No change is proposed in response to this comment. The orbital road link is shown as a Local Transport Investigation Link on p33 (Fig 48) of the North Coast Regional Plan. The NPWS local office was consulted in the early stages of the orbital road investigations (10/3/16) and further consultation is proposed as investigations progress.

A Corridor Strategy is being prepared by Council for Hastings River Drive, Ocean Drive and Kendall Road for the coastal road corridor from Blackman's Point in the north to Kendall in the south. The aim of the Corridor Strategy is to determine future investment priorities, having regard to future land use, road design, safety, public transport and other related issues.

Investigation area planning for the major urban release areas has included traffic modelling and planning for improvements to the road network, such as major intersection upgrades, footpaths, cycleways and public transport. Funding arrangements are in place for this infrastructure.

Proposed amendments to draft UGMS

- Action 26 of the exhibited draft UGMS has been amended to note that Council is preparing a Regional Integrated Transport Strategy in Years 1-2 of the UGMS period. This action will include consideration of orbital road and corridor planning priorities and it is not necessary to specifically list these as actions in the final strategy.

C. Water, Sewer and Stormwater

The draft Strategy provided a brief overview of water, sewerage and stormwater infrastructure and planning for future growth. This includes the reclaimed water network that is in operation in Port Macquarie, Wauchope, Lake Cathie/Bonny Hills and in parts of the Camden Haven.

There were a number of related issues in submissions, as summarised below:

- *Concern in relation to sustainable water supply vs environmental flows, population growth vs infrastructure capacity/delivery*
- *The need to plan around climate change impacts – particularly extreme temperature/drought/bushfire events*
- *Concern regarding the lack of implementation actions in the draft strategy supporting the commentary regarding future water infrastructure, .i.e. filtration plant/infrastructure, increased dam storage and increased capacity of trunk mains.*
- *The need to factor in "what is the actual aggregate and per capita water/sewerage/power usage now, the present capacity for storage/treatment/supply to support more people and the cost to ratepayers now and in the future?"*

- *Concern in relation to the adequacy of infrastructure in West Haven/Kew for projected population growth.*

As noted in the draft UGMS, Council is preparing an Integrated Water Cycle Management Strategy (IWCMS) for the Port Macquarie-Hastings, which will determine future water, sewerage and stormwater infrastructure needs, including the growth predictions in the UGMS. The IWCMS will consider climate change predictions.

In relation to water infrastructure, a common question during exhibition has been whether we can provide a secure water supply to a growing population. This will be addressed in more detail in the IWCMS, however, as noted in the draft UGMS, there are options available to Council to upgrade the existing water supply network to cater for future growth. In addition to demand management, including Council's reclaimed water network, Council is considering one or more of the following measures in the development of the IWCMS:

- The construction of a water filtration plant,
- Increased water storage, or
- Increases in trunk main capacity.
- Improved Catchment Initiatives

In relation to sewerage infrastructure, Council is planning to construct a new sewerage treatment plant (STP) to the north of Thrumster, which will service growth areas to the west of Port Macquarie and some of the sewerage flows from Port Macquarie. This will free up capacity in the existing Koala Street STP to accommodate future increases in demand in central Port Macquarie. Planning for the new STP is a key action in the UGMS.

Council is currently implementing reticulated sewerage services to some rural villages and an upgrade to the Kew/Kendall STP. There is capacity in the Bonny Hills STP and plans for a long term upgrade of that facility to cater for growth in the Lake Cathie/Bonny Hills area.

In relation to stormwater, investigations for urban release areas has included modelling of pre and post development flows and new infrastructure to meet water quality targets. This will be required as part of the planning for new investigation areas in the UGMS.

Proposed amendments to draft UGMS

- Action 27 of the exhibited draft UGMS has been amended to note that Council is preparing an Integrated Water Cycle Management Strategy (IWCMS) for the Port Macquarie-Hastings, which will determine future water, sewerage and stormwater infrastructure needs. This action will include consideration of the Thrumster Sewerage Treatment Plant and it is not necessary to specifically list this as an action in the final strategy.

D. Funding

The following issues in the Hastings Construction Industry submission are related to the funding section in Part 5 of the draft Strategy.

- *DSP reviews are needed across existing & any new release areas*
- *Council should incentivise redevelopment in older areas in Port Macquarie, because apartments are difficult to finance.*
- *Contributions plans need to be adjusted to align with identified infrastructure requirements*

Council has contributions plans in place for urban release areas and for district level infrastructure in accordance with relevant State legislation. This is a key part of Council's planning for release areas, to fund infrastructure that cannot feasibly be constructed by individual developers as development takes place.

The contributions plans are updated on a needs basis, notionally with a full review every 10 years and periodic updates in between. For example, the local roads contributions plans for the major urban release areas were updated in 2016.

Reviews of Council's contributions plans for major roads, open space and water and sewerage infrastructure have been listed as key actions in the draft UGMS:

- Draft Action 23: Review Major Roads Contributions Plan – Year 2-3
- Draft Action 24: Review Open Space Contributions Plan – Year 1
- Draft Action 25: Review the Water and Sewer Development Servicing Plans – Year 2-3

These key actions have been retained in the final draft UGMS.

In relation to incentives for redevelopment in older areas in Port Macquarie, Council is considering a possible trial of deferred contributions payments for strata lots to reduce the up-front cost of development and improve project cashflow. The cost to the community from lost contributions revenue and implementation costs will be key considerations.

No change is proposed to the section of the draft UGMS regarding funding urban growth.

E. Environmental Management

The Environmental Management section in the draft UGMS notes the importance of local biodiversity and the challenges of climate change. Council's response is proposed to be informed by the completion and implementation of a Biodiversity Strategy (Action 28) and strategies for the management of Koala Populations (Action 29).

- The proposed development areas at Thrumster, Yippin Creek and at the Port Macquarie Airport (including the proposed link road between the airport and Ocean Drive) contain areas that are also shown as priority biodiversity areas. Even areas not marked as priority biodiversity areas, such as the proposed residential development at Fernbank Creek have some habitat value. The slow incremental loss of bushland is leading to the decline of many bird and other species.
- Strong concern re the present method of land clearing by developers

- Better integration between development and natural areas to balance growth with preservation and protection of the natural environment and maintain local character
- There is a need for an environmental management strategy that better deals with urban growth free of fragmented & small vegetated areas & keeps key ecology areas in corridors or larger viable tracts
- There needs to be alignment of key aims and actions with an adopted Koala Plan of Management and Biodiversity Strategy
- Both the proposed future urban areas to the west of Bonny Hills and Lake Cathie are situated in areas partly designated as medium to high biodiversity value and koala habitat. We would be concerned at the loss of habitat for birds and other species should these areas be cleared for residential housing on small blocks. The Draft Biodiversity Strategy also identifies the Lake Cathie area as an important wetland linkage corridor.
- We are concerned about the retention, protection and maintenance of habitat corridors in the Camden Haven, particularly between Dooragan National Park and Queens Lake Nature Reserve.

As discussed in Part 2D of this report, the UGMS is based on biodiversity mapping and the general exclusion of areas of medium to high environmental from urban investigation areas. The areas identified for investigation in the draft Strategy are predominantly cleared of vegetation and have been cleared for many years.

Detailed local investigations for urban development will then consider issues such as local habitat connectivity, buffering of important vegetation communities and the ongoing tenure and management of local environmental areas.

In the case of koala habitat, the draft Koala Strategy and Comprehensive Koala Plan of Management are based on the principle that it is very difficult to successfully integrate urban development into areas of koala habitat. These draft documents are currently on exhibition and it is expected that they will form the basis for future planning following community engagement and adoption by Council.

Feedback has also been received regarding waste and energy as shown below:

- *Ensure planning promotes community renewable energy projects, water recycling and waste minimization*

This subject has not been specifically addressed in the draft UGMS.

Council's Waste Strategy identifies the Cairncross Landfill, with capacity for 80-100 years, and waste transfer stations in the major urban centres in the Port Macquarie-Hastings. The Strategy includes a commitment to food and organics recovery and recycling.

Council has investigated renewable energy projects including gas flaring and waste to energy initiatives. Such initiatives are currently not feasible but will be subject to ongoing review.

These comments have been included in the final draft UGMS as part of the environmental management section.

F. Community and Place Making, Open Space and Community Engagement

There have been no specific comments in relation to the final sections of the draft UGMS regarding community facilities, place making, open space and community engagement.

Proposed amendments to draft UGMS

- Draft Action 30 has been amended, as discussed in Part 2B to propose that Council will be working closely with the community to develop a series of community plans and to inform Local Strategic Planning Statements (Year 1-2), as shown below.

A summary of proposed changes to the Actions table at the end of Part 5 of the UGMS, is provided below:

Making it Happen actions

	Action	Description	Indicative Timing
20	Update Council demographic data using 2016 census data Council will review populations statistics and growth forecasts annually during the current census period	An annual update of the demographic information and growth forecasting on Council's website following release of the 2016 census data , given the rate of change currently being experienced in the Port Macquarie-Hastings	Year 1-2 Annual
21	Collaboration with the NSW government to prepare a Regional Cities Action Plan	Input to the preparation of a Regional City Action Plan for Port Macquarie by the NSW State government.	Year 1-2
22	Commence UGMS review to coincide with next review of the North Coast Regional Plan	The next review of this Strategy is planned to take place in 2022 following review of the North Coast Regional Plan	Year 4-5
23	Review major roads contributions plan	An update of the existing Plan and review the costing and extent of road and traffic facilities needed to serve new development	Year 2-3 1-2
24	Review open space contributions plan	An update of the existing Plan and review the costing and type of open space facilities needed to serve new development	Year 4 5
25	Review the Water and Sewer Development Servicing Plans	An update of the existing Plans and review the costing and type of water and sewerage facilities needed to serve new development	Year 2-3
26	Complete Orbital Road feasibility analysis Preparation of a Regional Integrated Transport Strategy.	Planning in relation to the viability and implementation of orbital roads around Port Macquarie This action will include consideration of orbital road and corridor planning priorities.	Year 1- 5 2

	Action	Description	Indicative Timing
27	Construction of Stage 1 of the new Thrumster Sewerage Treatment Plant to the west of Port Macquarie Preparation of an Integrated Water Cycle Management Strategy (IWCMS) for the Port Macquarie-Hastings.	To determine future water, sewerage and stormwater infrastructure needs, including planning and construction of Stage 1 of the Sewerage Treatment Plant to service new development west of Port Macquarie.	Year 2-5 1-2
28	Complete Biodiversity Strategy and implement key actions	A strategy to prioritise protection and enhancement of key biodiversity areas in the Port Macquarie-Hastings	Year 1-5
29	Complete strategies in relation to koala populations and implement key actions	A combination of strategy and policy to identify measures to protect koala populations in the Port Macquarie-Hastings	Year 1-5
30	Undertake place-making priorities Develop Community Plans and Local Strategic Planning Statements in consultation with key communities.	To identify the vision and character of our communities, as be identified and prioritised by Council in annual Operational Plans	Year 1- 5 2
31	Review the Port Macquarie-Hastings Heritage inventory	An update of the existing Inventory to identify any important heritage items and consider the appropriate measures for their protection	Year 1-2
32	Complete a review of the Port Macquarie-Hastings Development Control Plan	A staged review of the comprehensive DCP for the Port Macquarie-Hastings, to provide policy guidance for development applications	Year 1-5 2
33	Preparation of a Coastal Management Plan	To consider management issues for the Port Macquarie-Hastings coastline and estuaries (e.g. coastal erosion)	Year 2-3

Notes:

- Actions are in not in order of priority. Timing is indicative only and will be confirmed in Council's annual operation plans.
- All actions will be reviewed in the next Strategy review in 2022.
- Year 1 = 2018/19

Options

A summary of the key issues raised is provided in the body of this report, including proposed changes to the exhibited draft Strategy.

It is recommended that Council adopt the final draft Strategy. However, Council could opt to make further changes to the final draft Strategy or to not adopt the Strategy at this time.

The recommended actions in the revised draft Strategy have been prioritised with regard to a number of factors, including legislative requirements and the supply of land for housing. The timing of the actions is indicative and is dependent on staff

resources and funding for associated support studies, as discussed in the Financial and Economic Implications section below.

Community Engagement & Internal Consultation

The draft UGMS 2017 was exhibited from 1 November 2017 to 23 December 2017. The community engagement for the draft Strategy included key stakeholder and community group meetings and resulted in:

- 1,480 visits to Council's website,
- 963 Downloads (Vol1 = 568 + Vol 2 = 339),
- 97 Visitors to Online Survey, and
- 120 Submissions in total:
 - 34 Submissions on Have your say
 - 6 Government Agency Submissions
 - 8 Postcard submissions
 - 72 submissions from individuals and stakeholder groups

The submissions cover a wide range of issues. In order of frequency, the most common issues raised are:

1. Amenity, Local Character and Place
2. The Environment
3. Transport and Infrastructure
4. Economy
5. Housing
6. Implementation & Monitoring
7. Open Space and Recreation
8. Strategy Aims
9. Land supply
10. Energy and Resources

There are also a significant number of submissions that raise site-specific issues.

Details of the submissions and the proposed response to issues raised, are provided in Attachment 1. Copies of the submissions are provided in Attachment 2 and proposed amendments to the exhibited draft UGMS are shown in Attachment 3.

Planning & Policy Implications

The final draft UGMS is recommended to be adopted as one of Council's primary strategies to inform land use planning, annual operational plans and resource planning in Council. It is proposed that Council review the UGMS again in 5 years to ensure that the strategy remains up-to-date.

The final draft UGMS will be sent to the NSW Department of Planning & Environment for endorsement following adoption by Council. Until endorsed, the current adopted and endorsed UGMS from 2011 will remain the valid Strategy for the Department when considering planning matters related to the Port Macquarie-Hastings.

The new UGMS will provide important information for a proposed Regional City Action Plan for Port Macquarie that is currently being prepared by the Department.

As discussed in Part 2A of this report, the Department has highlighted that ‘some of the proposed investigation areas are located outside the current urban growth area boundary’ in the Regional Plan. As suggested by the Department, it is proposed that Council submit structure plans that are prepared in accordance with the UGMS for the approval of the Department where the investigations involve areas outside of urban growth area. Amendments to the Urban Growth Area may be required in some areas where investigation is not proposed in the UGMS.

Financial & Economic Implications

The UGMS is a whole of Council Strategy and includes a number of initiatives that will have financial and resource implications in each of Council’s Divisions. For example, the Regional Integrated Transport Strategy and Integrated Water Cycle Management Plan will be coordinated by Council’s Infrastructure Division. Urban release area planning will involve inputs from many sections of Council to achieve an integrated outcome.

Strategic planning for growth is a key function of Council to ensure that the implementation and funding of future growth is coordinated and in the best interests of the community. The Strategic Land Use Planning team in Council’s Strategy & Growth Division has responsibility for coordinating and delivering the majority of the proposed actions in the UGMS. The availability of resources within the Strategic Land Use Planning team is therefore key to Council’s ability to deliver the Actions in the UGMS.

There is a limit to the number of projects that can be effectively managed at any given time with current resources, noting the likelihood that the responsibility for coordination will fall to Council in areas with fragmented land ownership. Investigations for new urban release areas, such as those at Yippin Creek, Fernbank Creek/Sancrox and West Bonny Hills will also depend on studies, such as traffic and stormwater modelling, to support any proposal for rezoning.

Council can explore funding options with landowners to guarantee that the reasonable up-front costs of investigations are recovered by Council. This includes the potential apportionment of costs between landowners, as was done in planning for the Area 15 urban release area to the east of Kew.

Where land ownership is fragmented and owners are not willing to contribute, planning may not proceed without Council funding. There is limited scope to recoup the cost of related studies through developer contributions because the State government has imposed a cap on developer contributions.

Funding for the delivery of the draft UGMS actions has not been committed by Council at this time and will require additional resources in annual operational plans. Should Council wish to bring forward the timing of projects or add additional strategic planning projects, the resource implications will increase.

It is recommended that Council receive an annual update report in relation to the implementation and status of the Urban Growth Management Strategy actions during preparation of Council’s annual Operational Plans.

Attachments

- 1 [View](#). UGMS submissions summary
- 2 [View](#). UGMS submissions Part 1
- 3 [View](#). UGMS submissions Part 2
- 4 [View](#). Exhibited UGMS_markup & appendices

Item: 12.08

Subject: THE BOOM RESERVE DOG OFF-LEASH PARK

Presented by: Development and Environment, Daniel Croft

Alignment with Delivery Program

2.3.4 Plan, investigate, design and construct open spaces, recreational and community facilities.

RECOMMENDATION

That Council:

- 1. Note the information contained within the The Boom Reserve Dog Off-leash Park Report.**
- 2. Rescind a resolution made at the Ordinary Council Meeting held on 20 April 2011 to establish a leash-free dog exercise area at The Boom Reserve, Port Macquarie.**
- 3. Adopt Stuart Park as the preferred location for Port Macquarie's Dog Off-leash Park.**

Executive Summary

The purpose of this report is to respond to a Council resolution from the 21 March 2018 meeting associated with the proposal to establish a dog off-leash park at The Boom Reserve, Port Macquarie.

This proposal was met by strong resistance from residents adjacent to The Boom Reserve and Council resolved to investigate opportunities for off-street parking to support the use of the facility. Council also resolved to investigate whether there are more suitable alternatives for an off-leash dog park in Port Macquarie.

Investigations have determined that options for off-street parking to support the development of a dog off-leash park at The Boom Reserve are not ideal and will be unlikely to prevent facility users from taking up on-street parking opportunities unless a larger car park area is constructed within the central section of the reserve. This option is not supported by staff given the impact this will have on broader recreational use of the reserve.

Staff have considered alternative locations for a dog off-leash park and have considered these sites against a range of selection criteria. This analysis has determined that Stuart Park is a more appropriate site for a dog off-leash park than The Boom Reserve on the basis that this sporting precinct is currently used for dog training and obedience classes and there are existing public amenities and car parks. Further, this facility will not create significant additional amenity issues for adjacent residents beyond existing facility uses.

Discussion

A report regarding the proposed development of a dog off-leash park in The Boom Reserve was considered at the Ordinary Council Meeting held on 21 March 2018:

12.05 THE BOOM RESERVE DOG OFF-LEASH PARK

RESOLVED: Turner/Griffiths

That Council:

- 1. Note the information contained within the The Boom Reserve Dog Off-leash Park Report.*
- 1. Defer the concept for the dog off-leash park in The Boom Reserve to allow for further investigation on whether the proposal can provide for off-street parking to support use of the facility.*
- 2. Request the General Manager investigate whether there are more suitable alternatives for an off-leash dog park in Port Macquarie.*
- 3. Request the General Manager provide a report to the Ordinary Council Meeting scheduled for June 2018 outlining the findings of points 2 and 3 above.*

CARRIED: 9/0

FOR: Alley, Cusato, Dixon, Griffiths, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

This report addresses items 2 to 4 of this Council resolution.

Off-street parking opportunity – The Boom Reserve

There are a number of areas around The Boom Reserve where off-street parking could be provided (refer to attachment - *The Boom Reserve - Off-street parking opportunities*).

However, the provision of formalised car parks in these areas will:

- Require significant tree removal
- Impact on the amenity of adjacent residents
- Affect the visual amenity of key entry points into the reserve
- Be unlikely to accommodate total parking demand during peak use periods
- Be expensive to construct.

Staff also think that this option is less likely to meet the needs of park users. Some potential off-street parking areas, such as the area adjacent to 11 The Jib, are further removed from the planned facility than the key entry point of The Boom. On this basis, park users are more likely to take up on-street parking opportunities closer to the main entry into the facility to reduce the distances they are required to walk. This risk could be mitigated through provision of signage and education of park users about parking options although these treatments are unlikely to prevent take up of more convenient on-street options.

In addition to development of car parking at identified key entry points to The Boom Reserve, there is opportunity to construct one larger off-street car parking area within the reserve. There are economies of scale in constructing one car park in an area close to the proposed dog off-leash park rather than providing fragmented parking options. This option provides staging potential should car parking demand increase over time.

This option will:

- Reduce impact on existing vegetation when compared to multiple off-street car parking areas
- Impact on the amenity of adjacent residents
- Be less expensive to construct than provision of multiple off-street car parking areas
- Reduce the amount of open space available for recreational use by the local community. This was a concern raised by local residents in relation to the proposed dog off-leash park.

Alternative locations for a Dog Off-leash Park

In considering this matter, staff gave thought to the key site selection criteria for a dog off-leash park (source: Unleashed. A guide to Successful Dog Parks – South Australian Government):

- Be easily accessible by road
- Have adequate space for off-street parking
- Have connections to existing pedestrian paths and trails
- Be within walking distance of residential areas
- Have good surveillance from public areas (not an isolated site).

Other considerations include:

- Proximity to compatible uses/activities or other community facilities
- Some natural vegetation and topography
- Spatial separation from existing dog off-leash areas
- Likely construction cost
- Amenity impact on adjacent residences.

Sites considered:

Previous reports to Council have outlined the site selection process which identified The Boom Reserve as the preferred location for a dog off-leash park in Port Macquarie. Other sites previously considered include:

- John Fraser Place (corner of Lake Road)
- Tuffins Lane
- Corner Ocean Drive & Burgess Close

Tuffins Lane is a privately owned sports facility. On this basis, it has not been considered in this site consideration process.

Additional sites considered through this process include:

- Oxley Oval (reserve area corner Pacific Drive & Burrawan Street)
- Stuart Park
- Wayne Richards Park
- Blair Reserve
- Ashdown Reserve

Crown Lands Plans of Management have been adopted for some larger reserves within Port Macquarie such as Westport Park and Town Beach. These plans have not identified potential for provision of dog off-leash parks. On this basis, these sites have not been considered as part of this process.

Of these additional sites, Wayne Richards Park was excluded on the basis that sporting activities are maximising available use opportunities (i.e. cycling activities are utilising open space areas outside of constructed sports fields).

Analysis of these sites against the above mentioned selection criteria has been undertaken by staff. Refer to attachment - *Port Macquarie Dog Off-leash Park - Consideration of alternative sites*.

Following consideration of potential sites against selection criteria for a dog off-leash park staff have determined that Stuart Park should be the preferred location for this facility in Port Macquarie. The key reasons for this determination are:

- It will provide integration of the dog off-leash park with other community recreational facilities
- There is existing use of the Stuart Park/Woods Street sporting precinct for dog training and obedience classes
- There is significant parking opportunity around the sporting precinct
- There are existing public amenities provided at this location
- There is good spatial separation from existing dog leash free areas in Port Macquarie (beaches)
- The facility will activate an under-used part of the precinct
- The proposed dog off-leash park will not create significant additional amenity concerns beyond existing facility uses
- There are plans (subject to funding) to further diversify recreational offerings at this facility to maximise the formal and informal use of this sporting precinct. These plans include provision of a children's playground, construction of a walking/running trail & installation of picnic facilities. Refer to the attached plan - *Stuart Park Regional Sporting Hub Regional Sports Infrastructure Fund*.

Should Council support the development of Port Macquarie's Dog Off-leash Park at Stuart Park, staff propose to deliver a facility very similar to what was proposed for The Boom Reserve (refer to attached Concept Plan) noting that the shape will need to change slightly to fit in with existing vegetation and infrastructure.

Options

Council can opt to:

- Retain The Boom Reserve as the preferred location for a dog off-leash park in Port Macquarie.
- Resolve that Stuart Park is the preferred location for a dog off-leash park in Port Macquarie.
- Adopt one of the other sites identified in this report as the preferred location for a dog off-leash park in Port Macquarie.
- Request staff undertake further assessment of potential locations for a dog off-leash park in Port Macquarie.

Community Engagement & Internal Consultation

Community engagement results associated with the proposal to establish a dog off-leash park at The Boom Reserve was reported to the 21 March 2018 Ordinary Council Meeting.

Investigations as outlined in this report have involved the following Council staff:

- Group Manager Recreation and Buildings
- Acting Director Development and Environment
- Acting Group Manager Development Assessment
- Senior Landscape Architect

There has been engagement with Stuart Park and Wood Street sporting user groups in the development of the concept plans to support the Regional Sport Infrastructure Fund application for upgrades to this precinct as outlined in the attachment - *Stuart Park Regional Sporting Hub Regional Sports Infrastructure Fund*. This plan includes the potential for a dog off-leash park at Stuart Park.

Planning & Policy ImplicationsKoalas

There is no existing Koala Plan of Management that applies to Stuart Park.

The draft Coastal Koala Plan of Management:

- Some vegetation adjacent to the northern edge of Woods Street Playing Fields is mapped as Core Koala Habitat. The proposed location for the dog off-leash park within Stuart Park is not considered Core Koala Habitat or Koala Habitat Link Area.
- Identifies The Boom Reserve as Core Koala Habitat.

A site specific Koala Habitat Assessment was undertaken by Environmental Resources Management Australia for the Stuart Park precinct in 2009. The Assessment was developed to support a proposal for the co-location of PCYC and Port Pirates Rugby Union Clubhouse being considered at that time.

The Assessment determined that the Stuart Park site does not constitute 'core' koala habitat.

Approval Pathway

The dog off-leash park is considered Development permitted without consent under Section 65(3) of the State Environmental Planning Policy (Infrastructure) 2007. A Review of Environmental Factors is required under this planning pathway.

Financial & Economic Implications

The draft 2018/19 Operational Plan exhibited earlier this year identified an allocation of \$120,000 for development of a dog off-leash park at The Boom Reserve, Port Macquarie.

In developing this report, staff have proposed that funding be retained for provision of a dog off-leash park in Port Macquarie pending confirmation of a preferred site. This

funding allocation is subject to adoption by Council as part of the final 2018/19 Operational Plan being reported to the June 2018 Ordinary Council Meeting.

Attachments

- 1[View](#). Concept Plan - The Boom Reserve Dog Off-Leash Park
- 2[View](#). The Boom Reserve - Off-street parking opportunities
- 3[View](#). Stuart Park Regional Sporting Hub Regional Sports Infrastructure Fund Application - May 2018
- 4[View](#). Port Macquarie Dog Off-leash Park - Consideration of alternative sites

Item: 12.09

Subject: CLASSIFICATION OF LAND TRANSFERRED TO COUNCIL FOR
SEWER PURPOSES

Presented by: Corporate Performance, Rebecca Olsen

Alignment with Delivery Program

4.1.3 Plan, investigate, design and construct sewerage assets ensuring health, safety, environmental protection and the future growth of the region.

RECOMMENDATION

That Council classify Lot 72 Deposited Plan 1239695 (land off Major Innes Road, Port Macquarie) as operational land.

Executive Summary

A report to classify land off Major Innes Road, Port Macquarie transferred to Council for sewer purposes.

Discussion

At the Ordinary Council meeting held on 18 April 2018, Council considered a report on the transfer and classification of land to be transferred to Council and resolved as below. The land contains a sewer pumping station.

12.05 TRANSFER OF LAND TO COUNCIL FOR SEWER PURPOSES

RESOLVED: Levido/Cusato

That Council:

- 1. Accept the transfer of land being Lot 72 Deposited Plan 1239695.*
- 2. Delegate authority to the General Manager to sign:*
 - a) The Land Registry Services Transfer Form*
 - b) Letter to Revenue NSW seeking exemption from the payment of Stamp Duty*
 - c) Revenue NSW Purchaser Declaration Form*
- 3. Pursuant to Section 34 of the Local Government Act 1993, commence the process to classify Lot 72 Deposited Plan 1239695 as "operational" land by placing on public exhibition the proposed resolution "It is intended to classify Lot 72 Deposited Plan 1239695 (land off Major Innes Road, Port Macquarie) as operational land", from 25 April 2018 for a minimum period of 28 days.*
- 4. Note that a further report will be tabled to Council at the June 2018 Ordinary Council meeting, detailing any submissions received from the public during the exhibition period.*

CARRIED: 7/0

FOR: Alley, Cusato, Hawkins, Intemann, Levido, Pinson and Turner

AGAINST: Nil

Public exhibition of the proposed land classification has been made in accordance with Resolution 3 above. At the conclusion of the exhibition period, no submissions were received.

Options

Given Council's prior resolutions, the use of the land and having regard to nil submissions being received during the exhibition period, an "operational" land classification is appropriate.

Community Engagement & Internal Consultation

The proposed land classification was exhibited for the minimum period of 28 days. At the conclusion of the exhibition period, no submissions were received.

Planning & Policy Implications

There are no planning and policy implications in relation to this report.

Financial & Economic Implications

There are no financial and economic implications in relation to this report.

Attachments

Nil

Item: 12.10

Subject: CLASSIFICATION OF LAND ACQUIRED BY COUNCIL - STINGRAY CREEK

Presented by: Corporate Performance, Rebecca Olsen

Alignment with Delivery Program

4.6.1 Develop and implement a range of programs for the environmental management of lands within the local government area.

RECOMMENDATION

That Council classify Lot 1 Deposited Plan 1234044 as operational land.

Executive Summary

A report to adopt a classification of land acquired by Council as an environmental offset arising from the construction of the new bridge spanning Stingray Creek.

Discussion

At the Ordinary Council meeting held on 18 April 2018, Council considered a report on the classification of land acquired as an environmental offset arising from the construction of the new Stingray Creek Bridge and resolved as below:

12.04 LAND ACQUISITION - CLASSIFICATION OF LAND RECENTLY ACQUIRED BY COUNCIL - STINGRAY CREEK

RESOLVED: *Levido/Intemann*

That Council:

- 1. Pursuant to Section 34 of the Local Government Act 1993, commence the process to classify Lot 1 Deposited Plan 1234044 as "operational" land by placing on public exhibition the proposed resolution "It is intended to classify Lot 1 Deposited Plan 1234044 (land off Stingray Creek - Royan Road, North Haven) as operational land", from 25 April 2018 for a minimum period of 28 days.*
- 2. Note that a further report will be tabled to Council at the June 2018 Ordinary Council meeting, detailing any submissions received from the public during the exhibition period.*

CARRIED: 7/0

FOR: *Alley, Cusato, Hawkins, Intemann, Levido, Pinson and Turner*

AGAINST: *Nil*

Public exhibition of the proposed land classification has been made in accordance with Resolution 1 above. At the conclusion of the exhibition period, one submission was received (as attached).

Options

Given Council's prior resolutions and the intended use of the land, an "operational" land, classification is appropriate to allow Council to undertake the environmental management activities required.

Community Engagement & Internal Consultation

The proposed land classification was exhibited for the minimum period of 28 days. At the conclusion of the exhibition period one (1) submission was received.

Submission	Issue
1. Queenslake Developments Pty Ltd	Seeking clarification on the environmental offset process including: (a) the DP number of the lot acquired; (b) whether the land had already been acquired, why and at what price; (c) how Council will access the land.
Response/Comment:	<p>Council officers have been in contact with the correspondent and have outlined the steps in the environmental offset process and why this particular parcel of land was acquired. A formal response to the correspondent will be prepared following the Council meeting.</p> <p>In relation to the questions above:</p> <p>(a) There was an administrative error in the exhibition notice that listed the DP as 12340444 rather than 1234044. The exhibition notice, as per the draft resolution, described the location of the land as "land off Stingray Creek - Royan Road, North Haven", which is considered more meaningful to the public as a method of locating the land rather than a sole reliance on a DP number. There are no other similar DPs in the area and the location of the land subject of the classification could not be confused with any other land.</p> <p>(b) Reference is made to previous reports to Council on this matter dated 16 November 2016 where Council resolved to purchase the land for \$78,800 (excl. GST) to satisfy the requirements for environmental offsets associated with impacts to the immediate foreshore and mangroves due to the construction of the new bridge; and 18 April 2018 where Council resolved to publicly notify the proposed land classification as operational land.</p> <p>(c) Council's Environmental Services Section will have ongoing management responsibility for the environmental land and have advised that it is preferred to access the property via the waterway, so no right of carriageway was sought from adjoining properties.</p>

Planning & Policy Implications

There are no planning and policy implications in relation to this report.

Financial & Economic Implications

There are no financial and economic implications in relation to this report.

Attachments

1 [View](#). Submission - Queenslake Developments Pty Ltd

Subject: CONFIDENTIAL COMMITTEE OF THE WHOLE

RECOMMENDATION

1. That Council move into Confidential Committee of the Whole to receive and consider the following items:
 - Item 14.01 Request for Bad Debt Write-Off
This item is considered confidential under Section 10A(2)(b) of the Local Government Act 1993, as it contains discussion in relation to the personal hardship of a resident or ratepayer.
 - Item 14.02 T-18-13 Hartys Creek Bridge Replacement
This item is considered confidential under Section 10A(2)(d(i)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
 - Item 14.03 T-18-16 Provision of Legal Services
This item is considered confidential under Section 10A(2)(d(i)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
 - Item 14.04 T-18-18 Provision of Hire Services - Contract Plant, Ancillary Equipment and Plant Operators
This item is considered confidential under Section 10A(2)(d(i)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
 - Item 14.05 Property Purchase by Property Reserve
This item is considered confidential under Section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
2. That pursuant to Section 10A subsections 2 & 3 and 10B of the Local Government Act 1993 (as amended), the press and public be excluded from the proceedings of the Council in Confidential Committee of the Whole on the basis that the items to be considered are of a confidential nature.
3. That the recommendations made in Confidential Committee of the Whole be made public as soon as practicable.

**Subject: ADOPTION OF RECOMMENDATIONS FROM THE CONFIDENTIAL
COMMITTEE OF THE WHOLE**

RECOMMENDATION

**That the undermentioned recommendations from Confidential Committee of
the Whole be adopted:**

Item 14.01 Request for Bad Debt Write-Off

This item is considered confidential under Section 10A(2)(b) of the Local Government Act 1993, as it contains discussion in relation to the personal hardship of a resident or ratepayer.

RECOMMENDATION

Item 14.02 T-18-13 Hartys Creek Bridge Replacement

This item is considered confidential under Section 10A(2)(d(i)) of the Local Government Act 1993, as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

RECOMMENDATION

Item 14.03 T-18-16 Provision of Legal Services

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RECOMMENDATION

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RECOMMENDATION

Item 14.05 Property Purchase by Property Reserve

This item is considered confidential under Section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

RECOMMENDATION