

The following document is the minutes of the Council and Committee Meeting held on Thursday, 9 May 2002. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 23 May 2002 and therefore subject to change. Please refer to the minutes of the meeting of 23 May 2002 for confirmation.



COFFS HARBOUR CITY COUNCIL

**ORDINARY MEETING
(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)**

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

9 MAY 2002

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING (PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)

9 MAY 2002

Present: Councillors JC Bonfield (Mayor), PJ Howe, IJ Ovens, WR Palmer, KD Rhoades, J Strom (Deputy Mayor), AD Williams and WA Wood.

Staff: General Manager, Director of Planning, Environment and Development, Valuation and Commercial Services Manager, Acting Director of Engineering, Director of Finance and Administration, Executive Assistant

The meeting commenced at 5.00 p.m. with the Mayor, Councillor JC Bonfield, in the chair.

APOLOGY

- 45 **RESOLVED** (Strom/Ovens) that the apology received from Councillor McKimm for absence be accepted and leave be granted for the current meeting of Council.

PUBLIC ADDRESSES

Mr D Allsopp Mr A Ferris	PED21	Development Application No. 1123/02 Residential Subdivision – Lot 2, DP 730184, Lyons Road, Boambee East
Mr T Edwards Mr R De Groot	PED22	Development Application No. 1363/01 Subdivision and Landform Modification – Lot 110, DP 224091, 72 Bluff Road, Emerald Beach
Mr E Armstrong Mr P Doyle	PED28	Rural Lands Strategic Plan

MAYORAL MINUTE

3 PACIFIC HIGHWAY BYPASS STUDY

46 **MOVED** (Bonfield) that:

1. Council ask that Connell Wagner (the consultants to the Steering Committee) and any member of the Steering Committee discuss the proposals with Council at an informal discussion session as soon as possible.
2. Council, after the discussion, commission an appropriate consultant to advise it on the most appropriate option for achieving the most sustainable outcome for the Coffs Harbour community.

The motion on being put to the meeting was carried.

CONFIRMATION AND ADOPTION OF MINUTES

47 **RESOLVED** (Howe/Palmer) that the minutes of the Economic and Community Enterprises Committee meeting of 24 April 2002 be confirmed as a true and correct record of proceedings.

48 **RESOLVED** (Howe/Palmer) that the minutes of the Finance and Administration Committee meeting of 24 April 2002 be confirmed as a true and correct record of proceedings.

The Mayor requested a motion to adjourn the Ordinary meeting and resolve into the Planning, Environment and Development Committee meeting.

PLANNING ENVIRONMENT AND DEVELOPMENT COMMITTEE

49 **RESOLVED** (Strom/Williams) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.54 p.m.

The Mayor invited Councillor Howe to chair the Planning, Environment and Development Committee meeting.

PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS

**PED21 DEVELOPMENT APPLICATION NO. 1123/02 - RESIDENTIAL
SUBDIVISION - LOT 2, DP 730184, LYONS ROAD, BOAMBEE EAST**

Development Application No. 1123/02 is an application for residential subdivision.

T16 RECOMMENDED (Bonfield/Wood):

1. That Development Application No. 1123/02 for residential subdivision, Lot 2, DP 730184, Lyons Road, Boambee East, be approved subject to standard technical conditions.
2. That the proposed 250 mm water main along De Castella Drive be constructed in the first half of the 2002/2003 year.
3. That, subject to the endorsement of the Traffic Committee, a traffic calming device be constructed in De Castella Drive, in the location of the subdivision, to act as a deterrent to speeding vehicles.

**PED22 DEVELOPMENT APPLICATION NO. 1363/01 - SUBDIVISION AND
LANDFORM MODIFICATION - LOT 110, DP 224091, 72 BLUFF ROAD,
EMERALD BEACH**

To report on Development Application No. 1363/01 to subdivide this property into four residential lots plus a residue lot and to regrade the site.

T17 RECOMMENDED (Wood/Bonfield):

1. That Development Application No. 1363/01, Lot 110, DP 224091, 72 Bluff Road, Emerald Beach for a four lot residential subdivision and landform modification be approved subject to standard technical conditions.
2. That objectors to the application be informed of Council's determination.
3. That the developer be advised that any application for further subdivision of the land will need to address traffic access alternatives, pedestrian and traffic safety in Bluff Road, footpath and service links in addition to environmental issues.
4. That the finished level of landform modification be restricted to no higher than the level at the rear of the existing lots fronting Bluff Road, the landform to grade at 1% cross fall from the rear of these lots.
5. No further fill being deposited on Lot 110, DP 224091 without Council's prior development consent.

cont'd

Ped22 Development Application No. 1363/01 - Subdivision And Landform Modification - Lot 110, Dp 224091, 72 Bluff Road, Emerald Beach (cont'd)

6. A report being submitted to Council for approval prior to the commencement of any landform modification works detailing the management arrangements of contaminated fill and other waste products which may form part of the existing stockpile.
7. That Council consult the community should any further applications for subdivision of the land be made.

PED28 RURAL LANDS STRATEGIC PLAN AND ASSOCIATED DOCUMENTS

The purpose of this report is to present to Council the Draft Rural Lands Strategic Plan and associated documents.

Councillors Howe, Palmer and Ovens declared an interest in this matter, vacated the Chamber and took no part in the discussion or voting, the reason being that they have an interest in land zoned 1A.

The Mayor took the Chair.

T18 RECOMMENDED (Strom/Williams):

1. That Item PED28 – Rural Lands Strategic Plan and Associated Documents be deferred so that a full briefing can be given so that Councillors will be fully informed on all issues raised before any decision is made.
2. That Council also meet with appropriate government departments, a representative of each place management committee and the entire Rural Lands Strategic Planning Steering Committee.

Councillors Howe, Palmer and Ovens returned to the Chamber.

Councillor Howe resumed the Chair.

PED23 DEVELOPMENT APPLICATION NO. 840/02 - SUBDIVISION OF LAND (BOUNDARY ALTERATION) - LOT 2 AND LOT 3, DP 341392, 9 OCEAN STREET, WOOLGOOLGA

To report on the above application which proposes the alteration of the boundary between two existing lots which front Ocean Street, Woolgoolga.

- T19** **RECOMMENDED** (Wood/Bonfield) that Development Application No. 840/02 for subdivision of land (boundary alteration), Lot 2 and Lot 3, DP 341392, 9 Ocean Street, Woolgoolga, be approved subject to technical conditions.

PED24 DEVELOPMENT APPLICATION NO. 1008/02 - MULTI UNIT HOUSING (8 DWELLINGS) AND SUBDIVISION OF LAND (STRATA) - LOT 379, DP 752817, 25 EDGAR STREET, COFFS HARBOUR

To report on the above application which proposes the erection and strata subdivision of a multi unit housing development comprising eight dwellings on the corner of Edgar and Mildura Streets, Coffs Harbour.

- T20** **RECOMMENDED** (Wood/Bonfield) that Development Application No. 1008/02 for multi unit housing, Lot 379 DP 752817, 25 Edgar Street, Coffs Harbour be approved subject to technical conditions.

PED25 DEVELOPMENT APPLICATION NO. 1259/02 - WORSHIP CENTRE, ADMINISTRATION, HALLS AND DWELLING (SALVATION ARMY) - LOT 100, DP 747447, 40 MASTRACOLAS ROAD, COFFS HARBOUR

To report on Development Application (DA) No. 1259/02.

- T21** **RECOMMENDED** (Wood/Strom) that Development Application No. 1259/02 for Place of Worship, Halls, Administration and Dwelling on Lot 100, DP 747447, 40 Mastracolas Road, Coffs Harbour, be approved subject to standard technical conditions.

PED26 DEVELOPER CONTRIBUTIONS - WATER AND SEWER - CHANGE TO DEVELOPER CHARGES

This report describes a proposal to amend the way that water and sewer developer contributions are assessed at the time of payment.

T22 RECOMMENDED (Williams/Palmer):

1. That developer contributions for water and sewer be charged at the rate applicable at the time of application for a Certificate of Compliance under the Water Management Act 2000.
2. That the implementation date for this change in charging practice commence on 10 May 2002.

PED27 HERITAGE FUNDING PROPOSAL

The purpose of this report is to seek Council's support to:

- set up a Local Heritage Fund, and
 - appoint a consultant heritage adviser
- in conjunction with the NSW Heritage Office.

T23 RECOMMENDED (Wood/Ovens):

1. That Council, upon notification of grants being approved:
 - (a) appoint a part time heritage consultant as adviser, and
 - (b) establish a Local Heritage Fund.
2. That Council fund its share of costs to a maximum of \$10,000 for both of these projects from the Strategic Planning Branch budget for next financial year.

PED29 STRATEGIC PLANNING PROGRAM

To advise Council on the status of the current strategic planning projects and seek endorsement for this year's planning program; funding for the proposed program will be subject to consideration in the 2002/2003 Management Plan.

T24 RECOMMENDED (Wood/Bonfield):

1. That Council endorse in principle the Strategic Planning Program attached to this report.
2. That the program be reviewed after the adoption of Council's 2002/2003 Budget.

FINANCE AND ADMINISTRATION COMMITTEE REPORT

F23 CITY CENTRE REVITALISATION UPDATE

To provide Council with an update on the City Centre and to seek Council approval to apply to the Minister to increase permitted borrowings for 2001/2002 in order to raise the loan for completion of the City Centre Revitalisation works.

T25 RECOMMENDED (Strom/Ovens):

1. That the report on the State of the City Centre Revitalisation Project be noted.
2. That approval be sought from the Minister for Local Government for an increase of \$638,000 in the 2001/2002 Loan Borrowing Program and that the additional funds be used for the funding of works in the City Centre Revitalisation Program.
3. That following receipt of the Minister's approval:
 - a) approval be given to raising a loan not exceeding \$5,140,000 for City Centre Revitalisation works,
 - b) offers be sought from appropriate lending institutions,
 - c) delegated approval be given to the General Manager to accept the most suitable offer,
 - d) the Mayor and the General Manager be authorised to execute all documents associated with the loan under seal.
4. That a report detailing the changes from the original budget be presented to Council.

CONCLUSION OF COMMITTEE MEETING

The Chairman advised that the business of the Committee was concluded and invited the Mayor to resume the chair.

The Mayor resumed chairmanship of the meeting at 6.54 p.m.

OPEN COUNCIL

The Mayor requested a motion to close the Committee meeting and move into Open Council.

T26 **RECOMMENDED** (Strom/Ovens) that the Committee now move into Open Council.

ADOPTION OF PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE REPORT

50 **RESOLVED** (Ovens/Wood) that the report of the Planning, Environment and Development Committee meeting be received and adopted.

This concluded the business and the meeting closed at 6.55 p.m.

Confirmed: 23 May 2002

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J C Bonfield
Mayor