

The following document is the minutes of the Council and Committee Meeting held on Thursday, 13 June 2002. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 27 June 2002 and therefore subject to change. Please refer to the minutes of the meeting of 27 June 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**

**13 JUNE 2002**

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## COFFS HARBOUR CITY COUNCIL

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

13 JUNE 2002

Present: Councillors PJ Howe, CM McKimm, WR Palmer, KD Rhoades, J Strom (Deputy Mayor) and WA Wood.

Staff: General Manager, Acting Director of Planning, Environment and Development, Director of Economic and Community Enterprises, Acting Director of Engineering, Director of Finance and Administration, Executive Assistant

The meeting commenced at 5.03 p.m. with the Deputy Mayor, Councillor J Strom, in the chair.

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#### APOLOGY

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- 69 **RESOLVED** (Rhoades/Howe) that the apology received from Councillors Bonfield, Williams and Ovens for absence be accepted and leave be granted for the current meeting of Council.

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#### CONFIRMATION AND ADOPTION OF MINUTES

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- 70 **RESOLVED** (Rhoades/Wood) that the minutes of the Economic and Community Enterprises Committee meeting of 23 May 2002 be confirmed as a true and correct record of proceedings.
- 71 **RESOLVED** (Rhoades/Wood) that the minutes of the Finance and Administration Committee meeting of 23 May 2002 be confirmed as a true and correct record of proceedings.

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

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## PLANNING ENVIRONMENT AND DEVELOPMENT COMMITTEE

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- 72** **RESOLVED** (Palmer/McKimm) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.07 p.m.

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

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## PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS

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### **PED31 DEVELOPMENT APPLICATION NO. 1183/02 - ALTERATIONS AND ADDITIONS TO PARK BEACH BOWLING CLUB - LOT 487, DP 752817, OCEAN PARADE, COFFS HARBOUR**

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To report on Development Application No. 1183/02 for alterations and additions to the Park Beach Bowling Club.

- T27** **RECOMMENDED** (Rhoades/Wood):

1. That Development Application No. 1183/02 for alterations and additions to Park Beach Bowling Club at Lot 487, DP 752817, Ocean Parade, Coffs Harbour be approved subject to standard technical conditions.
2. That the Club be required to upgrade Ocean Parade, from the Boulwood Street 'T' intersection to the southern boundary of the Club property, the upgrade works comprising:
  - conversion of 45° car spaces to 90°;
  - pedestrian crossing;
  - setdown area;
  - traffic calming;
  - pedestrian facilities;
  - landscaping.

These works being designed in consultation with Council and constructed by the developer prior to occupation of the Club extensions or, alternatively, the developer lodging a bond or other agreement with Council prior to occupation of the Club extensions. Design plans are to be submitted to Council for approval prior to the issue of a Construction Certificate.

3. That the Park Beach Bowling Club be advised that should further expansion of the Club be proposed at a future time such work should not rely on off site parking.

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**PED32 DEVELOPMENT APPLICATION NO. 1332/02 - RETIREMENT VILLAGE  
(BOAMBEE GARDENS RETIREMENT ESTATE) - LOT 12, DP 598915,  
WALCO DRIVE, SAWTELL**

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To report on Development Application No. 1332/02.

**T28** **RECOMMENDED** (Rhoades/Strom) that Development Application No. 1332/02 for retirement village on Lot 12, DP 598915, Walco Drive, Sawtell, be approved subject to standard technical conditions and the following special requirements:

1. The Open Space 6A zone to be 'bush regenerated' while incorporating a perimeter road or fire trail to be provided around the eastern and southern boundaries of the 6A zone.
2. Connection of Walco Drive to Werambie Street and Hulberts Road by means of a pedestrian pathway.
3. All landscaping proposed for the 6A land to be approved by Council.
4. Walco Drive and Werambie Street to be treated appropriately by the provision of a cul-de-sac with vehicular access into the site from Walco Drive.
5. Turbill Street to be modified to allow for turning and access arrangements.
6. The developer to provide a footpath from the entrance of the retirement village to Sawtell Road along Walco Drive.
7. The developer to provide a bus shelter in Sawtell Road adjacent to Walco Drive.
8. The developer to provide a 1.2 metre wide concrete footpath to Toormina Shopping Centre along Minorie Drive and Werambie Street.
9. The developer to provide archaeological monitoring for artefacts when earthworks are to be carried out.

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**PED33 BUILDING FIRE AUDIT PROGRAM**

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To provide Council with a status report on the building fire audit program.

**T29** **RECOMMENDED** (McKimm/Strom) that the report be received and noted.

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**PED34 FORMER COFFS HARBOUR BASE HOSPITAL, HIGH STREET/VICTORIA STREET, COFFS HARBOUR: DRAFT LOCAL ENVIRONMENTAL PLAN TO REZONE LAND**

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To proceed with preparation of a draft Local Environmental Plan to rezone the former base hospital site.

**T30 RECOMMENDED** (Wood/Palmer):

1. That Council apply to planningNSW for a section 65 certificate to allow exhibition of the draft Local Environmental Plan.
2. That the draft Local Environmental Plan be publicly exhibited, together with the planning and technical reports submitted for the site.
3. That any submissions on the draft Local Environmental Plan be reported to Council following exhibition.

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**PED35 KORORA RURAL RESIDENTIAL AREA - DRAFT DEVELOPER CONTRIBUTIONS PLAN**

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This report is to advise Council of feedback received from the public exhibition process of the Draft Developer Contributions Plan for the Korora Rural Residential Area.

**T31 RECOMMENDED** (Wood/Strom):

1. That Council adopt the amended Draft Developer Contributions Plan.
2. That the Developer Contributions Plan come into effect upon gazettal of Coffs Harbour City Local Environmental Plan 2000 Amendment No. 3.

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**PED36 SAWTELL MASTERPLAN**

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The purpose of this report is to present Council with the Draft Masterplan for the Sawtell Village Centre.

**T32 RECOMMENDED** (Rhoades/Strom):

1. That Council in accordance with Section 54 of the Environmental Planning and Assessment Act 1979 prepare a Draft Local Environmental Plan for the extension of the Conservation Area and additional heritage items for Sawtell.
2. That Council exercise its delegated power under Section 65 to certify the Draft Local Environmental Plan and exhibit the following for two months:
  - Draft Masterplan for Sawtell Village Centre,
  - Draft Local Environmental Plan (Amendment No. 19) attached to this report,
  - Draft Development Control Plan – Sawtell,
  - Draft Development Control Plan – Car Parking – Sawtell,
  - Draft Sawtell Village Contributions Plan 2002 (Car Parking),
  - Draft Heritage Information Sheet.

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**PED37 TRANSFER OF POLICE STREET PARKING RESPONSIBILITIES TO COUNCIL**

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To advise of the NSW Government's proposed transfer of police street parking enforcement to local government.

- T33 RECOMMENDED**
- (McKimm/Palmer) that Council agree to the transfer of street parking responsibilities and enter into any agreements with the NSW Police and Police Infringement Processing Bureau and, if necessary, execute such agreements under Council's seal.

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**CONCLUSION OF COMMITTEE MEETING**

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

The Deputy Mayor resumed chairmanship of the meeting at 5.19 p.m.

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**OPEN COUNCIL**

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

- T34** **RECOMMENDED** (Wood/Howe) that the Committee now move into Open Council.

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**ADOPTION OF PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE REPORT**

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- 73** **RESOLVED** (Rhoades/Palmer) that the report of the Planning, Environment and Development Committee meeting be received and adopted.

This concluded the business and the meeting closed at 5.20 p.m.

Confirmed: 27 June 2002

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J Strom  
Deputy Mayor