

The following document is the minutes of the Council and Committee Meeting held on Thursday, 11 July 2002. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 25 July 2002 and therefore subject to change. Please refer to the minutes of the meeting of 25 July 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**

11 JULY 2002

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)

11 JULY 2002

Present: Councillors JC Bonfield (Mayor), CM McKimm, WR Palmer, J Strom (Deputy Mayor), AD Williams and WA Wood.

Staff: General Manager, 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 5.10 p.m. with the Mayor, Councillor JC Bonfield, in the chair.

APOLOGY

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

CONFIRMATION AND ADOPTION OF MINUTES

- 97 **RESOLVED** (Strom/Palmer) that the minutes of the Economic and Community Enterprises Committee meeting of 27 June 2002 be confirmed as a true and correct record of proceedings.
- 98 **RESOLVED** (Strom/Palmer) that the minutes of the Finance and Administration Committee meeting of 27 June 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

- 99** **RESOLVED** (Williams/McKimm) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.12 p.m.

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

PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS

PED38 DEVELOPMENT APPLICATION NO. 1164/02 - RESIDENTIAL SUBDIVISION - LOTS 266 AND 267, DP 787851, 40 AND 42 OSCAR RAMSAY DRIVE, BOAMBEE EAST

This application proposes the re-subdivision of Lots 266 and 267, DP 787851, so as to create five lots.

- T35** **RECOMMENDED** (Wood/McKimm):

1. That Development Application No. 1164/02 for a five lot residential subdivision at Lots 266 and 267, DP 787851, 40 and 42 Oscar Ramsay Drive, BoambEE East be refused on the following grounds:
 - (a) The subdivision proposal does not promote the orderly development of the area and is not in character with the subdivision pattern of the locality.
 - (b) The subdivision proposal poorly responds to the topographic constraints of the site and existing development on adjoining sites.
 - (c) The subdivision proposal, if supported, would result in unacceptable neighbourhood amenity impacts from future residential development on the site.
2. That objectors to the application be informed of Council's determination.
3. That the applicant be advised that Council would consider a fresh application which is compatible with development in the neighbourhood, which may comprise dual occupancy proposals, subject to building footprints and designs taking into account the topographic constraints and amenity impacts of this development site.

PED39 DEVELOPMENT APPLICATION NO. 1462/02 - MOTEL, MANAGER'S RESIDENCE AND RESTAURANT - LOT 1, DP 262196 AND LOTS 10-11, DP 17053, 122-126 PARK BEACH ROAD, COFFS HARBOUR

To report on Development Application No. 1462/02 for a tourist facility in Park Beach.

- T36 RECOMMENDED** (Strom/Palmer) that Development Application No. 1462/02 for a motel, manager's residence and restaurant on Lot 1, DP 262196 and Lots 10-11, DP 17053, 122-126 Park Beach Road, Coffs Harbour, be approved subject to standard technical conditions.

PED40 DEVELOPMENT APPLICATION STATISTICS

To present Council with a brief summary of Development Applications received by Council for the financial year ending 30 June 2002.

- T37 RECOMMENDED** (McKimm/Palmer) that the report on statistical information for Development and Construction Certificate Applications for the financial year 2001/2002 be received and noted.

PED41 REGIONAL WASTE MANAGEMENT

This report outlines a proposal for Council to pursue a regional approach to waste management jointly with Bellingen and Nambucca Shire Councils.

- T38 RECOMMENDED** (Palmer/Wood) that Council liaise with Bellingen and Nambucca Shire Councils to pursue regional waste management opportunities.

PED42 WOOLGOOLGA BUSINESS LANDS WORKING GROUP

The purpose of this report is to advise Council on the current status of the Woolgoolga Business Lands Working Group and provide an analysis of the 3D Business Tourist Service zone.

T39 RECOMMENDED (McKimm/Strom):

1. That Council endorse the establishment of the Woolgoolga Business Lands Working Group.
2. That Council endorse the following nominated members to the Group:
 - two representatives of the Woolgoolga Chamber of Commerce (Mr Gordon Abbott and Mr David Featherstone);
 - two representatives from the River/Clarence Street area (Mr John Arkan and Mrs Sue Hoare);
 - two representatives from the Beach/Market Street area (Mr Paul Campbell and Mr Robert Watson);
 - one representative from the Pacific Highway area (Mrs Margaret Weeks);
 - one representative from the industrial estate area (Mrs Meg Featherstone);
 - two residents with no business or commercial property interests (Mr Graham Hanley and Mr Ron Whelan);
 - three Councillors (Councillors Strom, Rhoades and Williams (Chairperson));
 - two Council staff (Mr Tony Blue and Mr Gilbert Blackburn).
3. That Council note the discussion on the 3D Business Tourist Service Centre zone with respect to convenience stores and shops.

PED43 ZONING OF BEACH AREAS OF COFFS HARBOUR

At a Council meeting on 9 May 2002 it was requested that:

“...a report be brought back from Planning regarding the rezoning of all beach areas in the local government area from high medium density back to low density. The report to include ramifications of the current zoning and the ramifications of changing it back to low density.”

On 27 June 2002 Council asked for a report on variations of height limits given to buildings in coastal areas.

This report addresses these issues.

cont'd

Ped43 Zoning Of Beach Areas Of Coffs Harbour (cont'd)

T40 RECOMMENDED (Palmer/McKimm):

1. That the report on zoning and development in coastal areas of Coffs Harbour be noted.
2. That the two storey height limit set by the Medium Density Housing Development Control Plan be examined with a view to consistency with other Development Control Plans.

FINANCE AND ADMINISTRATION DEPARTMENT REPORTS

F43 2002 NSW STATE ASSEMBLY OF LOCAL GOVERNMENT

To advise Council that The 2002 NSW State Assembly of Local Government is to be held at the Millennium Hotel, Sydney on the Monday, 22 and Tuesday, 23 July 2002.

T41 RECOMMENDED (McKimm/Palmer):

1. That Council be represented at The 2002 NSW State Assembly of Local Government Conference, being held in Sydney on Monday, 22 July and Tuesday, 23 July 2002.
2. That Council approves Cr Bonfield and Cr Strom's attendance at the conference.

F44 ROAD RENAMING, HIGH STREET COFFS HARBOUR

To report on the results of the public submissions to the proposal to rename High Street, the closed section of Castle Street and Orlando Street.

T42 RECOMMENDED (Bonfield/McKimm):

1. That High Street from the Pacific Highway to Orlando Street be 'Harbour Drive'.
2. That closed section of Castle Street adjoining High Street be 'City Square'.
3. That the renaming of High Street to Harbour Drive be effective from the 1 January 2003 to enable residents and property owners time to adjust signage and notify customers, business partners and others.
4. That any further extension of Harbour Drive be reviewed and reported to Council once the construction of Hogbin Drive is completed.

cont'd

F44 Road Renaming, High Street Coffs Harbour (cont'd)

DIVISION

A division was duly demanded, and those members voting for and against the motion were recorded:

FOR	AGAINST
Councillor Bonfield	Councillor Palmer
Councillor McKimm	Councillor Wood
Councillor Strom	
Councillor Williams	

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 5.45 p.m.

OPEN COUNCIL

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

T43 **RECOMMENDED** (Wood/McKimm) that the Committee now move into Open Council.

ADOPTION OF PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE REPORT

100 **RESOLVED** (Strom/McKimm) that the report of the Planning, Environment and Development Committee meeting be received and adopted.

This concluded the business and the meeting closed at 5.46 p.m.

Confirmed: 25 July 2002

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J C Bonfield
Mayor