

The following document is the minutes of the Council and Committee Meetings held on Thursday, 5 December 2002. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 23 January 2003 and therefore subject to change.  
Please refer to the minutes of the meeting of 23 January 2003 for confirmation.



## COFFS HARBOUR CITY COUNCIL

### ORDINARY MEETING

5 DECEMBER 2002

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## COFFS HARBOUR CITY COUNCIL

### ORDINARY MEETING

5 DECEMBER 2002

**Present:** Councillors J C Bonfield (Mayor), P J Howe, C M McKimm, I J Ovens, W R Palmer, K D Rhoades, J Strom (Deputy Mayor) and W A Wood.

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

**Leave of Absence:** Cr Williams

The meeting commenced at 5.04pm with the Mayor in the chair.

### ECONOMIC & COMMUNITY ENTERPRISES DEPARTMENT REPORT

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#### E102 EX-LIBRARY BUILDING CASTLE STREET, COFFS HARBOUR – PROPOSED LEASE BY COUNCIL

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Seeking Council approval to enter into a lease agreement with Coffs Ex-Services Club for lease of the ex-library building in Castle Street Coffs Harbour (Lot 5 DP 809575).

**213 RESOLVED** (Wood/Strom):

1. That Council agree to finalisation of negotiations with Coffs Ex-Services Club and enter into a lease of the ex-library building in Castle Street Coffs Harbour (Lot 5 DP 809575) upon the general terms and conditions with the proposal to be funded from Revenue.
2. That any necessary documents associated with the leasing of the ex-library building be executed under the Common Seal of Council.

## PLANNING ENVIRONMENT & DEVELOPMENT DEPARTMENT REPORTS

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### **P65 STATE ENVIRONMENTAL PLANNING POLICY 71 - COASTAL PROTECTION**

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To advise of the gazettal of State Environmental Planning Policy (SEPP) 71 and the effect the Policy will have on Council processes.

- 214 RESOLVED** (Howe/Wood) that Council liaise with planningNSW to discuss the implications of State Environmental Planning Policy 71 – Coastal Protection on Council processes particularly the assessment of development applications.

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### **P66 DRAFT LOCAL ENVIRONMENTAL PLAN 2000 (AMENDMENT NO. 18): FORMER BASE HOSPITAL, HIGH STREET, COFFS HARBOUR**

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To proceed with rezoning of the former base hospital site, by adopting Draft Local Environmental Plan (LEP) 2000 (Amendment No. 18) and submitting it to planningNSW for gazettal. The draft LEP proposes to rezone part of the site from Special Uses (Hospital) to part Residential 2C (Medium-High Density) and part Special Uses 5A (Drainage). Following submission from the Environmental Protection Authority (EPA) on the LEP, it is also necessary to commence actions to require stormwater quality control on all new development.

- 215 RESOLVED** (Palmer/Wood):

1. That the Draft Local Environmental Plan 2000 (Amendment No. 18) be submitted to planningNSW for gazettal.
2. That stormwater quality controls on all new developments be introduced following staff and development industry training on appropriate stormwater quality control mechanisms.

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**P67 DEVELOPMENT APPLICATION NO. 241/03 - ADDITIONS TO COFFS HARBOUR CHRISTIAN COMMUNITY SCHOOL - LOT 1, DP 102247, BONVILLE STATION ROAD, BONVILLE**

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To advise Council on Development Application No. 241/03 for the construction of additions to Coffs Harbour Christian Community School. The buildings are to be used for camp facilities, dormitory style accommodation, and a hall and dining area. The report recommends conditional approval of the application.

- 216 RESOLVED** (Strom/McKimm) that Development Application No. 241/03 for additions to Coffs Harbour Christian Community School at Lot 1, DP 102247, Bonville Station Road, Bonville be approved subject to technical conditions derived from the issues outlined in the report.

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**P68 DEVELOPMENT APPLICATION NO. 489/03 - MULTI-UNIT HOUSING DEVELOPMENT - LOT 10, DP 1028149, 103-105 OCEAN PARADE, COFFS HARBOUR**

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To report on Development Application No. 489/03 for a five level residential flat building to be constructed at Lot 10, DP 1028149, 103-105 Ocean Parade, Coffs Harbour.

- 217 RESOLVED** (Wood/McKimm) that Development Application No. 489/03 for a multi-unit housing development at Lot 10, DP 1028149, be approved subject to technical conditions.

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**P69 PROPOSED REZONING - LOT 100, DP 862869, LOT 24, DP 1031761 AND LOT 21, DP 867844, CITY HILL, COFFS HARBOUR**

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The purpose to this report is to seek Council endorsement to rezone part of the land known as "City Hill" and the preparation of a Draft Environmental Plan for the land.

- 218 RESOLVED** (Strom/McKimm):
1. That Council in accordance with Section 54 of the Environmental Planning and Assessment Act 1979 prepare a Draft Local Environmental Plan for Part Lot 100, DP 862869, Part Lot 24, DP 1031761 and Part Lot 1, DP 880432, City Hill, Coffs Harbour.

**cont'd**

**P69 Proposed Rezoning - Lot 100, DP 862869, Lot 24, DP 1031761 And Lot 21, DP 867844, City Hill, Coffs Harbour (cont'd)**

2. That a formal specification from planningNSW for a Local Environmental Study be sought.
3. That, upon completion of the Local Environmental Study and Draft Local Environmental Plan, a report be put back to Council to enable exhibition of these documents.

**ENGINEERING DEPARTMENT REPORTS**

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**89 GRANT OFFERS 2002/03 : FLOODPLAIN MANAGEMENT PROGRAM**

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To recommend to Council acceptance of an offer of funding in 2002/03 from the Minister for Land and Water Conservation for flood mitigation works and studies.

- 219 RESOLVED** (Palmer/Howe) that Council accept the offer of funding in 2002/2003 from the Minister for Land and Water Conservation for North Coffs Flood Mitigation Works and Flood Investigations at the Jetty and Marcia Street, Coffs Harbour.
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**90 NORTH COFFS CREEK FLOOD MITIGATION WORKS**

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To advise Council of proposed changes to the North Coffs Creek Floodplain Management Plan.

- 220 RESOLVED** (Howe/McKimm) that Council approve the amendment of the Northern Tributaries of Coffs Creek Floodplain Management Plan, replacing the construction of a detention basin upstream of Hannaford Place with channel enlargement and levee works between Hannaford Place and Bray Street.
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**91 WATER ISSUES**

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To report on current NSW government policies on water efficiency issues in response to Council's Resolution.

- 221 RESOLVED** (Wood/Howe):
1. That Council note the position of the NSW government in regard to installation of rainwater tanks in urban areas and the use of reclaimed water in river systems and other waterways from which users draw water.
  2. That Council continue to pursue incentives for urban property-owners to install rainwater tanks for the purposes of reducing annual water consumption from the potable water supply and reducing the runoff to stormwater systems.
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## 92 WATER RESTRICTIONS

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Proposal to change the delegated authority of the General Manager relating to water restrictions, following the completion of the pipeline from the cross-over (near Coutts Crossing) to Karangi Dam as Stage 1A of the Regional Water Supply Project.

### 222 RESOLVED (McKimm/Palmer):

1. That the following general restrictions apply for domestic users:

Gardens, car washing, window cleaning and internal

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|---------|--|
| Level 1 | Sprinklers 2 hours/day.  |
| Level 2 | Sprinklers, soaker hoses banned. Fixed hoses banned. Hand held hose allowed 3 hours morning and/or evening. Micro sprinklers 1 hour per day.   |
| Level 3 | Hand held hoses 1 hr/d – morning or evening on alternate days (odds & evens), not Mondays. Micro Sprinklers ½ hr/d evenings on allocated day. Watering cans or buckets allowable at all times. |
| Level 4 | Hand held hoses ½hr/d – morning or evening, on alternate days (odds & evens), not Mondays. Micro Sprinklers ¼ hr/d evenings on allocated day. Watering cans/buckets allowable at all times.    |
| Level 5 | Buckets or watering cans ONLY at all times.  |
| Level 6 | Grey water only.   |
| Level 7 | Grey water only. Internal use restricted to 95l/person/day.  |

2. The General Manager be delegated the authority to impose restrictions in accordance with the above levels
3. The restriction level option imposed may be altered at the discretion of the General Manager, after consultation with Council, dependent on dam capacity consumption rates, river flows, weather conditions, long range forecast and the season

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## 93 WORKS BRANCH REPORT

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To advise Council of the progress of construction and maintenance programs undertaken by Works Branch up to 25 November, 2002.

### 223 RESOLVED (Strom/Palmer):

1. That Council note the progress report on construction and maintenance works undertaken by Works Branch up to 25 November 2002.
2. That Council note that individual program expenditures are being monitored to ensure that the total program costs for 2002/2003 are contained within the approved budget.

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**94 TRAFFIC COMMITTEE MEETING 9/2002**

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To confirm minutes from the Traffic Committee Meeting held on 26 November, 2002.

**224 RESOLVED** (McKimm/Palmer) that:

T.66 – Coff Street, Coffs Harbour – Bus Zone adjacent Olympic Pool (504200 [462623])

That no action be taken to install a loading zone within the bus zone adjacent the entrance to the Coffs Harbour Olympic Pool in Coff Street, Coffs Harbour.

T.67 – Intersection Park Avenue and Pacific Highway, Coffs Harbour (509970 [418185])

That Council approach the RTA for reconsideration of an option to allow the safe movement of pedestrians across the Pacific Highway in the vicinity of the Police Station and Court House.

T.68 – Pacific Highway, Coffs Harbour – ‘No Stopping’ signs (511410 / 503240 [471064])

That approval be granted for ‘No Stopping’ signs (4.00pm-6.00pm MONDAY to FRIDAY) to be erected on the western side of the Pacific Highway, Coffs Harbour, between Argyll Street and Bray Street.

T.69 – Hogbin Drive, Coffs Harbour – Temporary Road Closure – Accenture Triathlon Series, 23 February 2003 (500390)

That :

- (a) the temporary road closure of Hogbin Drive, Coffs Harbour, between 7.00am and 9.00am on Sunday, 23 February 2003 for the conduct of a National Triathlon be approved in principle, subject to no substantive objections being received following advertising.
- (b) the organisers of the event liaise with affected traders and other stakeholders and obtain their approval.
- (c) the organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
- (d) the organisers be responsible for all costs associated with the temporary closure and clean up, including advertising.

**cont'd**



**94 Traffic Committee Meeting 9/2002 (cont'd)**

T.70 – Roundabout - Orlando Street/Watsonia Avenue, Coffs Harbour (504030)

That signs be erected in Orlando Street, Coffs Harbour, on the west-bound approach to the roundabout to indicate “left lane must turn left”.

T.71– Laneway between Eleventh Avenue and Second Avenue, Sawtell – Temporary Road Closure (1618)

That

- (a) the temporary road closure of the laneway adjacent the Sawtell Uniting Church properties in Elizabeth Street which runs between Eleventh Avenue and Second Avenue, Sawtell, for the purpose of holding a Community Carols by Candlelight event on Tuesday, 24 December 2002 between 7.00pm and 9.30pm be advertised, and providing no substantive objections are received, the closure be approved.
- (b) the organisers of the event liaise with affected traders and obtain traders approval.
- (c) the organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
- (d) the organisers be responsible for all costs associated with the temporary closure and clean up, including advertising.

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**95 AUS-LINK GREEN PAPER**

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To advise Council of the Federal government's release of a green paper titled “AusLink – Towards the National Transport Plan”.

- 225 RESOLVED** (Howe/Strom) that a review of the Federal government's green paper, titled “AusLink – Towards the National Transport Plan”, be reported to Council in January, 2003 to form the basis of a submission by Council.

## **ECONOMIC AND COMMUNITY ENTERPRISES DEPARTMENT REPORTS**

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### **E99 ACQUISITION OF LAND - COFFS HARBOUR SEWERAGE STRATEGY**

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For Council to consider the acquisition of land by compulsory process.

**226 RESOLVED** (McKimm/Palmer):

1. That Council continue to negotiate with Origin Energy for the acquisition of that area of land being 2130 square metres which forms part of Lot 3 DP 840296 at Christmas Bells Road, Coffs Harbour.
2. That should negotiations be unsuccessful with Origin Energy, Council Compulsorily Acquire that part of Lot 3 DP 840296, being 2,130 square metres in area, under the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991.
3. That Council, if required, make the necessary application to the Minister for Local Government to gain the approval of both the Minister and the Governor to the acquisition of the land described above using the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991.

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### **E100 MEMBERSHIP OF THE AYRSHIRE PARK MANAGEMENT COMMITTEE**

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To obtain Council approval for the appointment of a new committee member to the Ayrshire Park Management Committee.

**227 RESOLVED** (Howe/McKimm) that Council appoint Mr Allen Dean Evers to the Ayrshire Park Management Committee.

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### **E101 AIRPORT SPECIAL EVENTS**

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To seek Council's approval in principle for the holding of two major aviation events at the Airport. One is proposed to be held in September 2003 and the other in September 2004.

**228 RESOLVED** (Palmer/McKimm) that

1. That subject to appropriate insurance approvals, approval in principle be given for the holding of two major aviation events at Coffs Harbour Regional Airport, one in 2003 and the other in 2004.

**cont'd**

## **E101 Airport Special Events (cont'd)**

2. The approval for the holding of these events is subject to the event organiser submitting to Council a suitable business proposal for both events including the acquisition of appropriate insurance cover.

## **FINANCE AND ADMINISTRATION DEPARTMENT REPORT**

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### **F81 RE-ESTABLISHMENT OR CREATION OF ALCOHOL FREE ZONES**

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To report on the extent of alcohol free zones within the city and recommend the re-establishment or creation of zones for a further period of three (3) years commencing on 26 December 2002.

#### **229 RESOLVED** (Wood/Howe) that

1. That Council, subject to no objection being received, re-establish alcohol free zones for a further period of three years pursuant to the provisions of Section 644 of the Local Government Act within the Coffs Harbour CBD, Macauleys Headland, and Woolgoolga CBD and subject to no strong objection being received, the zone be extended to include Duke Street to Vernon Street, Coffs Harbour.
2. That Council, subject to no strong objection being received, extend the alcohol free zones for a three year period pursuant to the provisions of Section 644 of the Local Government Act at the Coffs Harbour CBD along Coff Street and Woolgoolga CBD along Clarence Street and the Pacific Highway.
3. That Council, subject to no strong objection being received, proceed to establish an alcohol free zone for a three year period pursuant to the provisions of Section 644 of the Local Government Act within the area of road reserve at Park Beach along Ocean Parade.
4. That in accordance with Section 644B(4) the aforementioned zones be established and re-established for a period from the 25 December 2002 to 30 September 2005.

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### **REQUESTS FOR LEAVE OF ABSENCE**

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- 230 RESOLVED** (Howe/Palmer) that Cr McKimm be granted leave of absence from Council for 23 January 2003.

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## QUESTIONS WITHOUT NOTICE

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### 1. Funding for Hogbin Drive Extension

Cr Palmer advised of Council's attempt to obtain funding from the Minister to complete the Hogbin Drive extension and enquired if Council has approached the regional members of the Roads and Traffic Authority.

*The General Manager advised that he and the Mayor had met with the Director General of the RTA recently seeking to have the completion of the Hogbin Drive project included on their funding program. The Director General advised no funds are available at this time and the matter will be reconsidered in a couple of months when a further proposal will be put to them.*

### 2. Tidy Towns Competition

Cr Bonfield advised she had been contacted by the Sawtell Chamber of Commerce regarding the lack of success in this year's Tidy Towns competition for clean beaches. Cr Bonfield enquired what can be done to improve the city's beaches.

*The General Manager took the matter on notice.*

### 3. SEGRA 2002 Conference

Cr Wood advised he had attended the Sustainability Economic Growth for Regional Australia 2002 conference and requested other Councillors and staff attend the annual conference in future. At the conference the Deputy CEO of the Tourism Task Force to the Commonwealth Government commented that state governments reportedly receive annually approximately \$400 billion dollars revenue from tourism.

**231 RESOLVED** (Wood/Strom) that a report be brought back to Council on ways to pursue the matter of receiving some funding from the State Minister for Tourism to offset infrastructure costs.

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## GENERAL BUSINESS

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### 1. Disabled Parking Spaces in High Street, Coffs Harbour

Cr Howe enquired if an additional disabled parking space can be provided at the western end of High Street between the Pacific Highway and Gordon Street.

*The General Manager agreed to take the matter on notice.*

**General Business (contd')**

**2. Children's Playground in Tolhurst Park, Reid Drive, Coffs Harbour**

Cr Howe enquired when will shade cover be installed at the playground. at Tolhurst Park.

*The Manager of Parks and Recreation advised that all children's playgrounds in the city will be covered and this will be done as funds become available.*

**3. Water Pipeline to the City from the Nymboida River**

Cr Howe advised that the concrete water pipeline from the Nymboida River to Coffs Harbour is above ground in some places and as a result these areas are unsightly and potentially dangerous to traffic.

*The Acting Director of Engineering will investigate.*

**4. Dip in Roadway – Karangi Dam Area**

Cr McKimm requested that while roadworks are being carried out in the Karangi dam area, could something be done about the potentially dangerous dip in the road in the vicinity.

*The Acting Director of Engineering advised the matter will be investigated.*

**5. Use of footpath area by Banks**

Cr Rhoades enquired, as other businesses pay a fee to operate on footpaths, for example tables and chairs, why aren't banks required to pay a fee for the use of footpaths in front of their automatic teller machines.

*The Director of Economic and Community Enterprises advised that the automatic teller machines are part of the banks' shop frontage and cannot be treated differently to a shop selling from a counter onto the footpath.*

This concluded the business and the meeting closed at 6.58pm.

Confirmed: 23 January 2003:

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J C Bonfield  
Mayor