

The following document is the minutes of the Council and Committee Meetings held on Thursday, 20 March 2003. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 3 April 2003 and therefore subject to change. Please refer to the minutes of the meeting of 3 April 2003 for confirmation.



COFFS HARBOUR CITY COUNCIL

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

COUNCIL CHAMBERS

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

20 MARCH 2003

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING (PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)

20 MARCH 2003

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

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

Leave of Absence: Councillors CM McKimm, KD Rhoades and J Strom.

The meeting commenced at 5.05 p.m. with the Mayor, Councillor JC Bonfield, in the chair.

PUBLIC ADDRESSES

Tony Phythian PED15 - Development Application No. 915/00 - Amended Application for a Dual Occupancy - Lot 5, DP 843891, 3 Melrose Place, Korora

Stephen Green PED15 - Development Application No. 915/00 - Amended Application for a Dual Occupancy - Lot 5, DP 843891, 3 Melrose Place, Korora

Geoff Smith PED18 - Development Application No. 575/03 - Residential Subdivision and Modification to Council Approved Stormwater Pollution Control Structures - North Boambee Road, North Boambee

CONFIRMATION AND ADOPTION OF MINUTES

- 47** **RESOLVED** (Howe/Palmer) that the minutes of the Economic and Community Enterprises Committee meeting of 6 March 2003 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 6 March 2003 be confirmed as a true and correct record of proceedings.

NOTICE OF MOTION

NOTICE OF MOTION - SCHOOL GROUPS INVOLVEMENT IN DUNE CARE

- 49** **RESOLVED** (Williams/Howe) that Council contact local schools seeking an expression of interest in establishing school student volunteer groups to work with existing dune care groups with the objective of caring and maintaining beaches and dunes along the City coastline.

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

- 50** **RESOLVED** (Williams/Ovens) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.36 p.m.

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

PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS

PED15 DEVELOPMENT APPLICATION NO. 915/00 - AMENDED APPLICATION FOR A DUAL OCCUPANCY - LOT 5, DP 843891, 3 MELROSE PLACE, KORORA

The purpose of this report is to advise Council on an application to modify Development Application No. 915/00. The application is for variations to the levels of the dual occupancy under construction at 3 Melrose Place, Korora.

MOTION

MOVED (Williams/Ovens) that Council defer consideration of Item PED15 pending an on site inspection by Councillors.

AMENDMENT

T10 MOVED (Wood/Bonfield):

1. That Council approve the application to modify Development Application No. 915/00 for an attached dual occupancy on Lot 5, DP 843891, 3 Melrose Place, Korora subject to the original conditions of approval, together with an additional condition in relation to certification of levels during construction.
2. That Council, under Section 125(1) of the Environmental Planning and Assessment Act 1979, serve an on the spot fine of \$600 on the applicant for construction not in accordance with the approved plans.
3. That the General Manager review Council's procedure regarding notification of neighbours of Development Applications.
4. That builders and developers be advised, by Council's newsletter, that variations to approved plans, without Council approval, will not be tolerated.

The motion on being put to the meeting was lost.

The amendment on being put to the meeting was carried. It then became the motion and on being put to the meeting was carried.

PED18 DEVELOPMENT APPLICATION NO. 575/03 - RESIDENTIAL SUBDIVISION AND MODIFICATION TO COUNCIL APPROVED STORMWATER POLLUTION CONTROL STRUCTURES - NORTH BOAMBEE ROAD, NORTH BOAMBEE

This report recommends that Council approve the development of 155 residential lots, three residue lots, a community centre lot, and land for public reserves on the above property. The report also recommends that Council approve a proposed modification to stormwater pollution control structures to be developed on the site simultaneously with the subdivision works.

T11 RECOMMENDED (Wood/Ovens):

1. That the General Manager be authorised to issue development consent for the subdivision of Lots 1 and 2, DP 773626, Lot 1, DP 402432, Lot 4, DP 852521 and Part Lot 9, DP 401212, North Boambee Road, North Boambee upon resolution of conditions recommended by the Rural Fire Service.
2. That the modification to the Part 5 determination for the stormwater pollution control structures be approved subject to technical conditions.
3. That objectors to the development application be informed of Council's decision.

PED16 DEVELOPMENT APPLICATION NO. 942/03 - MULTI UNIT HOUSING (64 UNITS) AND COMMERCIAL AREA - LOT 1, DP 877905 AND LOT 3, DP 586754, ORLANDO STREET, COFFS HARBOUR

The purpose of the report is to advise Council on Development Application No. 942/03 for the erection of three storey buildings (64 residential units and 190 m² of commercial floor area) plus a basement car parking area, in Orlando Street at the Jetty.

- T12 RECOMMENDED** (Palmer/Bonfield) that Development Application No. 942/03 for multi unit housing (64 units) and commercial area on Lot 1, DP 877905 and Lot 3, DP 586754, Orlando Street, Coffs Harbour be approved subject to technical conditions as well as conditions relating to details required prior to the issue of a Construction Certificate, with regard to Engineering Department requirements, noise attenuation measures, landscaping, road construction and maintenance, waste management and Building Code of Australia requirements.

PED17 DEVELOPMENT APPLICATION NO. 554/03 - UNLEADED FUEL STORAGE TANK AND BOWSER, FISHERMEN'S CO-OPERATIVE - LOT 2, DP 855465, 69 MARINA DRIVE, COFFS HARBOUR

The purpose of the report is to advise Council on Development Application No. 554/03. The application is for a 10,000 litre fuel storage tank (to store unleaded petrol) and an associated fuel-dispensing bowser.

- T13 RECOMMENDED** (Wood/Palmer) that Council grant "deferred commencement" approval to Development Application No. 554/03 for a fuel storage tank and associated fuel dispensing bowser on Lot 2, DP 855465, 69 Marina Drive, Coffs Harbour in accordance with the deferred commencement provisions of the Environmental Planning and Assessment Act 1979, subject to a condition requiring submission and approval of detailed plans for a single roof structure over all fuel storage tanks before the consent begins to operate and subject to technical conditions, including bunding of the appropriate area.

PED19 PLANNINGNSW DEVELOPMENT PROPOSAL (DEVELOPMENT APPLICATION 398-11-2002) COMPRISING 60 UNITS, ASSOCIATED CAR PARKING AND RECREATION FACILITY, BAY DRIVE, COFFS HARBOUR

This tourist proposal is to be developed at the Pacific Bay Resort.

This development proposal falls within the ambit of State Environmental Planning Policy (SEPP) 71 - Coastal Protection. The Minister for Planning is the consent authority. The report recommends that Council raise no objections to the proposal subject to certain technical conditions being applied to the Development Consent if granted by the Minister for Planning.

- T14 RECOMMENDED** (Bonfield/Ovens):
1. That the Minister for Planning be advised that Council raises no objections to Development Application (Development Application No. 398-11-2002), Bay Drive, Coffs Harbour for a tourist facility comprising 60 units, associated car parking and recreation facilities.
 2. That Council forward to the Minister for Planning recommended technical conditions to accompany the development consent where determined by the Minister.

PED20 NATIONAL ENVIRONMENTAL LEVY

To inform Council on recent correspondence between Lgov NSW and the Commonwealth Environment Minister, the Hon David Kemp MP, regarding a National Environmental Levy and to seek Council support for its pursuit with Coffs Harbour State and Federal members.

T15 RECOMMENDED (Wood/Bonfield):

1. That Coffs Harbour City Council supports the proposal for a national environmental levy.
2. That letters, as requested by Lgov NSW, be sent to the Federal and State members seeking their commitment to the proposed National Environmental Levy.

PED21 SUSTAINABILITY: CITIES FOR CLIMATE PROTECTION PROGRAM

To report on recent Council success under the Cities for Climate Protection Program and to recommend Mayoral attendance to accept an award from the Hon. Dr David Kemp, Federal Minister for the Environment and Heritage.

T16 RECOMMENDED (Williams/Palmer):

1. That Council note its recent success in the Cities for Climate Protection Program on achieving Milestone Four.
2. That the Mayor, on behalf of Council, attend the Victorian Cities for Climate Protection Conference to be held on the 8 and 9 April 2003 to accept the award for this achievement from the Hon. Dr. David Kemp, Federal Minister for the Environment and Heritage.

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 6.18 p.m.

OPEN COUNCIL

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

- T17** **RECOMMENDED** (Williams/Palmer) that the Committee now move into Open Council.

ADOPTION OF PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE REPORT

- 51** **RESOLVED** (Williams/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 6.19 p.m.

Confirmed: 3 April 2003

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J C Bonfield
Mayor