

The following document is the minutes of the Council and Committee Meetings held on Thursday, 17 April 2003. These minutes are subject to confirmation as to their accuracy at the next meeting to be held at 5.00 p.m. on 1 May 2003 and therefore subject to change. Please refer to the minutes of the meeting of 1 May 2003 for confirmation.



**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)**  
**COUNCIL CHAMBER**  
**COUNCIL ADMINISTRATION BUILDING**  
**COFF AND CASTLE STREETS, COFFS HARBOUR**  
**17 APRIL 2003**

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## COFFS HARBOUR CITY COUNCIL

### ORDINARY MEETING

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

17 APRIL 2003

- Present: Councillors JC Bonfield (Mayor), PJ Howe, CM McKimm, IJ Ovens, WR Palmer, KD Rhoades, J Strom (Deputy Mayor) 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, Acting Manager Building and Development Services, Executive Assistant

The meeting commenced at 5.03 p.m. with the Mayor, Councillor JC Bonfield, in the chair.

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#### APOLOGY

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

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#### PUBLIC ADDRESSES

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- Mr Greg Jenke      PED23 - Development Application No. 1047/03 - Dual Occupancy - Lot 29, DP 865956, 7 Muirfield Close, Coffs Harbour
- Mr Stephen Trewin      PED25 - Coramba Masterplan (Stage 1)

## MAYORAL MINUTE

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### JETTY MEMORIAL THEATRE

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The purpose of this report is to advise Council on an application to alter and upgrade the Jetty Memorial Theatre situated on the corner of Harbour Drive and Edinburgh Street, Coffs Harbour.

- 65** **MOVED** (Bonfield) that the General Manager be authorised to determine Development Application No. 1234/03 under delegated authority to alter and upgrade the Jetty Memorial Theatre.

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### CONFIRMATION AND ADOPTION OF MINUTES

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- 66** **RESOLVED** (Strom/Howe) that the minutes of the Economic and Community Enterprises Committee meeting of 3 April 2003 be confirmed as a true and correct record of proceedings.
- 67** **RESOLVED** (Strom/Howe) that the minutes of the Finance and Administration Committee meeting of 3 April 2003 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.

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### PLANNING ENVIRONMENT AND DEVELOPMENT COMMITTEE

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- 68** **RESOLVED** (Strom/McKimm) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.21 p.m.

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

**PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS**

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**PED23 DEVELOPMENT APPLICATION NO.1047/03 - DUAL OCCUPANCY -  
LOT 29, DP 865956, 7 MUIRFIELD CLOSE, COFFS HARBOUR**

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The purpose of this report is to advise Council on an application to develop a dual occupancy on a vacant site in Muirfield Close, Coffs Harbour.

**MOTION**

**MOVED** (McKimm/Ovens) that item PED23 be deferred pending a site inspection.

**The motion on being put to the meeting was lost.**

**AMENDMENT**

**RECOMMENDED** (Bonfield/Palmer) that Development Application No. 1047/03 for a dual occupancy on Lot 29, DP 865956, 7 Muirfield Close, Coffs Harbour be approved subject to standard technical conditions.

**The amendment on being put to the meeting was lost.**

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**PED25 CORAMBA MASTERPLAN (STAGE 1)**

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To adopt the Coramba Masterplan (Stage1) to enable construction works to commence.

**T18 RECOMMENDED** (Bonfield/Wood) that Council adopt the Coramba Masterplan and proceed with Stage 1 works as identified in the 2002/03 Management Plan.

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**PED22 DEVELOPMENT APPLICATION NO. 518/02 - PROPOSED ECO-  
TOURISM FACILITY - LOT 2, DP 523271, 3 DARKUM HEADLAND  
ROAD, MULLAWAY**

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This application seeks Council's approval for an eco-tourism facility at the property.

Item PED22 was withdrawn.

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**PED24 DEVELOPMENT APPLICATION NO. 1142/03 - INDUSTRIAL COMPLEX:  
GENERAL STORE, BULKY GOODS SALESROOMS AND LIGHT  
INDUSTRIES - LOTS 1 AND 2, DP 826453, 36 ISLES DRIVE, NORTH  
BOAMBEE VALLEY**

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This report describes Development Application No. 1142/03 for the development of an industrial complex comprising nine tenancies, to include a general store, light industries and bulky goods salesrooms.

- T19 RECOMMENDED** (Wood/Strom) that Development Application No. 1142/03 for an industrial complex, comprising a general store, bulky goods salesrooms and light industries, to be constructed at Lots 1 and 2, DP 826453, 36 Isles Drive, North Boambee Valley be approved subject to standard technical conditions.

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**PED26 GENERAL REVIEW OF RESIDENTIAL DEVELOPMENT CONTROL  
PLANS**

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To advise Council of proposed amendments to a number of Council's residential development control plans (DCPs).

- T20 RECOMMENDED** (McKimm/Palmer) that Council exhibit the Draft Low Density Housing Development Control Plan, the Draft Medium Density Housing Development Control Plan and the Draft Medium-High Density Housing Development Control Plan as appended to the report, for public comment.

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**PED27 RURAL LANDS STRATEGIC PLAN**

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The purpose of this report is to evaluate the Draft Coffs Harbour City Council Rural Lands Strategic Plan and associated documents following their exhibition to enable Council to resolve whether or not to proceed with the Plan.

The report recommends that Council proceed with the Plan, with the exception of the provisions relating to subdivision of land zoned Rural 1A which are recommended to be the subject of an 'Assessment' by the Commissioners of Inquiry.

**Councillors Palmer, Howe and McKimm declared an interest in this matter, vacated the Chamber and took no part in the discussion or voting, the reason being that Councillors Palmer and Howe have an interest in land zoned 1A in the Plan and Councillor McKimm has an interest in land adjacent to land zoned 1A in the Plan.**

cont'd

## **Ped27 Rural Lands Strategic Plan (cont'd)**

**The Mayor took the Chair.**

**T21 MOVED** (Rhoades/Strom) that the meeting be adjourned for five minutes, the time being 5.57 p.m.

**Councillors Bonfield, Ovens, Rhoades, Strom and Wood vacated the Chamber.**

**Councillors Bonfield, Ovens, Rhoades, Strom and Wood returned to the Chamber and the meeting resumed at 6.02 p.m.**

**Councillors Ovens and Wood declared an interest in this matter, vacated the Chamber and took no further part in the discussion or voting, the reason being that Councillor Ovens has an interest in land zoned 1A and Councillor Wood has a relative with land zoned 1A.**

The General Manager advised that as a quorum was not possible, he would seek advice from the Minister for Local Government/Director-General of Local Government as to the capacity of Council to make the decision or deal with the matter in another way.

**Councillors Howe, Palmer, McKimm, Ovens and Wood returned to the Chamber and were advised of the outcome of this discussion.**

**Councillor Howe resumed the Chair at 6.03 p.m.**

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## **PED28 STRATEGIC PLANNING PROGRAM**

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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 2003/04 Management Plan.

**T22 RECOMMENDED** (Bonfield/Wood):

1. That Council endorse in principle the Strategic Planning Program attached to the report.
2. That the program be reviewed after the adoption of Council's 2003/2004 Budget.

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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 Mayor to resume the chair.

The Mayor resumed chairmanship of the meeting at 6.05 p.m.

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## OPEN COUNCIL

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

**T23** **RECOMMENDED** (Strom/Ovens) that the Committee now move into Open Council.

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## PED23 DEVELOPMENT APPLICATION NO. 1047/03: DUAL OCCUPANCY - LOT 29, DP 865956, 7 MUIRFIELD CLOSE, COFFS HARBOUR

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The purpose of this report is to advise Council on an application to develop a dual occupancy on a vacant site in Muirfield Close, Coffs Harbour.

**69** **RESOLVED** (Howe/Palmer) that Development Application No. 1047/03 for a dual occupancy on Lot 29, DP 865956, 7 Muirfield Close, Coffs Harbour be approved subject to standard technical conditions.

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## ADOPTION OF PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE REPORT

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

This concluded the business and the meeting closed at 6.07 p.m.

Confirmed: 1 May 2003

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J C Bonfield  
Mayor