

The following document is the minutes of the Council and Committee Meetings held on Thursday, 15 May 2003. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 5 June 2003 and therefore subject to change. Please refer to the minutes of the meeting of 5 June 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**

**15 MAY 2003**

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## COFFS HARBOUR CITY COUNCIL

### ORDINARY MEETING

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

15 MAY 2003

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

Staff: General Manager, Director of Planning, Environment and Development, Director of City Business Units, Acting Director of City Services, Director of Corporate Services, Executive Assistant

The meeting commenced at 5.15 p.m. with the Mayor, Councillor JC Bonfield, in the chair.

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#### APOLOGY

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- 85 **RESOLVED** (Howe/McKimm) that the apology received from Councillors IJ Ovens and KD Rhoades for absence be accepted and leave be granted for the current meeting of Council.

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#### PUBLIC ADDRESSES

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Lyn Vincent PED31 - Development Application No. 946/03 - Dual Occupancy (Four Units) - Lots 6 and 7, DP 225116, 15 Headland Road, Sapphire Beach

Terry Booth PED30 - Development Application No. 518/02 - Proposed Eco-Tourism Facility - Lot 2, DP 523271, 3 Darkum Headland Road, Mullaway

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## CONFIRMATION AND ADOPTION OF MINUTES

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- 86 **RESOLVED** (McKimm/Howe) that the minutes of the City Business Units Committee meeting of 1 May 2003 be confirmed as a true and correct record of proceedings.
- 87 **RESOLVED** (McKimm/Howe) that the minutes of the Corporate Services Committee meeting of 1 May 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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- 88 **RESOLVED** (Williams/Palmer) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.27 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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### **PED31 DEVELOPMENT APPLICATION NO. 946/03 - DUAL OCCUPANCY (FOUR UNITS) - LOTS 6 AND 7, DP 225116, 15 HEADLAND ROAD, SAPPHIRE BEACH**

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The purpose of this report is to advise Council on an application for low density housing comprising four dwellings over two adjoining vacant sites in Headland Road, Sapphire Beach.

- T24 **RECOMMENDED** (Wood/Bonfield) that consideration of Development Application 946/03 for four dwellings at Lot 6 and 7, DP 225116, 15 Headland Road, Sapphire Beach be deferred pending a site inspection.

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**PED30 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. The application is recommended for refusal on the grounds that the proposed use does not fit the Coffs Harbour City Local Environmental Plan (LEP) 2000 definition of "eco-tourism facility" and therefore the use is prohibited.

- T25 RECOMMENDED** (Williams/Palmer) that consideration of Development Application No. 518/02 for the establishment of an eco-tourism facility at Lot 2, DP 523271, 3 Darkum Headland Road, Mullaway be deferred pending a report by the General Manager on the issues raised by the owner.

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**GENERAL MANAGER'S REPORT**

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**8 QUARTERLY PERFORMANCE REPORTING FOR QUARTER ENDING MARCH 2003**

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To report on the achievement of customer service guarantees and performance targets for the January to March 2003 quarter.

- T26 RECOMMENDED** (Strom/McKimm):

1. That Council notes the issues surrounding those measures that have not been achieved for the period ending 31 March 2003:

Original Measure	Revised Measure	Comment
CITY IMAGE		
Exhibit Master Plan for Jetty Foreshores by December 2002	To be determined	Dependent upon acceptance by State authorities
Population profile completed by March 2003	June 2003	Delayed by late receipt of ABS Census data
Develop a marketing plan that captures the advantages of investing in the city by 30 March 2003	To be determined	Segments of information being developed but there is no co-ordinated approach to a city marketing plan
Prepare, exhibit & finalise South Coffs LEP, DCP, CP by March 2003	To be determined	Awaiting outcome of waste management strategy

**cont'd**

**8 Quarterly Performance Reporting For Quarter Ending March 2003  
(cont'd)**

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ENVIRONMENT

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Prepare, exhibit and finalise Korora release area Study Draft completed by March 2003	To be determined	Subject to bush fire hazard review and Pacific Highway Planning Study
Exhibit Macauleys Headland road corridor plan by December 2002	To be determined	Awaiting masterplan from property owner

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BASIC INFRASTRUCTURE

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Determine levels of infrastructure acceptable to the community through consultation and analysis by January 2003	30 June 2003	Surveys yet to be conducted. Awaiting completion of redesigned website
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EMPLOYMENT & INVESTMENT

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Encourage development of emerging economic clusters by measurement of growth of Technology Park, tourism industry, sports industry, and new schools/education services	To be determined	Information not available
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2. That Council note the achievements of customer service guarantees, as outlined in Attachment 1 of the General Manager's Report, for the January to March 2003
3. That Council note the organisation's significant achievements, as outlined in Attachment 2 of the General Manager's Report, for the January to March 2003 quarter
4. That Council note the achievement of performance targets, as outlined in a separate booklet, which is available in the Councillors room, for the October to December 2002 quarter
5. That Council continues to monitor its performance with a view to improving service delivery.

**PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS  
(cont'd)**

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**PED32 DEVELOPMENT APPLICATION NO. 1006/03 - RECREATION FACILITY  
LASERBALL AND PAINTBALL - LOT 50, DP 630131, 8 HERDEGEN  
CLOSE, BONVILLE**

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The purpose of the report is to advise Council on Development Application No. 1006/03 which proposes a laserball and paintball recreation facility in Bonville. The report recommends an on-site inspection of the property and a demonstration of the proposal by the applicant.

**T27 RECOMMENDED (Strom/Williams):**

1. That Council undertake an on-site inspection of Lot 50, DP 630131, 8 Herdegen Close, Bonville and observe a demonstration of the workings of the paintball and laserball guns on the designated playing field area.
2. That Council request that the owner of Lot 50, DP 630131, 8 Herdegen Close, Bonville invite those who made a written submission on the Development Application to the on-site inspection and demonstration.

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**PED33 PLANNING STATUS OF LOT 4, DP 245955, 55 TIKI ROAD, MOONEE**

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The purpose of this report is to inform Council of the planning status of land at Tiki Road, Moonee.

**T28 RECOMMENDED (Williams/Strom)** that consideration of the planning status of Lot 4, DP 245955, 55 Tiki Road, Moonee be deferred to enable the landowner to address Council on the matter.

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**PED34 REVIEW OF SUBDIVISION DEVELOPMENT CONTROL PLAN**

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To advise Council of proposed amendments to Council's Subdivision Development Control Plan (DCP).

**T29 RECOMMENDED (Bonfield/Wood)** that Council exhibit the Draft Subdivision Development Control Plan as appended to the report for public comment, in accordance with the Environmental Planning and Assessment Regulations.

## CORPORATE SERVICES DEPARTMENT REPORT

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### F21 REVIEW OF RATING STRUCTURE

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To report to Council on the impacts of the revaluation of Council's area and to review Council's rating structure for Ordinary rates in the light of the impact of that revaluation.

#### T30 **RECOMMENDED** (Wood/Strom):

1. That the method of calculating Ordinary rates remain as an ad valorem with a minimum.
2. That Council's rating structure for its Ordinary rates be:
  - Business rate to be approximately 160% of the Residential rate
  - Farmland rate to be approximately 80% of the Residential rate
  - The City Centre Business rate to raise the same amount as it would with the Business rate plus the required proportion of the loan repayment for the City Centre revitalisation.

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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 6.02 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.

#### T31 **RECOMMENDED** (McKimm/Strom) that the Committee now move into Open Council.

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

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#### 89 **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 6.03 p.m.

Confirmed: 5 June 2003

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J C Bonfield  
Mayor