

The following document is the minutes of the Council and Committee Meetings held on Thursday, 21 August 2003. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 4 September 2003 and therefore subject to change. Please refer to the minutes of the meeting of 4 September 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**

21 AUGUST 2003

Contents

ITEM	DESCRIPTION	PAGE
PLANNING, ENVIRONMENT AND DEVELOPMENT REPORTS		
PED67	RURAL LANDS STRATEGIC PLAN:	2
PED62	DEVELOPMENT APPLICATION NO. 1679/03 - DEMOLISH EXISTING PREMISES AND ERECT TWO SHOPS AND FOUR FIRST FLOOR UNITS - LOT 2 AND LOT 3, DP 622641, 15-19 FIRST AVENUE, SAWTELL	5
GENERAL MANAGER'S REPORT		
11	QUARTERLY PERFORMANCE REPORT FOR QUARTER ENDING 30 JUNE 2003	6
PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS		
PED63	DEVELOPMENT APPLICATION NO. 1569/03 - DEMOLISH EXISTING UNITS AND ERECT SIX DWELLINGS - LOT 1, DP 725811, 194 EDINBURGH STREET, COFFS HARBOUR	8
PED64	DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES - DRAFT MASTERPLAN: 87 NEW HOUSES ON INDIVIDUAL ALLOTMENTS - LOT 5, DP 270062, OPAL COVE, KORORA	8
PED65	PROPOSAL BY ROTARY DAYBREAK - 'TOWERS OF STRENGTH'	9
PED66	CITIES FOR CLIMATE PROTECTION PROGRAM	9
PED68	VEGETATION STRATEGY	9
PED69	HERITAGE ADVISORY PROGRAM	10
PED70	DRAFT AMENDMENT NO. 3 TO COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000: RURAL RESIDENTIAL LANDS, KORORA	11
PED71	SECTION 94 CONTRIBUTIONS PLANS	12
CITY BUSINESS UNITS DEPARTMENT REPORT		
E54	EXECUTION OF DEED - PROTECTION OF SEWER MAIN - 33 LAWSON CRESCENT, COFFS HARBOUR	12



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)

21 AUGUST 2003

Present: Councillors JC Bonfield (Mayor), PJ Howe, CM McKimm, IJ Ovens, WR Palmer, KD Rhoades, J Strom (Deputy Mayor) and AD Williams.

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

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

APOLOGY

- 146 RESOLVED** (Bonfield/Strom) that the apology received from Councillor Wood for absence be accepted and leave be granted for the current meeting of Council.
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PUBLIC ADDRESSES

Speaker	Subject
Frank Scahill (applicant)	PED62 - Development Application No. 1679/03 - Demolish existing premises and erect two shops and four first floor units - Lot 2 and Lot 3, DP 622641, 15-19 First Avenue, Sawtell
Gordon Jockel, CBE (community representative)	PED67 - Rural Lands Strategic Plan
Stan Dasey (representing Coffs Harbour Chamber of Commerce and Industry Inc.)	PED67 - Rural Lands Strategic Plan

CONFIRMATION AND ADOPTION OF MINUTES

- 147 **RESOLVED** (Howe/McKimm) that the minutes of the City Business Units Committee meeting of 7 August 2003 be confirmed as a true and correct record of proceedings.
- 148 **RESOLVED** (Howe/McKimm) that the minutes of the Corporate Services Committee meeting of 7 August 2003 be confirmed as a true and correct record of proceedings.

PLANNING, ENVIRONMENT AND DEVELOPMENT REPORT

PED67 RURAL LANDS STRATEGIC PLAN:

The purpose of the 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.

Councillors Howe and Palmer declared an interest in the following matter, vacated the Chamber and took no part in the discussion or voting, the reason being that Councillors Howe and Palmer have an interest in land zoned 1A in the Plan.

- 149 **MOVED** (McKimm/Williams):

Part A

1. That Council, insofar as the following recommendations relate to all land in the City except South Coffs investigation area (which includes land bounded by Stadium Drive, Pacific Highway, Boambee Creek and Hogbin Drive):
 - (a) adopt the Coffs Harbour City Rural Lands Strategic Plan which includes the following documents:
 - Coramba/Karangi/Upper Orara Development Control Plan;
 - Nana Glen/Bucca Development Control Plan;
 - Coastal and Hinterland Rural Lands Development Control Plan;
 - (b) refer Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 15) to the Department of Infrastructure, Planning and Natural Resources for gazettal;
 - (c) hold an Assessment by the Commissioners of Inquiry into the proposed subdivision provisions referred to as "deferred matters" in the Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 15);
 - (d) that the terms of reference for the Assessment by the Commissioners of Inquiry not be restricted by any assumptions contained in the Rural Lands Strategic Plan.

The motion was carried.

cont'd

Ped67 Rural Lands Strategic Plan: (cont'd)

Councillors Howe and Palmer returned to the Chamber and were advised of the outcome.

Councillor Ovens declared an interest in the following matter, vacated the Chamber and took no part in the discussion or voting, the reason being the Councillor Ovens has an interest in land zoned 1A.

150 MOVED (McKimm/Strom):

Part B

2. That Council, insofar as the following recommendations relate to the South Coffs investigation area (which includes land bounded by Stadium Drive, Pacific Highway, Boambee Creek and Hogbin Drive):
 - (a) adopt the Coffs Harbour City Rural Lands Strategic Plan which includes the following documents:
 - Coramba/Karangie/Upper Orara Development Control Plan;
 - Nana Glen/Bucca Development Control Plan;
 - Coastal and Hinterland Rural Lands Development Control Plan;
 - (b) refer Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 15) to the Department of Infrastructure, Planning and Natural Resources for gazettal;
 - (c) hold an Assessment by the Commissioners of Inquiry into the proposed subdivision provisions referred to as "deferred matters" in the Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 15).
 - (d) that the terms of reference for the Assessment by the Commissioners of Inquiry not be restricted by any assumptions contained in the Rural Lands Strategic Plan.

The motion was carried.

Councillor Ovens returned to the Chamber and was advised of the outcome.

151 MOVED (Ovens/Rhoades):

Part C

3. That a working party be established to find a suitable location for a new Rural Fire Brigade Station in Coramba; this working party to consist of a Councillor (Chair), a representative from the Rural Fire Service, Coramba Rural Fire Brigade, heritage adviser, and appropriate Council staff.
4. That further consultation be conducted with government agencies concerning the proposed multi-agency group to consider property management plans.

cont'd

Ped67 Rural Lands Strategic Plan: (cont'd)

5. That all persons and organisations that made a submission to the Draft Rural Lands Strategic Plan be advised in writing of Council's decision on the Plan.
6. That all persons in the Rural 1A zone be advised via the Rural Lands Bulletin of Council's decisions in relation to the Rural Lands Strategic Plan.
7. That the draft terms of reference be submitted to the Steering Committee and after the Committee's endorsement be reported to Council.
8. That the work of the Council staff and the Rural Lands Strategic Planning Steering Committee, with wide consultation with the community, be commended.

The motion was carried.

- 152** **MOVED** (McKimm/Strom) that Councillor Howe be the Chair of the working party to be established to find a suitable location for a new Rural Fire Brigade Station in Coramba.

The motion was carried.

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

- 153** **RESOLVED** (Howe/Palmer) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 6.00 p.m.

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

PLANNING, ENVIRONMENT AND DEVELOPMENT REPORT

PED62 DEVELOPMENT APPLICATION NO. 1679/03 - DEMOLISH EXISTING PREMISES AND ERECT TWO SHOPS AND FOUR FIRST FLOOR UNITS - LOT 2 AND LOT 3, DP 622641, 15-19 FIRST AVENUE, SAWTELL

The purpose of the report is to advise Council on Development Application (DA) No. 1679/03. The application is a proposal to demolish the current building and construct a two storey building with two ground floor shops and four first floor units.

T56 RECOMMENDED (Howe/Strom):

1. That Council approve Development Application No. 1679/03 for a two storey building, comprising two ground floor retail shops and four first floor multi unit dwellings and demolition of existing building on Lot 2 and Lot 3, DP 622641, 15-19 First Avenue, Sawtell subject to standard technical conditions.
2. That Development Consent No. 1335/02 be surrendered by the applicant.
3. That the ground floor façade is to incorporate the original design elements of the original building, in particular the window dimensions and materials are to reflect the original, together with an overall review of the façade parapet and dimensions, prior to issue of a Construction Certificate.
4. That the existing building be recorded in accordance with the NSW Heritage Office's "Guidelines for Photographic Recording of Heritage Items" prior to demolition.
5. That the applicant is to investigate the archaeological potential of the site. If it is likely that an archaeological relic will be disturbed as a result of the development, an archaeological assessment is to be undertaken and a Section 140 permit to disturb potential archaeological relics will need to be obtained from the Heritage Council prior to consent being granted if disturbance to a site with known or potential archaeological relics is proposed.
6. That a suitable photograph/etching be selected and become a permanent display, on the front of the new building, with an accompanying plaque, to detail the history and heritage significance of the Post Office site. These are to be affixed and maintained at the expense of the landowner.

GENERAL MANAGER'S REPORT

11 QUARTERLY PERFORMANCE REPORT FOR QUARTER ENDING 30 JUNE 2003

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

T57 RECOMMENDED (Strom/McKimm):

1. That Council notes the following performance targets have not been achieved for the period ending 30 June 2003:

Original Measure	Revised Measure	Comment
CITY IMAGE		
Exhibit Master Plan for Jetty Foreshores by December 2002	Scheduled for September 2003	Investigation/consultation phase extended to promote most desirable outcome
Population profile completed by March 2003	September 2003	Delayed by late receipt of ABS Census data
Conduct sustainability workshops with the community by June 2003	Rescheduled for completion by June 2004 on 2003-06 Management Plan	Scheduled as a low priority for 2003
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.
Review Land Capacity Assessment by November 2002	September 2003	Delayed as a result of additional works on Vegetation Management Plan
Completion of Coramba Streetscape works by June 2003.	September 2003	Works commenced 24 June 2003
Finalise the Rural Lands Strategic Plan by December 2002.	December 2003	Plan complete. Final adoption delayed due to declarations of pecuniary interests of Councillors
Prepare, exhibit & finalise South Coffs LEP, DCP, CP by March 2003	To be determined	Awaiting outcome of waste management strategy

cont'd

**11 Quarterly Performance Report For Quarter Ending 30 June 2003
(cont'd)**

Original Measure	Revised Measure	Comment
ENVIRONMENT		
85% of complaints regarding on-site effluent systems responded to within two days.	78% achieved	Lack of resources hampered progress
Status of Corporate Energy Efficiency Program.	Not yet commenced	Commenced July 2003
Finalise a Vegetation Management Plan by April 2003.	Draft to go to Council in August	Delayed due to extended consultation during development
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 Macauley's Headland road corridor plan by December 2002	To be determined	Awaiting masterplan from property owner.
TRAFFIC MOVEMENT		
Completion of Pacific Highway Bypass Strategy by December 2002.	Ongoing	Completion date is dictated by external influences
CULTURAL AND COMMUNITY		
Construction phases of East Boambee Community Centre completed by June 30, 2003.	Under construction. Completion date October 2003.	Delays due to extended design phase and funding issues.
Report on funding, facility-sharing options for a senior citizens centre presented to Council by December 2002.	Senior Citizens Working party formed to investigate proposed location at 218 High Street.	Options require more investigation and resourcing than originally anticipated

2. That Council note the achievements of customer service guarantees, as outlined in Attachment 1 of the General Manager's Report, for the April to June 2003
3. That Council note the organisation's significant achievements, as outlined in Attachment 2 of the General Manager's Report, for the April to June 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 April to June 2003 quarter
5. That Council continues to monitor its performance with a view to improving service delivery.

PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS

PED63 DEVELOPMENT APPLICATION NO. 1569/03 - DEMOLISH EXISTING UNITS AND ERECT SIX DWELLINGS - LOT 1, DP 725811, 194 EDINBURGH STREET, COFFS HARBOUR

The purpose of the report is to advise Council on Development Application No. 1569/03. The application is a proposal to demolish the existing 1960s cream brick units and construct six three storey units with car parking.

- T58** **RECOMMENDED** (Williams/Rhoades) that Council approve Development Application No. 1569/03 for multi unit dwellings (six townhouses) and demolition of existing building on Lot 1, DP 725811, 194 Edinburgh Street, Coffs Harbour subject to standard technical conditions.

PED64 DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES - DRAFT MASTERPLAN: 87 NEW HOUSES ON INDIVIDUAL ALLOTMENTS - LOT 5, DP 270062, OPAL COVE, KORORA

This report recommends that Council give conditional support to the draft masterplan for 87 houses on 87 lots at Lot 5, DP 270062. The masterplan process falls within the ambit of State Environmental Planning Policy (SEPP) No. 71 - Coastal Protection.

- T59** **RECOMMENDED** (Rhoades/Palmer) that the Department of Infrastructure, Planning and Natural Resources be advised that Council raises no objections to the draft masterplan proposal, Lot 5, DP 270062, Opal Cove, Korora, for 87 new houses on individual allotments subject to the masterplan adequately addressing those matters raised in the 'Issues' section of the report comprising:
- (a) interface with playing field, Opal Cove Resort and adjoining residential lots;
 - (b) pedestrian connections;
 - (c) services;
 - (d) road system;
 - (e) potentially contaminated land (State Environmental Planning Policy No. 55)
 - (f) title restrictions; and
 - (g) local service needs of the Korora community.

PED65 PROPOSAL BY ROTARY DAYBREAK - 'TOWERS OF STRENGTH'

To report and seek endorsement of Council's partnership with Rotary Daybreak for the 'Towers of Strength' project.

- T60** **RECOMMENDED** (Strom/Rhoades) that Council endorse the 'Towers of Strength' project and Council officers commence liaison and project structuring with Rotary Daybreak.

PED66 CITIES FOR CLIMATE PROTECTION PROGRAM

The objective of this report is to advise of Council's progress in the Cities for Climate Protection (CCP) Program and to seek endorsement to participate in the CCP *Plus* extension program.

- T61** **RECOMMENDED** (Williams/Strom) that Council:
- (a) joins and commits to the CCP *Plus* program.
 - (b) reaffirms its commitment to continual abatement activities, with the goal of a 20% reduction in emissions in both corporate and community sectors by 2010, and zero emissions by 2030.

PED68 VEGETATION STRATEGY

This report provides a brief description of the Vegetation Strategy. The Strategy recommends three supporting documents be prepared to implement the Strategy actions. These are the Local Vegetation Management Plan, a Vegetation Conservation Development Control Plan and a Regional Vegetation Management Plan. An amendment to Coffs Harbour City Local Environmental Plan (LEP) 2000 is also required.

- T62** **RECOMMENDED** (McKimm/Palmer):
1. That the Vegetation Strategy, draft Local Vegetation Management Plan, draft Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 23), draft Vegetation Development Control Plan and preliminary draft Regional Vegetation Management Plan be publicly exhibited.
 2. That all land owners with vegetation mapped as high or very high ecological value be notified during the exhibition period.

cont'd

Ped68 Vegetation Strategy (cont'd)

3. That land owners with vegetation of high or very high ecological value on land zoned or identified for urban development be advised of Council's policies, particularly in that the land will be assessed in terms of the existing state of the vegetation and that the General Manager be authorised to take legal action in the event of unauthorised vegetation clearing.
4. That community information sessions be held during the exhibition to assist understanding of the Strategy and Plans.
5. That the mapping of vegetation continue to be ground truthed to ensure its accuracy.
6. That Council staff and the Coffs Harbour City Vegetation Management Plan Working Group members be commended for their contributions to the Plan.

PED69 HERITAGE ADVISORY PROGRAM

The purpose of this report is to advise Council on the progress of the Heritage Advisory Program and to have Council endorse the establishment of a Heritage Executive Committee to be attached to the place management committees.

T63 RECOMMENDED (McKimm/Bonfield) that Council:

1. Endorse the establishment of the Heritage Executive Committee as a component of place management committees.
2. Authorise an advertisement calling for nominations to the Heritage Executive Committee and, once nominations are received, delegate the necessary authority to the General Manager to select the Executive and to actively pursue its commencement as a component of the place management committees.
3. Request the Heritage Executive Committee to submit an annual report back to Coffs Harbour City Council in April each year.

PED70 DRAFT AMENDMENT NO. 3 TO COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000: RURAL RESIDENTIAL LANDS, KORORA

The purpose of this report is to:

1. Present an amended Draft Coffs Harbour City Local Environmental Plan (LEP) 2000 for Council's approval. The amendments incorporate:
 - additional deferred areas in respect of options for the Sapphire to Woolgoolga Pacific Highway upgrades;
 - modified land rezoning following the findings of a bush fire assessment report.
2. Present modified Draft Development Control Plan (DCP) and Developer Contributions Plan as a result of changes outlined above.

T64 RECOMMENDED (Palmer/McKimm) that Council:

1. Adopt Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 3) as attached to the report for the Korora area and forward it to the Department of Infrastructure, Planning and Natural Resources for gazettal.
2. Defer from the Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 3) all that area shown as 'Deferred Area' on the map included in the report until issues relating to the Pacific Highway Planning Strategy are resolved.
3. Adopt the Korora Rural Residential Development Control Plan, as circulated to Councillors.
4. Adopt the amended Korora Rural Residential Release Area Developer Contributions Plan, as circulated to Councillors.
5. Advise all landowners in the Korora Investigation Area of Council's decision.

PED71 SECTION 94 CONTRIBUTIONS PLANS

To report to Council on the status of some of the current Section 94 Contributions Plans relating to land acquisition.

T65 **RECOMMENDED** (Williams/McKimm) that Council:

1. Adopt the Draft Developer Contributions Plans as circulated to Councillors for exhibition purposes.
2. Advertise the Draft Development Contributions Plans in accordance with the Section 94 Contribution Manual and Clause 31 of the Environmental Planning and Assessment Act Regulations 2000.
3. After exhibition, a further report is put back to Council detailing any submissions received.

CITY BUSINESS UNITS DEPARTMENT REPORT

E54 EXECUTION OF DEED - PROTECTION OF SEWER MAIN - 33 LAWSON CRESCENT, COFFS HARBOUR

Report seeking Council's consent to execute a Deed of Agreement which relates to the protection of Council's sewer main at 33 Lawson Crescent, Coffs Harbour.

T66 **RECOMMENDED** (Williams/Palmer) that Council execute under seal the Deed of Agreement referred to in this report and relating to 33 Lawson Crescent, Coffs Harbour (Lot 38 DP 243239) between The Council of the City of Coffs Harbour and Geoffrey Laurence Leaver and Paula Lodore Leaver.

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 6.33 p.m.

OPEN COUNCIL

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

T67 **RECOMMENDED** (Strom/Williams) that the Committee now move into Open Council.

ADOPTION OF PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE REPORT

154 **RESOLVED** (McKimm/Strom) that:

- (a) the recommendations of the Planning, Environment and Development Committee meeting be received and adopted.
- (b) That the following Councillors recorded a conflict of interest during the Committee meeting:

Item	Councillors
PED67 - Rural Lands Strategic Plan	Howe, Palmer and Ovens

This concluded the business and the meeting closed at 6.34 p.m.

Confirmed: 4 September 2003

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J C Bonfield
Mayor