

The following document is the minutes of the Council and Committee Meetings held on Thursday, 18 December 2003. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 29 January 2004 and therefore subject to change. Please refer to the minutes of the meeting of 29 January 2004 for confirmation.



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

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)

18 DECEMBER 2003

Present: Councillors JC Bonfield (Mayor), PJ Howe, IJ Ovens, WR Palmer, KD Rhoades, J Strom (Deputy Mayor), and WA Wood.

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

Leave of Absence: Councillor CM McKimm

The meeting commenced at 5.20 p.m. with the Mayor, Councillor JC Bonfield, in the chair.

APOLOGY

243 RESOLVED (Howe/Strom) that the apology received from Councillor AD Williams for absence be accepted and leave be granted for the current meeting of Council.

PUBLIC ADDRESSES

Speaker	Subject
Chris Gulaptis	PED94 - Development Potential: Lot 1 and Lot 2, DP 840016, Pacific Highway, Emerald Beach
Neil Cole/ Lynnette Vincent	PED95 - Development Application No. 946/03 - Dual Occupancy (Four Units) - Lot 6 and Lot 7, DP 225116, 15 Headland Road, Sapphire Beach
Greg Newnham	PED95 - Development Application No. 946/03 - Dual Occupancy (Four Units) - Lot 6 and Lot 7, DP 225116, 15 Headland Road, Sapphire Beach

CONFIRMATION AND ADOPTION OF MINUTES

- 244** **RESOLVED** (Wood/Strom) that the minutes of the City Business Units Committee meeting of 4 December 2003 be confirmed as a true and correct record of proceedings.
- 245** **RESOLVED** (Wood/Strom) that the minutes of the Corporate Services Committee meeting of 4 December 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.

PLANNING ENVIRONMENT AND DEVELOPMENT COMMITTEE

- 246** **RESOLVED** (Strom/Howe) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.40 p.m.

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

PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS

PED94 DEVELOPMENT POTENTIAL: LOT 1 AND LOT 2, DP 840016, PACIFIC HIGHWAY, EMERALD BEACH

The purpose of this report is to enable Council to respond to a request from the Department of Infrastructure, Planning and Natural Resources (DIPNR) regarding the development potential of Lot 1 and Lot 2, DP 840016, Pacific Highway, Emerald Beach.

MOTION

MOVED (Wood/Strom):

1. That Council invite the Department of Infrastructure, Planning and Natural Resources and the National Parks and Wildlife Service to negotiate with Council with a view to possible acquisition of the land by the State government.
2. That the owners of Lot 1 and Lot 2, DP 840016, be informed of Council's decision.

AMENDMENT

T92 MOVED (Rhoades/Palmer):

1. That Council use the development application process to test the extent of constraints that exist across the site and to examine the merit of any development concepts proposed for the site; and
2. That prior to Council making a decision on the development potential of Lot 1 and Lot 2, DP 840016, Pacific Highway, Emerald Beach, a preliminary urban land capability assessment be undertaken on land within the City (especially land in the Northern Beaches) and a report be brought back to Council within three months.

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

**PED95 DEVELOPMENT APPLICATION NO. 946/03 - DUAL OCCUPANCY
(FOUR UNITS) - LOT 6 AND LOT 7, DP 225116, 15 HEADLAND ROAD,
SAPPHIRE BEACH**

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

T93 RECOMMENDED (Bonfield/Strom) that Development Application No. 946/03 for four dwellings on Lot 6 and Lot 7, DP 225116, 15 Headland Road, Sapphire Beach be approved subject to the following special conditions:

1. Certification from a registered surveyor to be submitted to Council at ground floor level stage and upon completion to ensure approved levels are not exceeded;
2. The privacy screening along the northern boundary of each lot is to be installed prior to occupation of the development; and
3. Standard technical conditions as appended to the report (Appendix B).

**PED96 ACHIEVEMENT OF MILESTONE 5 - CITIES FOR CLIMATE
PROTECTION PROGRAM**

The purpose of this report is to update Council on progress to reduce greenhouse gas emissions and to complete the requirements for the Milestone 5 (M5) Award under the Cities for Climate Protection (CCP) Program.

T94 RECOMMENDED (Strom/Bonfield) that Council endorse this Milestone 5 Report.

PED97 ENERGY EFFICIENT STREET LIGHTING PROGRAM

This report seeks Council's endorsement to implement an energy efficient street lighting program. The program, which has been under development for two years, in collaboration with Country Energy and with the support of the NSW Sustainable Energy Development Authority, will achieve reduced greenhouse gas emissions, improved lighting performance, and lower costs.

T95 RECOMMENDED (Palmer/Wood):

1. That Council authorise County Energy to replace the City's street lights with more energy efficient, lower maintenance lamps, luminaires and photoelectric cells.
2. That the roll out of the new street lights take place in 2004.
3. That Council endorse the Service Level Agreement for the Provision of Public Lighting.
4. That Council fund the payback of street light residual capital by way of a loan from the non domestic waste reserve, to be paid back over five years from electricity savings and carbon trading.
5. That Country Energy, and in particular Allen Philp, Street Lighting Co-ordinator, be congratulated for their great assistance and collaboration in developing this project.
6. That Council write to the Hon. Frank Sartor, Minister for Energy and Utilities and the Executive Director of Sustainable Energy Development Authority thanking them for the funding, and the invaluable support provided in developing the Energy Efficient Coffs Harbour Street Lighting Project.

PED98 DRAFT MOONEE DEVELOPMENT CONTROL PLAN AND DRAFT MOONEE CONTRIBUTIONS PLAN

To present to Council the Draft Moonee Development Control Plan (DCP) and Contributions Plan (CP).

T96 RECOMMENDED (Strom/Palmer):

1. That, in accordance with Clauses 18 and 26(4) of the Environmental Planning and Assessment Regulations, Council exhibit the Draft Moonee Development Control Plan and Draft Moonee Contributions Plan until the 27 February 2004.
2. That all landowners in the Moonee area be advised of the exhibition.
3. That no development application for the Moonee area be determined until after adoption of the new Moonee Contributions Plan.

CORPORATE SERVICES DEPARTMENT REPORTS

F84 RATING ISSUES

Report providing draft terms of reference for rating issues review.

T97 **RECOMMENDED** (Rhoades/Ovens) that:

1. The proposed terms of reference, for the Working Party, be approved.
2. Expressions of interest be invited for community representatives to be on the Working Party.
3. The Mayor, Chairman of Corporate Services and General Manager, be given delegated authority to select the community representatives and schedule the first meeting.
4. The local State Member and a representative from the Department of Local Government be invited to participate in the Working Party.
5. Any Councilor that wishes to be involved in the Working Party may attend.

F85 **POLICY - INFRASTRUCTURE IMPROVEMENT PROGRAM - NORTHERN BEACHES**

To propose a policy for the improvement of infrastructure across the Northern Beaches to be used as a model for the future.

T98 **RECOMMENDED** (Bonfield/Wood):

1. That the Infrastructure Improvement Program - Northern Beaches be adopted.
2. That the pilot project for the entrance roads to Moonee Beach, Emerald Beach and Sandy Beach be included in the 2004-05 Management Plan.
3. That a review of the policy be undertaken at the close of the pilot project and a report be presented to Council.
4. That the Sustainable Settlement Strategy and in particular, the place management for the villages of Moonee Beach, Emerald Beach and Sandy Beach be incorporated into the project development.

F86 SENIORS CENTRE - WOOLGOOLGA

To request financial assistance from Council to complete the building of the Woolgoolga Seniors Centre located within the precinct of the Woolgoolga Community Village.

T99 RECOMMENDED (Palmer/Strom):

1. That Council provide a loan of \$90,000 plus interest of \$30,000 over 10 years to complete the building of a Seniors Centre in Woolgoolga. The loan is made up as follows:
 - (a) \$90,000 principal is to be paid by the Rotary Club of Woolgoolga over 10 years at \$2,250 per quarter.
 - (b) \$30,000 interest component @ \$750 per quarter over 10 years to be paid from the operations of the Centre. Note: Interest payments to be delayed by six months from opening date (first year repayment = \$1500, second year an additional \$1500 to be paid in the first quarter).
2. That the arrangements to be confirmed by exchange of letters.
3. That the \$90,000 loan be funded by an allocation from revenue with future repayments of principal and interest credited to revenue as received.

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.

T100 RECOMMENDED (Strom/Howe) that the Committee now move into Open Council.

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

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

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

Confirmed: 29 January 2003

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J C Bonfield
Mayor