

Minutes for this meeting will be confirmed at the Planning, Environment & Development Committee Meeting to be held in the Council Chambers, Council Administration Building, on 18 March 2004 commencing 5pm.



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(CITY BUSINESS UNITS COMMITTEE)
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
4 March 2004
Commencing At 5.00pm

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COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(CITY BUSINESS UNITS COMMITTEE)
4 March 2004

Mayor and Councillors

NOTICE OF MOTION

GRANT FOR COFFS HARBOUR HISTORICAL MUSEUM

Purpose:

Councillor WA Wood gives notice of the following Motion:

"That Council provide a grant of \$20,000 to the Coffs Harbour Historical Museum for the purpose of employing a Curator/Manager part-time for 20 hours per week for 12 months."

The Historical Museum was established on its present site in 1974 and has collected and received donations of many items, records and other material recording the early settlement and personalities of the region.

The historical value of this repository is great and some items would be of high intrinsic worth, eg the South Solitary Lighthouse light.

However dedicated and caring the core of volunteers conducting the Historical Museum the bulk and scale of exhibits has grown beyond their reserves and capacity to conserve and manage.

The purpose of this grant is:

- a) to provide the Historical Museum with leadership and direction,
- b) to introduce strategic promotion of the Historical Museum and increase visitation and revenue,
- c) to provide classification of and some conservation of exhibits,
- d) to enhance the number and success rate of grants sought.

The effectiveness of having some professional leadership has been proven by the Regional Gallery Director's success in promoting and leading the Gallery to an eminent position among galleries.

cont'd

Grant For Coffs Harbour Historical Museum (cont'd)

Comment

During 2002/03 Council staff worked with the Coffs Harbour Historical Museum Inc to develop a comprehensive business plan. An action plan, as part of the business plan, included the identified need for a paid Curator. This was seen as a necessary next step in relation to the museum, particularly as a means of assisting with strategic planning for the facility and its assets.

CITY BUSINESS UNITS DEPARTMENT REPORTS

B5 CITY HILL

Purpose:

To consider the future use of the "hill" section of the City Hill property.

Description of Item:

Council has been negotiating with the Commonwealth Government in relation to the Covenant on Title of the City Hill property. Council is considering its options for the lower section of the land and has resolved to rezone that part of the property. This process is proceeding and the rezoning plan is on exhibition until the end of February 2004.

Correspondence from the Commonwealth (Department of Finance and Administration) has raised the question of the intended future use of the "hill" section of the property. The hill has environmental constraints and is mapped in both the Koala Plan of Management and the Draft Vegetation Management Plan that has recently been exhibited by Council. The vegetation also attracts the attention of the new bushfire regulations which further restricts the hill's development potential.

Sustainability Assessment:

- **Environment**

Previous environmental studies of the land have led to its inclusion in the Koala and Vegetation Plans. Because of the identified environmental issues, Council should seriously consider setting the hill land aside and retaining it in perpetuity to conserve its values. Such action would be in accordance with Council's Biodiversity Strategy.

- **Social**

Conserving the land would have a positive long term social outcome as the land would be available for the public to enjoy, particularly from an aesthetic point of view. Excluding the Coffs Creek corridor this is the only substantial treed area in the central city area.

- **Economic**

Broader Economic Issues

Setting the land aside would mean a potential loss of income from future sale/development opportunities; these opportunities would be limited by the environmental restraints presented on the land. It would also prevent further consideration of the hill as the site of any large scale cultural facilities. However it may assist in negotiations with the Commonwealth.

Management Plan Implications

There will be no immediate impact on Council's Management Plan.

cont'd

B5 City Hill (cont'd)

Consultation:

Corporate Services

In view of the constraints on the "hill" section of land, it would seem reasonable to set it aside. Provided it does not mean that land has to be purchased for an alternate site for those buildings sometime planned for City Hill, there is no direct financial cost of the decision. It does eliminate potential sale or development of the "hill" site.

Planning, Environment and Development

It is suggested that the local Rural Fire Service be consulted at an early stage to determine the feasibility of the potential proposals for community use.

Statutory Requirements:

This matter has been discussed with Council's Solicitors and further negotiations with the Commonwealth will be required in relation to the Covenant if Council resolves to preserve the hill section of the site. The preserving of the land in perpetuity is actually in keeping with the purpose of the Covenant on the land, which states in part *"to ensure that the land is used in perpetuity for the benefit of the community of Coffs Harbour"*.

Issues:

Environmental and bushfire hazard constraints which currently exist on the "hill" section of the City Hill site will determine the level of future use.

Taking into account these constraints it is difficult to imagine that any substantial development of the site could be approved.

The "hill" would be a valuable recreation and conservation resource for the City in the future. Designating its use for these purposes may assist Council in its negotiations with the Commonwealth in relation to the covenant on the land. It is not intended that Council should decide now what uses may be appropriate. The first step is to decide to designate the land for future recreation and conservation.

There are many ways the land could be protected, such as dedication as a Public Reserve, reclassification of the site to Community land and through the Local Environmental Plan. It is recommended that the land be considered for rezoning to Open Space in conjunction with the next LEP review.

If Council did decide to conserve the land, then a Plan of Management would need to be prepared for the site in conjunction with appropriate authorities to determine its best end use. Such a plan may also consider the longer term uses of the Bunker and Bridge Club. Pending the preparation of a site specific Plan of Management, it is suggested that the land be managed under Council's existing "Parkland and Natural Areas Plans of Management".

Implementation Date / Priority:

Appropriate action will be taken in accordance with Council's resolution.

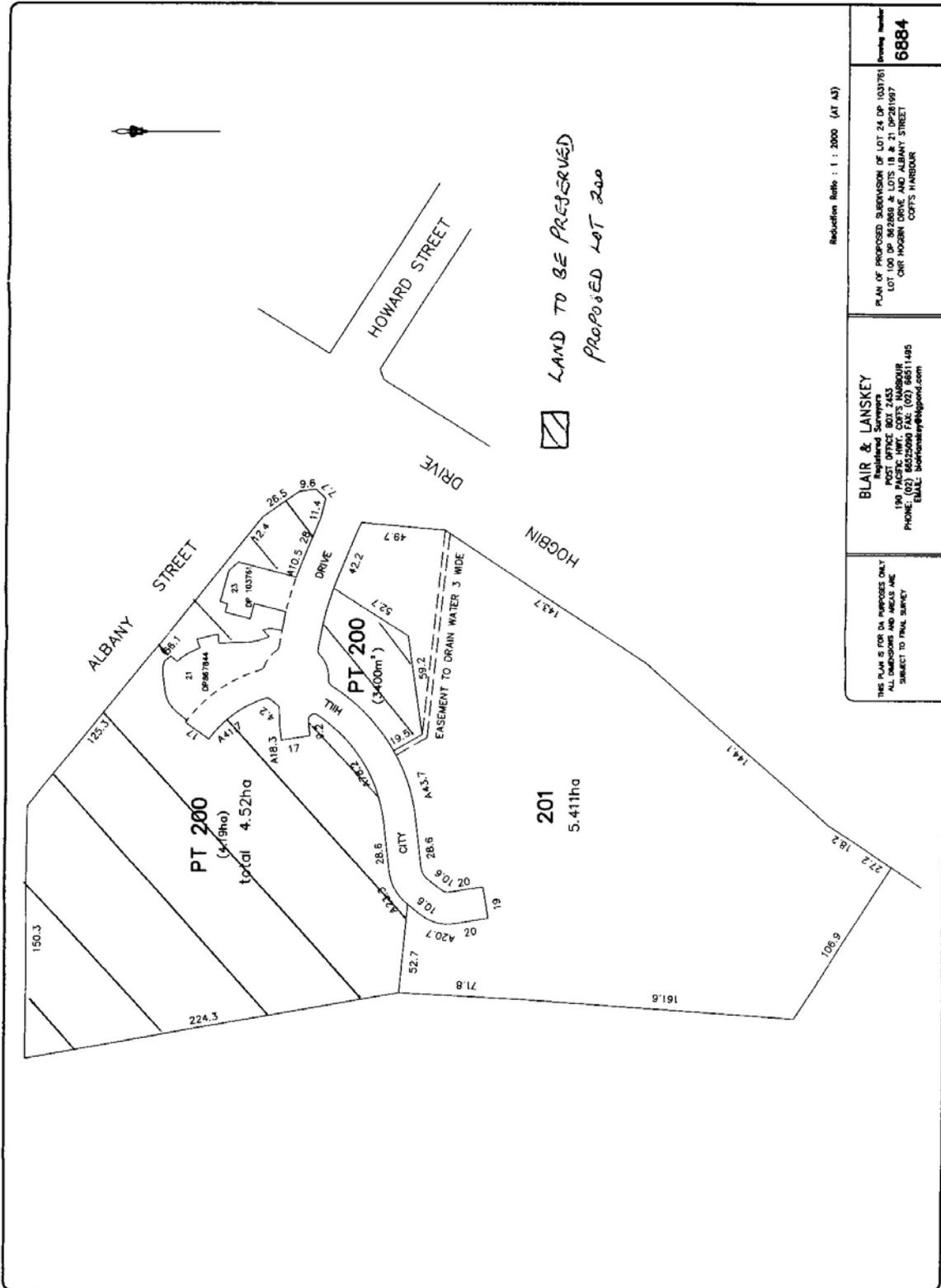
cont'd

B5 City Hill (cont'd)

Recommendation:

- 1. That the hill section of the property known as City Hill (as indicated on the plan attached to this report) be preserved in perpetuity for the benefit of the community of Coffs Harbour.**
- 2. That the Commonwealth be informed accordingly and that negotiations continue in relation to the Covenant.**
- 3. That if any documents are required to be executed as a result of this resolution they be done under the common seal of Council.**
- 4. That subject to funding and resources, a site specific Plan of Management be prepared to guide the future development and use of the land.**
- 5. That the land be considered for rezoning to Open Space in the next review of Local Environmental Plan 2000.**
- 6. That until a specific Plan of Management is prepared, the land be managed under Council's existing Parkland and Natural Areas Plans of Management.**

Attachments:



Reduction Ratio : 1 : 2000 (A1 A3)

PLAN OF PROPOSED SUBDIVISION OF LOT 24 DP 103761
 LOT 100 DP 862868 & LOTS 18 & 21 DP 281987
 CHR HOGBIN DRIVE AND ALBANY STREET
 COTY'S HARBOR

6884

BLAIR & LANSKEY
 Registered Surveyors
 POST OFFICE BOX 2433
 100 WYNDHAM STREET
 PERTH WESTERN AUSTRALIA 6101
 PHONE: (08) 94570090 FAX: (08) 94511485
 EMAIL: blair@blairandlanskey.com

THIS PLAN IS FOR DA PURPOSES ONLY
 ALL DIMENSIONS AND ANGLES ARE
 SUBJECT TO FINAL SURVEY

B6 SPORTING FIELDS AND AMENITIES

Purpose:

To advise Council of the result of investigations as to ground usage at Coffs Coast Sport and Leisure Park and to prioritise the need for amenities buildings.

Description of Item:

The Sports Unit Manager, Director of City Business Units and the Mayor met with representatives of COFFSAC and discussed the issues and their requirements for sport in the City. The Sports Unit Manager agreed to investigate the usage and do a ground audit. This is now complete and the Sports Unit Manager reports as follows -

“There is no short term plan to construct an amenities building on the playing fields west of the Coffs Harbour International stadium.

This is due to the following reasons:

- There are no seasonal or long term usage planned for the fields.
- The fields have only been used for major events such as University games and the Australian Touch titles, where participants used the amenity facilities at the stadium.
- The poor drainage prevents any groups from using the grounds on a seasonal basis.
- There are currently enough grounds to handle the seasonal usage, although this will change if Brelsford Park is no longer available for sport.
- If the fields are used on a casual basis, the area closest to the Stadium is used first as participants can access the Stadium’s amenities.
- In the event other fields are used, it is a requirement of the hirer that they provide portable toilets.
- Negotiations are currently underway with Northern NSW Soccer Federation to enter a partnership with Council to develop a regional soccer facility, which would include drainage, floodlights and the building of an amenities block.

The Sports Unit conducted a usage survey on the current active recreation fields in Coffs Harbour, with the conclusion that the City is well resourced with fields for the number of user groups and that most fields are being used close to or less than capacity. This does not support the need to build an amenities block at Coffs Coast Sport and Leisure Park at this time.

An issue that came out of the survey is that the fields at High St Woolgoolga had a high usage rate in summer and winter and currently have no permanent amenities block. The user groups have been using a portable toilet block that is unsuitable for the high numbers of users.

It would be my recommendation that the building of an amenities block at High St Woolgoolga be given a priority over Coffs Coast Sport and Leisure Park. In addition, the works would be supported financially by the user groups and the Woolgoolga Sports Council, which would result in a saving to Council, as materials, labour and project management costs would be provided.” This will be the subject of a submission to the Management Plan.

cont’d

B6 Sporting Fields And Amenities (cont'd)

Sustainability Assessment:

- **Environment**

Environmental issues with respect to the development of playing fields on the Coffs Coast Sport and Leisure Park have been addressed in the Plan of Management for the area which has been adopted by Council.

- **Social**

Social issues have been addressed in detail in the King Report on the development of Coffs Coast Sport and Leisure Park which has been adopted by Council.

- **Economic**

Broader Economic Implications

The economics of the development of the Coffs Coast Sport and Leisure Park were addressed in detail in the King Report which was adopted by Council.

Management Plan Implications

The recommendation is that no amenities be constructed at Coffs Coast Sport and Leisure Park at present and as such no funding is required at this time for this project. The issues of amenities at Woolgoolga and the drainage and lighting of fields at Coffs Coast Sport and Leisure Park need to be submitted for consideration for funding in the 2004/2005 Management Plan.

Consultation:

Discussions have been held with the Executive of COFFSAC and the Woolgoolga Sports Council. A survey and audit has also recently been conducted of all sports and their requirements across the City.

Related Policy and / or Precedents:

Council's Open Space Strategy has formed the basis of the development of playing fields across the City, and developments to date have generally been in accord with that strategy. The strategy identified Coffs Coast Sport and Leisure Park as a regional facility and its development would be in line with the growth of sport on a regional, state and national basis.

Statutory Requirements:

Development of this area is subject to a Plan of Management. The construction of amenities buildings is included in the document.

Issues:

The drainage and irrigation of the western fields is probably of a higher priority than the construction of amenities in this area. This is because the fields rapidly become unplayable during wet weather and would be a serious handicap to Regional, State or National events attracted to the City.

cont'd

B6 Sporting Fields And Amenities (cont'd)

Amenities can be sourced from hire companies at relatively short notice and can be connected to the infrastructure recently provided. The same cannot be said for drainage of the fields.

In the short term priority should be given to the provision of subsurface drainage and irrigation to bring the fields up to a standard suitable for Regional State and National events where it is critical for the fields to be available independent of prevailing weather conditions.

Any proposed amenities will need to be considered along with other identified priorities both within the Coffs Coast Sport and Leisure Park and across the City.

This will need to be considered in the framing of the 2004/2005 Management Plan.

Implementation Date / Priority:

A submission will be made to the 2004/2005 Management Plan.

Recommendation:

That Council note the information contained in this report on the future provision of amenities at sporting fields.

B7 PARK BEACH RESERVE - AMENITIES BUILDING RENOVATION

Purpose:

To seek Council approval for additional expenditure for the completion of the renovation of the public amenities building at Park Beach Reserve.

Description of Item:

A new public recreation area was created between Park Beach and the Park Beach Holiday Park following the realignment of Ocean Parade in 2002. This new public recreation area provided various facilities including picnic shelters, electric barbeques, tables and seating, a cycleway/walkway, lighting and carparking. No public toilet facilities were provided.

Sustainability Assessment:

- **Environment**

There are no environmental effects from this work.

- **Social**

There are no public toilets in this reserve and this work will provide much needed facilities in this area.

- **Economic**

Broader Economic Implications

Not applicable.

Management Plan Implications

The additional costs will be met from the caravan park operating budget. The works should be completed by the end of March 2004.

There will be no effect on Council's Management Plan.

Issues:

There are currently no public toilets in this reserve, despite the presence of barbeques and picnic facilities. Public toilets should be provided as a matter of priority.

One of the original amenities blocks for the caravan park was within this area, and capable of being modified to provide public toilets and additional picnic shelter.

cont'd

B7 Park Beach Reserve - Amenities Building Renovation (cont'd)

Plans were prepared for the conversion of the amenities block, and work commenced in October last year. The contract price for the work was \$73,727 plus GST, and was funded from the caravan park. Unforeseen additional costs have been incurred due to the following:

Total	\$18,460
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Recommendation:

That Council approve additional expenditure of \$18,460 from the Park Beach Holiday Park operating budget for the completion of the public amenities renovation at Park Beach Reserve.

**B8 RELEASE OF EASEMENT FOR RIGHT OF WAY OVER LOT 128 DP 829613
KINCHELA AVENUE, TOORMINA**

Purpose:

Report on the proposal to release a right of way easement from Lot 128 DP 829613 Kinchela Avenue, Toormina.

Description of Item:

Council has received a request from MBT Solicitors to release a right of way easement which affects their client's land known as Lot 128 DP 829613. The owner of Lot 128 is Teradale Pty Limited and the easement for right of way which affects their land is in favour of Lot 3 DP 595755 which is owned by Council. The easement which requires Council's consent to release is shown on the attached plan.

The easement was originally required because Council's land did not have access to a public road. As the area has developed, Belbowrie Road has been constructed and dedicated as a public road and now provides direct frontage to Council's land. Council has some time ago constructed a bitumen driveway off Bellbowrie Road which provides functional and legal access to its land. Accordingly, there is no requirement for the existing right of way in favour of Council's land to be maintained. The easement is in a poor position to be used for right of way in any case as the topography is steep and does not provide a practical option for this use.

Council's land is encumbered by Mortgage Q992518 to Fitzroy House Pty Limited. Council has made internal investigations which established that an outstanding payment was made by Council in 1986 to fully settle money owing under this mortgage. However, because it was made internally to offset Developer Contributions at the time the actual discharge of the mortgage from the Title document was not completed.

Due to the age of the mortgage and the fact that the company Fitzroy House Pty Limited does not exist as a current entity, there is a possibility that there could be additional costs of releasing the easement and obtaining mortgagees consent to do so.

Council has agreed to release the right of way easement on the basis all costs, including any that may ensue from the existence of the mortgage are to be paid by Teradale Pty Limited.

Sustainability Assessment:

- **Environment**

There is no impact upon the environment as a result of this legal procedure.

- **Social**

There is no social impact as a result of the easement being released.

cont'd

B8 Release Of Easement For Right Of Way Over Lot 128 Dp 829613 Kinchela Avenue, Toormina (cont'd)

- **Economic**

Broader Economic Implications

There will be no broader impacts as a result of this proposal.

Management Plan Implications

The release of the easement will have no impact upon the Management Plan.

Consultation:

Consultation has been undertaken with Council's Water and Parks Branches. Both are satisfied with the existing access they currently enjoy and have no requirements for the existing easement. Neither Branch objects to the release of the easement.

Issues:

There are no major issues in relation to the matter. There does not appear any reason why Council should not consent to this request.

Implementation Date / Priority:

The matter will be finalised as soon as practicable after Council's decision.

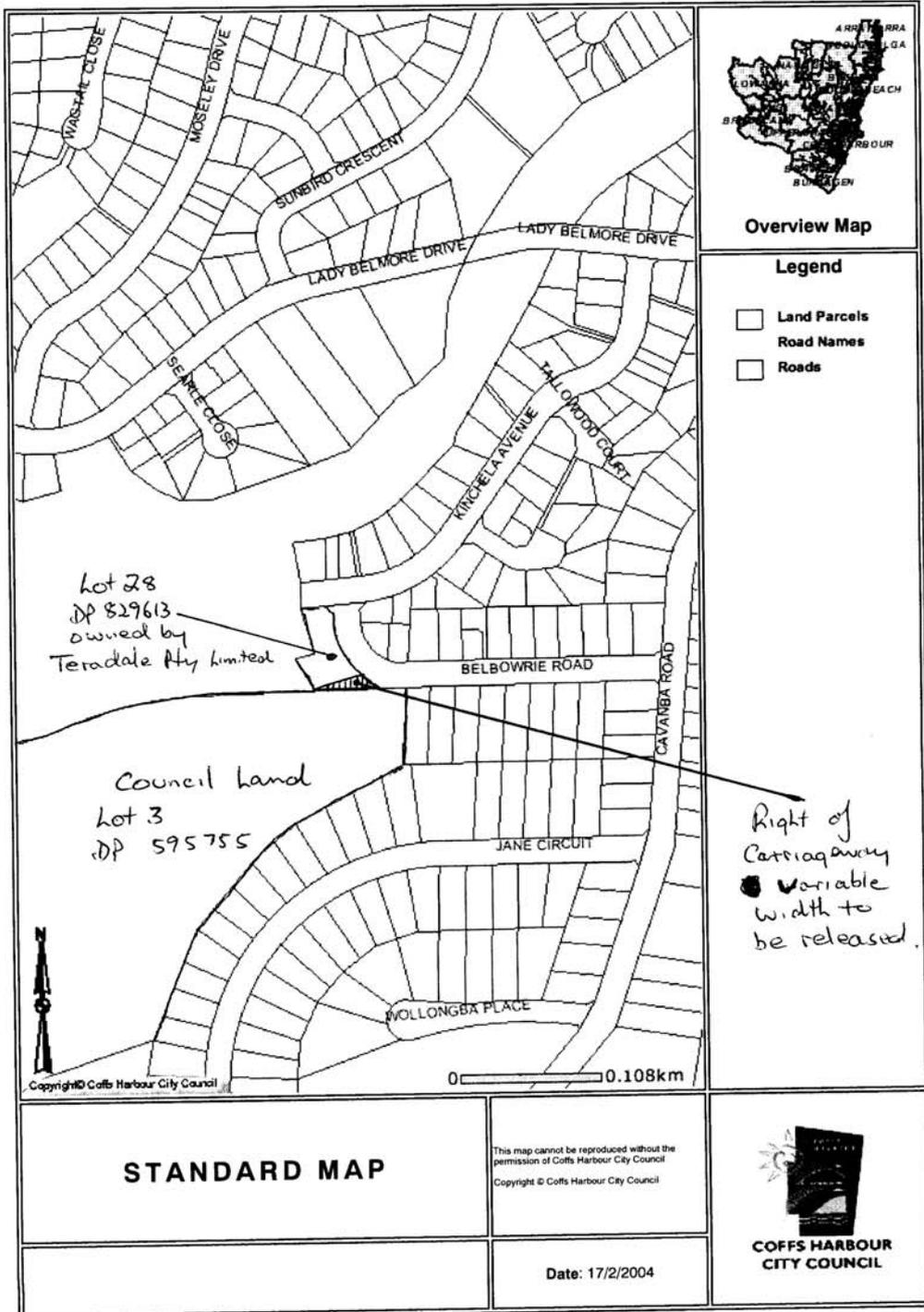
Recommendation:

1. **That Council as owner of Lot 3 DP 595735 consent to the release of the right of way easement created by DP 595755 over Lot 128 DP 829613.**
2. **That all costs associated with this matter be the responsibility of Teradale Pty Limited or nominee.**
3. **That all necessary documents associated with this matter be executed under the common seal of Council.**

Attachments:

Standard Map

Page 1 of 1



<http://gisims/e proclam/pmappmapping/pmapprint.asp>

17/02/2004

B9 ACQUISITION OF LAND FOR DRAINAGE PURPOSES - PROPOSED LOTS 20 & 27, CORIEDALE DRIVE COFFS HARBOUR

Purpose:

Report seeking Council approval for the acquisition of land at Coriedale Drive, Coffs Harbour for drainage purposes.

Description of Item:

Council has recently entered into negotiations with the owner of Lot 19 DP 1058648 regarding the acquisition of part of the land for drainage purposes. The section to be acquired is shown more clearly on the attached plan as proposed Lots 20 & 27 in a re-subdivision of Lot 19 DP 1058648.

The acquisition is required by Council as part of the planning requirements for the West Coffs residential release area. The land to be acquired was previously identified in the West Coffs Development Control Plan and is also identified for Council acquisition in the Section 94 Contributions Plan for West Coffs.

The land to be acquired has a total area of 2,055 square metres and physically comprises a drainage channel and gully with a section comprising permanent water. It is appropriate the land be acquired as the adjoining residential land has been developed and will be released shortly.

Negotiations have proceeded smoothly with the owners who have accepted compensation of \$5,200 inclusive of GST for the land. This amount of compensation is considered to be in line with other acquisitions of a similar nature.

There will be no costs associated with the transfer as the land will transfer to Council upon registration of the Developer's Linen Plan.

Sustainability Assessment:

- **Environment**

The purchase of the land is required to improve flooding, drainage and aesthetic issues and as such transferring this land into Council ownership will enhance the environment.

- **Social**

The transfer of the land to Council ownership will protect and allow management of drainage land in the West Coffs residential area which will benefit the local community.

- **Economic**

Broader Economic Implications

Nil.

cont'd

B9 Acquisition Of Land For Drainage Purposes - Proposed Lots 20 & 27, Coriedale Drive Coffs Harbour (cont'd)

Management Plan Implications

The costs associated with the acquisition is to be funded by Council and will be recouped from Section 94 Development Contributions for the West Coffs area.

Council's Valuer has negotiated the acquisition and considers the agreed price to be fair and reasonable to both parties

Issues:

Acquisition of this land is required to facilitate the development of the West Coffs residential release area. Section 94 funds have been and will continue to be collected to facilitate this and other like acquisitions. Council is bound to proceed with the acquisition.

Implementation Date / Priority:

The matter will be actioned immediately.

Recommendation:

- 1. That Council proceed to acquire that part of Lot 19 DP 1058648 shown on the plan attached to this report for an amount of \$5,200 inclusive of GST.**
- 2. That any costs associate with the matter be the responsibility of Council.**
- 3. That the land acquired be classified as operational land under the Local Government Act, 1993.**
- 4. That all necessary documents be executed under the Common Seal of Council.**

**Pat Littler
Director of City Business Units**

