

The following document is the minutes of the Council and Committee meetings held on 21 October 2004. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 4 November 2004 and therefore subject to change. Please refer to those minutes for confirmation.



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
21 OCTOBER 2004

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)

21 OCTOBER 2004

Present: Councillors K D Rhoades (Mayor), I D Hogbin (Deputy Mayor), J C Bonfield, W D Featherstone, R W McKelvey, I J Ovens, W R Palmer, G R Smithers.

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

The meeting commenced at 5.00 p.m. with the Mayor, Councillor K D Rhoades, in the chair.

APOLOGY

- 169 RESOLVED** (McKelvey/Palmer) that the apology received from Councillor Joass for absence be accepted and leave be granted for the current meeting of Council.

The Mayor delivered a report on the International Awards for Liveable Communities, announcing that Coffs Harbour was awarded second place in its category and winner of the award for Enhancement of Landscape. The Mayor also made a presentation to the Town Cryer, John Charles Kerr and Mrs Trish Kerr, acknowledging their work in the community and the success of the 15th Australian Town Criers Championship.

The Mayor gave a report on the damage caused by the storm on Wednesday 20 October 2004 and thanked the Acting General Manager for his handling of the emergency.

PUBLIC ADDRESSES

Speaker

Subject

Rajinder Dhaliwal
(applicants' representative)

PED37 Development Application 2011/04 -
Proposed Dwelling - Lot 286, DP 726506,
Bark Hut Road, Woolgoolga

CONFIRMATION AND ADOPTION OF MINUTES

- 170** **RESOLVED** (Hogbin/Palmer) that the minutes of the City Business Units Committee meeting of 7 October 2004 be confirmed as a true and correct record of proceedings.
- 171** **RESOLVED** (Hogbin/Palmer) that the minutes of the Corporate Services Committee meeting of 7 October 2004 be confirmed as a true and correct record of proceedings.

NOTICES OF MOTION

COMPLETION OF HOGBIN DRIVE

- 172** **RESOLVED** (Hogbin/McKelvey) that Council appoint a steering committee (such committee to comprise several councillors, staff and community representatives) to meet as required and report back to Council's first meeting in February 2005 on the available options of funding the completion of Hogbin Drive.

SUPPLEMENTARY MOTION

- 173** **RESOLVED** (Hogbin/Palmer) that the Committee consist of: Councillors, State and Federal Local Members, community representatives, Roads and Traffic Authority and Council staff.

REVIEW OF CARPARKING IN THE CITY

- 174** **RESOLVED** (Hogbin/Palmer) that Council appoint a steering committee (such committee to comprise several Councillors, staff and community representatives) to meet as required and report back to Council's first meeting in February 2005 on all the presently available car parking spaces in the CBD, together with the various timing limits and usage thereof. Arising from this committee's work, a report should be furnished on options for Council to consider to:
- a) provide for better utilisation of existing parking facilities, and/or
 - b) if deemed necessary, options to provide additional parking spaces.

SUPPLEMENTARY MOTION

- 175** **RESOLVED** (Hogbin/Palmer) that the Committee consist of: Councillors, community representatives and Council staff.

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

- 176** **RESOLVED** (Hogbin/McKelvey) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.45 p.m.

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

**PED37 DEVELOPMENT APPLICATION 2011/04 - PROPOSED DWELLING -
LOT 286, DP 726506, BARK HUT ROAD, WOOLGOOLGA**

This report describes Development Application (DA) 2011/04 for the construction of a new dwelling at Lot 286, DP 726506, Bark Hut Road, Woolgoolga.

Whilst the application is for a conventional dwelling to be constructed on a rural banana lot, the application is of a complex nature due to the past subdivision history of the parent property and the associated dwelling entitlement.

Further, an appeal concerning this application has been lodged with the Land and Environment Court. The appeal is based on Council's non-decision on the application within the statutory 40-day determination period; the application thereby constituting a deemed refusal.

Legal advice has been provided in relation to the application.

Conditional approval of the application is recommended.

T43 RECOMMENDED (Hogbin/Smithers):

1. That Development Application 2011/04 for a dwelling at Lot 286 of 726506 Bark Hut Road Woolgoolga be approved subject to standard and special conditions as appended to the report (Appendix B).
2. That funding be sought, in the 2005 Management Plan Process, to enable preparation of a report on the relevant issues in undertaking a city-wide study to investigate dwelling entitlements. The report should consider the implications of preparing an amendment to LEP2000; assessing the impact of any changes to the provisions regarding dwelling entitlements on rural lands which currently do not enjoy such entitlements.
3. That persons who have made submissions to the application be advised of Council's decision.

GENERAL MANAGER'S REPORT

18 MID NORTH COAST GROUP OF COUNCILS - RESOURCE SHARING THROUGH STRATEGIC ALLIANCE PROJECT

To inform Council of the progress of the resource sharing project being undertaken by the Group.

MOTION

MOVED (Rhoades/Ovens):

1. That the report on the progress of the Resource Sharing through Strategic Alliance Project by the Mid North Coast Group of Councils be noted.
2. That Coffs Harbour City Council formally endorse in principle the Strategic Alliance proposal and the Group be advised.

AMENDMENT

- T44** **MOVED** (Hogbin/Bonfield) that the matter be deferred until the next meeting of Council on 4 November 2004.

The **AMENDMENT** on being put to the meeting was **CARRIED**. It then became the **MOTION** and on being put to the meeting was declared **CARRIED**.

CONCLUSION OF COMMITTEE MEETING

The Chairperson 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 5.58 p.m.

OPEN COUNCIL

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

- T45** **RECOMMENDED** (McKelvey/Palmer) that the Committee now move into Open Council.

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

- 177** **RESOLVED** (Smithers/Ovens) that the report of the Planning, Environment and Development Committee meeting be received and adopted.

This concluded the business and the meeting closed at 5.59 p.m.

Confirmed: 4 November 2004

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K D Rhoades
Mayor