

The following document is the minutes of the Council and Committee Meetings held on Thursday, 3 March 2005. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 17 March 2005 and therefore subject to change. Please refer to the minutes of the meeting of 17 March 2005 for confirmation.



**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(CITY BUSINESS UNITS COMMITTEE)**  
**COUNCIL CHAMBERS**  
**COUNCIL ADMINISTRATION BUILDING**  
**COFF AND CASTLE STREETS, COFFS HARBOUR**  
**3 MARCH 2005**

**Contents**

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>PAGE</b>
<b>MAYORAL MINUTE</b>		
	HEARNS LAKE/SANDY BEACH DEVELOPMENT CONTROL PLAN - PUBLIC EXHIBITION	1
<b>CITY BUSINESS UNITS DEPARTMENT REPORTS</b>		
B5	COFFS HARBOUR COMMUNITY VILLAGE GRANT	2
PED3	DEPARTMENT OF INFRASTRUCTURE PLANNING & NATURAL RESOURCES - DRAFT MASTER PLAN - PACIFIC BAY RESORT - CONSERVATION MANAGEMENT WORKS, TOURIST RESIDENTIAL, RECREATIONAL FACILITIES & SUBDIVISION, LOT 4, DP1052296, PACIFIC HIGHWAY, COFFS HARBOUR	3
PED4	SECTION 96(2) - APPLICATION TO MODIFY DEVELOPMENT CONSENT 68/85 - LOT 4, DP1052296, STAGE 1 OF PACIFIC BAY RESORT	4



**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(CITY BUSINESS UNITS COMMITTEE)**  
**3 MARCH 2005**

- Present:** Councillors K D Rhoades (Mayor), I D Hogbin (Deputy Mayor), J C Bonfield, W D Featherstone, C O Joass, R W McKelvey, I J Ovens, W R Palmer, G R Smithers.
- Staff:** General Manager, Director of City Business Units, Acting Director of Planning, Environment and Development, Director of Corporate Services, Director of City Services and Property Secretary.

The meeting commenced at 5.00pm with the Mayor, Cr K D Rhoades in the chair.

**MAYORAL MINUTE**

---

**HEARNS LAKE/SANDY BEACH DEVELOPMENT CONTROL PLAN - PUBLIC EXHIBITION**

---

To seek Council's approval to:

- (i) Extend the public exhibition period of the Hearns Lake/Sandy Beach Development Control Plan (DCP) for an extra two weeks.
- (ii) To instruct the General Manager or his delegate to hold a community workshop forum to discuss the draft Hearns Lake/Sandy Beach DCP.

**19 RESOLVED** (Rhoades) that:

1. In accordance with Clauses 18 and 26(4) of the Environmental Planning and Assessment Regulations, Council extend the exhibition period of the Draft Hearns Lake/ Sandy Beach Development Control Plan and Draft Hearns Lake/Sandy Beach Developer Contributions Plan to 31 March 2005.

**cont'd**

## Hearns Lake/Sandy Beach Development Control Plan - Public Exhibition (cont'd)

2. That all landowners in the Hearns Lake/Sandy Beach study area and submission makers be advised of the extension to the exhibition period.
3. That a community workshop forum be held prior to the close of the exhibition period.
4. That the date, time and location of the community workshop forum and the extension to the exhibition be advertised in the appropriate manner.

---

## CONFIRMATION AND ADOPTION OF MINUTES

---

- 20** **RESOLVED** (McKelvey/Palmer) that the minutes of the City Services Committee Meeting held on 17 February 2005 be confirmed as a true and correct record of proceedings with the following words "... *be invited to the next Briefing of the Arts Mid North Coast with the General Manager and relevant staff.*" be added to the General Manager's response in Question 3 on Page 9 of the Questions Without Notice.

---

## CITY BUSINESS UNITS COMMITTEE

---

- 21** **RESOLVED** (Palmer/Smithers) that the Ordinary Meeting of Council be adjourned and Council now resolve into the City Business Units Committee meeting, the time being 5.07pm.

The Mayor invited Councillor Ovens to chair the City Business Units Committee.

## CITY BUSINESS UNITS DEPARTMENT REPORTS

---

### **B5** COFFS HARBOUR COMMUNITY VILLAGE GRANT

---

Seeking authority to execute a Home and Community Care Service Non-Recurrent funding Grant for the Coffs Harbour Community Village under the Common Seal of Council.

- B1** **RECOMMENDED** (Palmer/Smithers) that the documentation associated with the Department of Ageing, Disability and Home Care \$50,000 grant through its HACC Service Re-Development Non-Recurrent Funding for Coffs Harbour Community Village be executed under the Common Seal of Council.

## PLANNING ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS

---

### **PED3 DEPARTMENT OF INFRASTRUCTURE PLANNING & NATURAL RESOURCES - DRAFT MASTER PLAN - PACIFIC BAY RESORT - CONSERVATION MANAGEMENT WORKS, TOURIST RESIDENTIAL, RECREATIONAL FACILITIES & SUBDIVISION, LOT 4, DP1052296, PACIFIC HIGHWAY, COFFS HARBOUR**

---

Recommending that Council give conditional support to the Draft Master Plan for conservation management works, the development of tourist residential and recreational facilities and strata subdivision at the Pacific Bay Resort.

Councillor Bonfield declared an interest during consideration of Item PED3 and Item PED4, vacated the Chamber and took no part in the discussion and voting as the Company she is working for may become the Marketing Agents for this property.

### **MOTION**

**B2 MOVED** (Rhoades/Palmer) that the Department of Infrastructure, Planning and Natural Resources be advised that Council supports the Draft Master Plan for Lot 4, DP1052296, Pacific Highway, Coffs Harbour, Pacific Bay Resort for conservation management works, tourist residential development, recreational facilities and subdivision subject to the master plan adequately addressing those matters raised in the "issues" section of the report comprising:

- (a) Compliance with the relevant provisions of the Residential Tourist Lands Development Control Plan (concession acknowledged in relation to the height of buildings).
- (b) Restaurant and general store development.
- (c) Traffic, transport, pedestrian and bicycle facilities.
- (d) Vegetation and Dunal Management.
- (e) Waste Management.
- (f) Public access to cycleways and conservation areas.
- (g) Use.

**The motion on being put to the meeting was carried unanimously.**

---

**PED4 SECTION 96(2) - APPLICATION TO MODIFY DEVELOPMENT CONSENT 68/85 - LOT 4, DP1052296, STAGE 1 OF PACIFIC BAY RESORT**

---

Advising Council on an application under Section 96(2) of the Environmental Planning and Assessment Act to modify Development Consent 68/85 issued on 4 March 1985 for Stage 1 of the Pacific Bay Resort Complex. The site is located at Resort Drive, Korora and is also subject to a Master Planning Proposal currently under consideration through a separate assessment process. This report supports the proposed modification and recommends approval of the application subject to upgraded and additional conditions.

- B3 RECOMMENDED** (Rhoades/Palmer) that the Section 96(2) – Application to Modify Development Consent 68/85 for Stage 1 of Pacific Bay Resort on Lot 4, DP1052296, be approved subject to revised and additional conditions as appended to the report (Appendix B).

---

**CONCLUSION OF CITY BUSINESS UNITS COMMITTEE MEETING**

---

The Chairman advised that the business of the City Business Units Committee was concluded and invited the Mayor to resume the chair.

---

**OPEN COUNCIL**

---

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

- B4 RECOMMENDED** (Hogbin/McKelvey) that the Committee now move into Open Council.

The Mayor resumed chairmanship of the meeting at 5.15pm.

Councillor Bonfield returned to the meeting at 5.15pm.

---

**ADOPTION OF CITY BUSINESS UNITS COMMITTEE REPORT**

---

- 22** **RESOLVED** (Hogbin/Smithers) that the recommendations of the City Business Units Committee meeting be received and adopted.

This concluded the business and the meeting closed at 5.16pm.

Confirmed: 17 March 2005

.....  
K D Rhoades  
Mayor