



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(PLANNING, ENVIRONMENT & DEVELOPMENT COMMITTEE)
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
20 OCTOBER 2005

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(PLANNING, ENVIRONMENT & DEVELOPMENT COMMITTEE)

20 OCTOBER 2005

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

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

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

Leave of Absence: Cr J C Bonfield

PUBLIC ADDRESSES

Time	Speaker	Item
5.00pm	Maureen Trezise (representative of Sawtell & District Community Progress Association)	PED26 - Development Application 11/06 - Demolition of existing buildings and construction of new development comprising 18 residential units and five retail shops - Lots 7 and 8 DP857331, 59-67 First Avenue, Sawtell
5.05pm	Greg Baird (Baird Salvarinas Hizar Architects Pty Ltd) (Applicant)	PED26 - Development Application 11/06 - Demolition of existing buildings and construction of new development comprising 18 residential units and five retail shops - Lots 7 and 8 DP857331,

Time	Speaker	Item
		59-67 First Avenue, Sawtell
5.10pm	Mark Hawkens (Applicant)	PED27 - Development Application 160/06 - Restaurant and Planning Agreement - Lot 65, SP73861, 65/22 Orlando Street, Coffs Harbour
5.15pm	Ron Wallis (Objector)	PED28 - Development Application 1833/05 - Two-storey residential development (six units) - Lot 14, Section 67, DP758258, 42 Collingwood Street, Coffs Harbour
5.20pm	Alan Varley (Varley Enterprises Pty Ltd) (Applicant)	PED28 - Development Application 1833/05 - Two-storey residential development (six units) - Lot 14, Section 67, DP758258, 42 Collingwood Street, Coffs Harbour

CONFIRMATION AND ADOPTION OF MINUTES

- 189** **RESOLVED** (Hogbin/Palmer) that the minutes of the City Business Units Committee meeting of 6 October 2005 be confirmed as a true and correct record of proceedings.
- 190** **RESOLVED** (Smithers/McKelvey) that the minutes of the City Services Committee meeting of 6 October 2005 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

- 191** **RESOLVED** (Hogbin/Palmer) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.30 p.m.

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

PLANNING, ENVIRONMENT & DEVELOPMENT DEPARTMENT REPORTS

PED26 DEVELOPMENT APPLICATION 11/06 - DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF NEW DEVELOPMENT COMPRISING 18 RESIDENTIAL UNITS AND FIVE RETAIL SHOPS - LOTS 7 AND 8 DP857331, 59-67 FIRST AVENUE, SAWTELL

The application proposes demolition of all existing buildings on the site and the erection of a part two-storey and part three-storey development comprising 18 residential units of varying sizes and five retail shops, fronting First Avenue. The report recommends approval of the development subject to conditions.

- T26 RECOMMENDED** (McKelvey/Hogbin) That Development Application 11/06 for the demolition of existing buildings and new development comprising an 18 residential unit and five retail shops with associated car parking on Lots 7 and 8, DP857331, 59-67 First Avenue Sawtell be deferred to the next meeting of Council, to enable an amended report to be prepared that explains the apparent inconsistencies amongst the various Council policies that apply to the land.

PED27 DEVELOPMENT APPLICATION 160/06 - RESTAURANT AND PLANNING AGREEMENT - LOT 65 SP 73861 65/22 ORLANDO STREET, COFFS HARBOUR (OCEAN GEM)

Cr Ovens declared an interest in the following item due to his interest in commercial property in this area, and vacated the chamber at 5.39pm and took no part in the discussion or voting.

This report recommends approval of Development Application 160/06 being for the use of one of the two vacant ground floor commercial tenancies at the far southern end of the Ocean Gem mixed use development for the purposes of a 50-seat restaurant, and an associated Planning Agreement.

The report recommends that the Development Application be approved, together with the associated Planning Agreement relating to the provision of car parking, and other standard conditions of consent.

The project cost is \$150,000.

T27 MOTION

MOVED (Palmer/Joass):

1. That Development Application 160/06 for a restaurant, with associated car parking be approved, subject to technical conditions (see Appendix B).
2. That following execution of the Planning Agreement by the Developer, Council delegate authority to execute the Planning Agreement to the General Manager (Acting).
3. That in accordance with S93G of the Environmental Planning and Assessment Act 1979, a copy of the Planning Agreement be forwarded to the Minister within 14 days of the agreement being entered into.
4. That no further Planning Agreements for the Jetty area be entered into for Development Applications received by Council after this date until such time as the Jetty area on-street carparking contribution plan has been adopted.
5. That any moneys collected by Council for parking contributions in the Jetty area be applied to provide parking west of the railway line.

AMENDMENT

MOVED (Featherstone/Hogbin):

1. That Development Application 160/06 for a restaurant, with associated car parking be approved, subject to technical conditions (see Appendix B).
2. That following execution of the Planning Agreement by the Developer, Council delegate authority to execute the Planning Agreement to the General Manager (Acting).
3. That in accordance with S93G of the Environmental Planning and Assessment Act 1979, a copy of the Planning Agreement be forwarded to the Minister within 14 days of the agreement being entered into.

The **AMENDMENT** on being put to the meeting was **LOST**.

The **MOTION** on being put to the meeting was declared **CARRIED**.

Cr Ovens returned to the meeting, the time being 6.39pm, and was advised of the outcome.

PED28 DEVELOPMENT APPLICATION 1833/05 - TWO-STOREY RESIDENTIAL DEVELOPMENT (SIX UNITS) - LOT 14 SECTION 67 DP 758258, 42 COLLINGWOOD STREET, COFFS HARBOUR

The application proposes a two-storey townhouse development (six units) with basement car parking and landscaping. The report recommends approval of the development subject to conditions.

T28 RECOMMENDED (Rhoades/Palmer):

1. That Development Application 1833/05 for a six-unit development (two stories with a basement car park) on Lot 14 Section 67 DP758258, 42 Collingwood Street Coffs Harbour be approved, subject to technical conditions (see Attachment B).
2. That those who lodged a submission to this Development Application be notified of Council's decision.

PED29 DEVELOPMENT APPLICATION 1398/05 - 10 DWELLINGS, FOUR COMMUNITY TITLE DWELLINGS AND 20 LOT SUBDIVISION - LOT 2, DP1077005, HALLS ROAD, NORTH BOAMBEE VALLEY

The purpose of this report is to advise Council on an application that seeks consent to subdivide the above property into 20 lots and construct 10 detached dwellings on individual lots, as well as four community title dwellings on one of the lots. The report recommends conditional approval of the application.

T29 RECOMMENDED (Rhoades/Hogbin):

1. That Development Application 1398/05 for 10 dwellings, four community title dwellings and 20-lot subdivision on Lot 2, P 1077005, Halls Road, North Boambee Valley, be approved subject to standard and special conditions as appended to the report (Appendix B).
2. That the objector to the Development Application be advised of Council's determination.

CITY BUSINESS UNIT REPORT

B31 ACQUISITION OF LAND FOR OPEN SPACE PURPOSES - LOT 2 DP 853822, BUCCA ROAD, NANA GLEN RAIL

Report seeking Council approval for the acquisition of land at Bucca Road, Nana Glen Rail for open space purposes.

B27 RECOMMENDED (Palmer/Joass):

1. That Council proceed to acquire Lot 2 DP 853822 shown on the plan attached to this report for an amount of \$15,000. The transaction does not attract GST.
2. That the land being acquired by Council be classified as operational land under the Local Government Act, 1993.
3. That all necessary documents be executed under the Common Seal of Council.
4. That each party be responsible for their own costs in relation to this matter.

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 6.44 p.m.

OPEN COUNCIL

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

192 RECOMMENDED (Joass/Featherstone) that the Committee now move into Open Council.

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

- 193** **RESOLVED** (Hogbin/Joass) that the report of the Planning, Environment and Development Committee meeting be received and adopted.

This concluded the business and the meeting closed at 6.45 p.m.

Confirmed: 3 November 2005

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K D Rhoades AFSM
Mayor