



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

**1 DECEMBER 2005**

<b>Contents</b>		
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>PAGE</b>
<b>CITY BUSINESS UNITS DEPARTMENT REPORTS</b>		
B36	PROPOSED LEASE OF COMMUNITY CLASSIFIED LAND TO TELSTRA CORPORATION LIMITED	2
B37	PROPOSED ROAD CLOSURE OF PART JARRETT AND MOORE STREETS, COFFS HARBOUR	3
B38	COFFS COAST STATE PARK & WOOLGOOLGA BEACH RESERVE TRUST ANNUAL REPORT 2004-2005	4
<b>CORPORATE FINANCE REPORTS</b>		
F72	WATER SUPPLY, SEWERAGE AND TRADE WASTE PRICING	5
<b>PLANNING ENVIRONMENT &amp; DEVELOPMENT REPORTS</b>		
PED36	PRIORITY RELEASE RECOMMENDATIONS FOR SETTLEMENT STRATEGY	5
PED37	HEARNES LAKE / SANDY BEACH DEVELOPMENT CONTROL PLAN AND DEVELOPER CONTRIBUTIONS PLAN	7
PED38	SURPLUS ROAD CORRIDOR AT MACAULEYS HEADLAND: COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000 - DRAFT LEP AMENDMENT NO. 10	7



**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(CITY BUSINESS UNITS COMMITTEE)**  
**THURSDAY 1 DECEMBER 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 (Acting), Director of City Business Units, Director of Planning, Environment and Development, Director of Corporate Services (Acting), Director of City Services (Acting), Administration Manager and Executive Assistant.

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

---

**PUBLIC ADDRESSES**

---

Time	Speaker	Item
5.00pm	Mr Peter Montgomery	PED36: Priority Release Recommendations for Settlement Strategy (Bonville International Golf Club)
5.05pm	Mr Ken Maguire (RDM)	PED36: Priority Release Recommendations for Settlement Strategy (Seven Lakes Golf Course, Safety Beach)
5.10pm	Mr Dennis Atkinson	PED36: Priority Release Recommendations for Settlement Strategy (South Woolgoolga area)
5.15pm	Mr David Riddel	PED36: Priority Release Recommendations for Settlement Strategy (West Korora area)
5.20pm	Mr Laurie Benson	PED36: Priority Release Recommendations for Settlement Strategy (Corindi Village area)
5.25pm	Mr Barry France <i>or</i>	PED37: Hearnese Lake/Sandy Beach

	Mr Barry Mann (proponent)	Development Control Plan and Developer Contributions Plan
5.30pm	Representative from Sandy Hearn's Action Group (SHAG) (objector)	PED37: Hearn's Lake/Sandy Beach Development Control Plan and Developer Contributions Plan

---

## CONFIRMATION AND ADOPTION OF MINUTES

---

- 225** **RESOLVED** (McKelvey/Palmer) that the minutes of the Corporate Services Committee Meeting held on 17<sup>th</sup> November 2005 be confirmed as a true and correct record of proceedings with the exception of Page 2, Item No. F68, Point 1, incorrect date. The date should read 30 June 2005.
- 226** **RESOLVED** (Palmer/McKelvey) that the minutes of the Planning Environment & Development Committee Meeting held on 17<sup>th</sup> November 2005 be confirmed as a true and correct record of proceedings.

---

## CITY BUSINESS UNITS COMMITTEE

---

- 227** **RESOLVED** (Smithers/Hogbin) that the Ordinary Meeting of Council be adjourned and Council now resolve into the City Business Units Committee meeting, the time being 5.35pm.

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

---

## CITY BUSINESS UNITS DEPARTMENT REPORTS

---

### **B36 PROPOSED LEASE OF COMMUNITY CLASSIFIED LAND TO TELSTRA CORPORATION LIMITED**

---

Seeking Council consent to proposed lease of Community Classified land off Belbowrie Road Toormina to Telstra Corporation Limited.

- B34** **RECOMMENDED** (Rhoades/Hogbin) that:

1. Subject to compliance with the provisions of Section 47A of the Local Government Act 1993, Council agree to lease that part of Lot 3 DP 595755 being a site approximately 4.5m x 8.0m in the location as indicated on the plan attached to this report (and to be defined by survey) to Telstra Corporation Limited on the following terms and conditions:

Lease Term: Five years, commencing as soon as possible following approval.

Rent: \$16,000 per annum plus GST, payable yearly in advance.  
Rent Review: Subject to annual 5% pa increases.  
Other:

- Lessee to use site for purposes of a mobile telecommunications facility, including an associated air navigation safety light.
  - Lessee to hold public liability Insurance cover in a minimum amount of \$10 million.
  - Lessee to be responsible for all costs associated with replacement of existing monopole structure, construction of new monopole and associated equipment hut.
  - Lessee, at its own cost, to ensure relocation of the air navigation safety light to top of new monopole structure, as well as its continuing operation for air safety purposes.
  - General terms and conditions similar to those contained in existing Council leases for telecommunication facilities.
  - Provision to be made on the monopole structure for future Council use for telemetry purposes.
  - In the event that the subject land is reclassified as operational land, then Council will be prepared to offer Telstra a longer term lease agreement (taking total lease period up to 20 years).
  - Should Telstra no longer require the telecommunication facility at any time in the future the monopole structure (and associated air navigation safety light) is to remain on the site as the property of Council.
  - Any additional terms and conditions as may be advised or required by Council's solicitors.
2. All necessary documents associated with the lease of Part Lot 3 DP 595755 to Telstra Corporation Limited be executed under the Common Seal of Council.

---

**B37 PROPOSED ROAD CLOSURE OF PART JARRETT AND MOORE STREETS, COFFS HARBOUR**

---

Report seeking Council's consent to the closure of a public Council road.

**RECOMMENDED** (Hogbin/Joass) that:

1. Council apply to the Department of Lands to close that section of road identified on the plan attached to this report.
2. Following approval of the road closure by the Department of Lands, the land be sold to Mr Barker or nominee on the terms contained within this report.
3. Council enter into a deed of Agreement with Mr Barker on the terms stated within this report.
4. The land created from the closure be classified as Operational land under the Local Government Act, 1993.
5. Any necessary documents be executed under the Common Seal of Council.
6. The nett proceeds from the disposal of the land be used for the provision of car parking within the Jetty area.

## **AMENDMENT**

**B35** **MOVED:** Smithers / Featherstone that:

1. Council apply to the Department of Lands to close that section of road identified on the plan attached to this report.
2. Following approval of the road closure by the Department of Lands, the land be sold to Mr Barker or nominee on the terms contained within this report.
3. Council enter into a deed of Agreement with Mr Barker on the terms stated within this report.
4. The land created from the closure be classified as Operational land under the Local Government Act, 1993.
5. Any necessary documents be executed under the Common Seal of Council.
6. The nett proceeds from the disposal of the land be determined in consultation with the Councillors.

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.

---

## **B38 COFFS COAST STATE PARK & WOOLGOOLGA BEACH RESERVE TRUST ANNUAL REPORT 2004-2005**

---

To report on the trading performance of the Coffs Coast State Park Trust and Woolgoolga Beach Reserve Trust for the period 1 July 2004 to 30 June 2005.

**B36** **RECOMMENDED** (McKelvey/Palmer) that Council note the Annual report for the Coffs Coast State Park and Woolgoolga Beach Reserve operations.

## **CORPORATE SERVICES DEPARTMENT REPORT**

---

### **F72 WATER SUPPLY, SEWERAGE AND TRADE WASTE PRICING**

---

To gain approval for the proposed changes to Water Supply, Sewerage and Trade Waste pricing, commencing 1 July 2006, to meet State Government requirements for best practice pricing.

**B37 RECOMMENDED** (Palmer/Joass) that:

1. Best practice water supply, sewerage and trade waste pricing, as prescribed by the State Government and set out in this report, be adopted.
2. The phasing in proposal, as set out in this report, be adopted.
3. The Community Information and Engagement Plan be adopted.
4. A full time Trade Waste Officer be appointed, for at least twelve months, commencing as soon as systems can be set up to collect and manage required sewerage and trade waste data.
5. An allocation of \$80,000 be made this year, funded from the Sewerage Fund, to meet new equipment and computer software purchase and/or implementation costs.

## **PLANNING ENVIRONMENT & DEVELOPMENT REPORTS**

---

### **PED36 PRIORITY RELEASE RECOMMENDATIONS FOR SETTLEMENT STRATEGY**

---

To present to Council feedback from the community engagement process for the draft "Our Living City" Settlement Strategy, and to establish Council's preferred direction for the next phase of the Strategy. The report recommends specific lands as priority release areas for inclusion in the final draft Settlement Strategy.

**RECOMMENDED** (Rhoades/Palmer) that:

1. Council adopt the principle of a Compact City scenario, in order to progress a draft settlement strategy.
2. Councillors undertake a workshop with Council staff to progress the details of the Compact City scenario, prior to completing the draft Settlement Strategy.
3. Council adopt the development areas as outlined in Map 1.
4. Council adopt the priority release recommendations outlined on Map 1.
5. All persons who made submissions to the Settlement Strategy be advised of Council's resolution.

## AMENDMENT

**MOVED:** Featherstone / Hogbin that:

1. Councillors undertake a workshop with Council staff prior to completing the draft Settlement Strategy.
2. Council adopt the development areas as outlined in Map 1.
3. Council adopt the priority release recommendations outlined on Map 1.
4. All persons who made submissions to the Settlement Strategy be advised of Council's resolution.
5. Release of additional residential land north of Coffs Harbour not be conditional on the completion of the Woolgoolga to Sapphire upgrade. That Council adopt the priority release recommendations outlined on Map 1.

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

---

## DIVISION

---

A division was duly demanded, and those members voting for an against the motion were recorded:

**FOR**

Cr Featherstone

**AGAINST**

Cr Rhoades  
Cr McKelvey  
Cr Palmer  
Cr Joass  
Cr Hogbin  
Cr Bonfield  
Cr Smithers  
Cr Ovens

## FURTHER AMENDMENT

**B38 MOVED:** Rhoades / Palmer that:

1. Council adopt the principle of a Compact City scenario, in order to progress a draft settlement strategy.
2. Councillors undertake a workshop with Council staff to progress the details of the Compact City scenario, prior to completing the draft Settlement Strategy.
3. Council adopt the development areas as outlined in Map 1.
4. Council adopt the priority release recommendations outlined on Map 1.
5. All persons who made submissions to the Settlement Strategy be advised of Council's resolution.

6. The release of additional residential land north of Coffs Harbour not be conditional on the completion of the Woolgoolga to Sapphire upgrade.

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

---

**PED37 HEARNES LAKE/SANDY BEACH DEVELOPMENT CONTROL PLAN AND DEVELOPER CONTRIBUTIONS PLAN**

---

To recommend adoption of the Hearnes Lake/Sandy Beach Development Control Plan (DCP) and Developer Contributions Plan (CP) (supplied separately to Councillors).

**B39 RECOMMENDED** (Palmer/Featherstone) that:

1. In accordance with Clauses 18 and 26(4) of the Environmental Planning and Assessment Regulations, Council adopt the Hearnes Lake/Sandy Beach Development Control Plan and Hearnes Lake/Sandy Beach Developer Contributions Plan.
2. All persons who made a submission to the Hearnes Lake/Sandy Beach Development Control Plan be advised of Council's decision.
3. Pending Development Applications for the Hearnes Lake/Sandy Beach study area be determined with due regard to the Hearnes Lake/Sandy Beach Development Control Plan and Developer Contributions Plan.
4. Council request the Department of Environment and Conservation to accept ownership of land dedicated to Council through the Development Control Plan to enable extension to the Regional Park.

---

**PED38 SURPLUS ROAD CORRIDOR AT MACAULEYS HEADLAND: COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000 - DRAFT LEP AMENDMENT NO. 10**

---

The purpose of this report is to:

1. Provide comment on submissions received during the exhibition of Draft Coffs Harbour City Local Environmental Plan (LEP) 2000 (Amendment No. 10) – Macauleys Headland as attached to this report.
2. Recommend that Council adopt the revised Draft LEP which proposes to rezone the surplus road corridor from Special Uses 5A (Classified Road) to part Environmental Protection 7C (Coastal), part Environmental Protection 7A (Habitat and Catchment) and part Residential 2C (Medium-High Density) zones.



**B40 RECOMMENDED** (McKelvey/Palmer) that Council:

1. In accordance with Section 68 of the Environmental Planning and Assessment Act, 1979 adopt Coffs Harbour City Local Environmental Plan (Amendment No. 10), as attached to this report and forward it to the Department of Planning for gazettal.
2. Advise all parties who lodged submissions.

**Cr Rhoades left the meeting, the time being 6.55pm.**

**Cr Rhoades returned to the meeting, the time being 6.58pm.**

---

### **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.

**B41 RECOMMENDED** (Joass/Palmer) that the Committee now move into Open Council.

The Mayor resumed chairmanship of the meeting at 6.58pm.

---

### **ADOPTION OF CITY BUSINESS UNITS COMMITTEE REPORT**

---

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

This concluded the business and the meeting closed at 6.59pm.

Confirmed:

.....  
K D Rhoades  
Mayor