



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

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)

15 DECEMBER 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, Director of Planning, Environment and Development, Director of City Business Units, Director of City Services (Acting), Director of Corporate Services, Megan Dixon, Mark Salter, Executive Assistant

Leave of Absence: Councillor J C Bonfield

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

PUBLIC ADDRESSES

Speaker	Item
Mr Greg Holder (objector)	PED39 - Development Application No 1805/05 - Brothel - Lot 6, SP 54097, Unit 6, 25-27 Hurley Drive, Coffs Harbour
Mr Kerry Power (for the developer)	PED39 - Development Application No 1805/05 - Brothel - Lot 6, SP 54097, Unit 6, 25-27 Hurley Drive, Coffs Harbour

MAYORAL MINUTE

APPOINTMENT OF GENERAL MANAGER

To advise Council and the Community of the appointment of a General Manager to fill the vacancy following the resignation of the previous incumbent.

231 RESOLVED (Rhoades):

1. That Coffs Harbour City Council appoint Stephen Michael Sawtell as General Manager for a period of 3 years 11 months effective from the 1 January 2006 and expiring on 1 December 2009.
2. That the appointment be subject to the completion of a contract of employment by 31 January 2006.
3. That all documentation related to this employment contract be executed under common seal of Council.

CONFIRMATION AND ADOPTION OF MINUTES

232 RESOLVED (Joass/Ovens) that the minutes of the City Business Units Committee meeting of 1 December 2005 be confirmed as a true and correct record of proceedings.

233 RESOLVED (Ovens/Palmer) that the minutes of the City Services Committee meeting of 1 December 2005 be confirmed as a true and correct record of proceedings.

GENERAL MANAGER'S REPORTS

The General Manager's Reports were dealt with at the conclusion of the Corporate Services Committee meeting.

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

- 234** **RESOLVED** (McKelvey/Smithers) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Planning, Environment and Development Committee meeting, the time being 5.29 p.m.

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

PLANNING, ENVIRONMENT & DEVELOPMENT DEPARTMENT REPORTS

PED39 DEVELOPMENT APPLICATION NO. 1805/05 - BROTHEL - LOT 6, SP 54097, UNIT 6, 25-27 HURLEY DRIVE, COFFS HARBOUR

Development Application No. 1805/05 is a development proposal for the operation of a brothel within an existing and established industrial complex. Conditional approval of the application is recommended.

MOTION

- T35** **MOVED (Rhoades/Hogbin)**

1. That Development Application No. 1805/05 for a Brothel - Lot 6, SP 54097, Unit 6, 25-27 Hurley Drive, Coffs Harbour be deferred.
2. That Council enter into discussions with the applicant with regards to a more suitable location, preferably a stand-alone site.
3. That Council prepare a set of suitable guidelines for the establishment and location of legalised brothels within the Coffs Harbour Local Government Area.

PED40 A-FRAME SIGNS POLICY

Cr Hogbin declared a pecuniary interest, as his spouse runs a business that utilises A-Frame signs, and left the Chamber at 5.53pm.

A-frame Signs in or on roads and footpaths in the Coffs Harbour Local Government Area (LGA) have escalated in such numbers that effective controls now need to be considered in an effort to protect amenity, and to provide safe environments on footpaths and roadways, throughout the city. The purpose of this report is to outline the adoption of a Policy and registration system which will regulate A-frame Signs. The adoption of this Policy and registration system would also necessitate an amendment to the Footway Activities Licensing Policy Guidelines to include the appropriate regulation of A-frame Signs. The proposed Policy is included as an appendix to this report.

T36 RECOMMENDED (Ovens/Palmer)

1. That the amended 'Footway Activities Licensing Policy and Guidelines', whose amendments include the A-frame Signs Policy be placed on public exhibition for a minimum of 60 days, with submissions being sought from interested parties, including but not limited to the Chambers of Commerce from Sawtell, Coffs Harbour and Woolgoolga.
2. That subject to no substantial objections being received following the public exhibition period, the amended 'Footway Activities Licensing Policy and Guidelines' incorporating A-Frame Signs Policy, be adopted, or otherwise, that this matter be referred back to Council for further consideration.
3. That Council agree to the following fees and charges being put on public exhibition for a period of 60 days:

- Initial Application fee (per A-Frame sign)	\$60.00
- Annual License fee	\$45.00
- Public Liability Insurance fee	\$45.00
4. That subject to no substantial objections being received following the exhibition period, the fees be adopted, or otherwise, the matter be referred back to Council for further consideration.
5. That the initial application fee (per A-Frame sign) take effect from the date of adoption.
6. That the annual license and public liability fee be applied from the date of adoption on a pro rata basis to the end of the financial year.

Cr Hogbin returned to the Chamber at 5.59pm, and was advised of the outcome.

PED41 DRAFT LOCAL ENVIRONMENTAL PLAN AMENDMENT NO 29 - HEARNES LAKE/SANDY BEACH

As a result of adoption of the Hearnese Lake/Sandy Beach Development Control Plan (DCP) and Contributions Plan (CP), at the Council meeting of 1 December 2005 an amending Local Environmental Plan is proposed for the area. The report recommends that Council endorse this process and seek the advice of the Department of Planning (DoP). The process would enable the Plan to be placed on public exhibition and to commence rezoning the land within the Hearnese Lake/Sandy Beach area to more accurately reflect future planning of the area.

- T37** **RECOMMENDED** (Palmer/Joass) that pursuant to Section 54 of the Environmental Planning and Assessment Act, Council prepare a draft Local Environmental Plan for zone changes in the Hearnese Lake / Sandy Beach area (as circulated) and seek a Section 65 Certificate from the Department of Planning to enable exhibition of the Plan.

PED42 DRAFT LOCAL ENVIRONMENTAL PLAN - REVIEW OF COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000 (AMENDMENT NO 31) - HALLS ROAD

Cr Ovens vacated Chamber at 6.05pm declaring a pecuniary interest due to his interest in property in the area.

The report presents a Draft Local Environmental Plan (LEP) (Amendment No 31) for Council's approval, which incorporates an amendment to Local Environmental Plan 2000 as a result of approaches from landowners in the Halls Road area and in accordance with the findings of the Coffs Harbour Gateway Strategy.

- T38** **RECOMMENDED** (Hogbin/Joass) that
1. That Council, in accordance with Section 54 of the Environmental Planning and Assessment Act 1979, prepare a Draft Local Environmental Plan for the land described in the Schedule attached to this report.
 2. That Council seek the advice from the Department of Planning as to whether a Local Environmental Study is required.
 3. Following receipt of the Department's advice, any study prepared and the draft Local Environmental Plan be referred back to Council for endorsement.

Cr Ovens returned to the Chamber at 6.11pm and was advised of the outcome.

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 6.12 p.m.

OPEN COUNCIL

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

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

ADOPTION OF PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE REPORT

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

GENERAL MANAGER'S REPORTS

26 HARBOURSIDE MASTERPLAN - PLANNING PRINCIPLES

This report recommends the adoption of the Planning Principles for the Harbourside Masterplan.

237 RECOMMENDED (Hogbin/McKelvey) that Council adopt the following Planning Principles for the Harbourside Precinct:

1. Strengthen the Harbourside Precinct's identity as an outstanding destination.
2. Support the function of the harbour as an international port for small vessels.
3. Enhance the recreational functions and amenity of the Harbourside Precinct.
4. Enhance the environmental quality of the Harbourside Precinct.
5. Establish and maintain landscape as the dominant element over built form
6. Incorporate and re-affirm the Aboriginal meaning of the place.
7. Promote and incorporate the settlement history of the Harbourside Precinct.
8. Strengthen the small-scale character of built form within the Harbourside Precinct.
9. Establish ecological integrity as a component of local character
10. Develop the Precinct as a recognisable seaside village.
11. Create development opportunities which are sustainable in an environmentally, socially and financially sound way.

27 2005 COFFS HARBOUR ECONOMIC PROFILE

To report to Council on the 2005 Coffs Harbour Economic Profile

238 RECOMMENDED (Ovens/Palmer) that

1. That Council approve the 2005 Coffs Harbour Economic Profile, included as an attachment to this business paper, for publication.
2. That Council approve the implementation of a \$20 + GST fee on hard copies of the 2005 Coffs Harbour Economic Profile.

28 2005 ECONOMIC DEVELOPMENT PLAN

The purpose of this report is to provide Council with a recommendation to adopt the 2005 Economic Development Plan as a five-year Plan for economic growth in the City.

- 239 RECOMMENDED** (MKelvey/Ovens) that Council adopt the 2005 Economic Development Plan, included as an attachment to this business paper.

29 2005 COFFS COAST INTERNATIONAL BUSKERS AND COMEDY FESTIVAL

To report to Council on the 2005 Coffs Coast International Buskers and Comedy Festival, held in Coffs Harbour from 23 September - 1 October.

- 240 RECOMMENDED** (McKelvey/Palmer) that Council consider contributing additional funding to the Festival in its 2006-07 Management Plan to enable the coordinators to extend the marketing of the event into regional areas.

30 CHCC PARTICIPATION IN COUNTRY WEEK 2005

To report to Council on the Coffs Harbour City Council participation in Country Week 2005.

- 241 RECOMMENDED** (McKelvey/Ovens):

1. That Council consider participation in the Country Week expo.
2. That CHCC support any local representation at the Country Week 2006.

31 2005 COFFS COAST FOOD AND WINE FESTIVAL

To report to Council on the 2005 Coffs Coast Food and Wine Festival.

- 242 RECOMMENDED** (Hogbin/McKelvey) that the Sunday program for the Food and Wine Festival location be deferred until the Economic Development Unit survey process is completed.

32 2005 COFFS COAST BUSINESS AWARDS

To report to Council on the 2005 Coffs Coast Business Awards.

- 243 RECOMMENDED** (Ovens/McKelvey) that the Economic Development Unit continue to facilitate the Coffs Coast Business Awards.

33 2006-2009 MANAGEMENT PLAN - PROJECT SCHEDULE

To seek approval for a project schedule to develop Council's 2006-2009 Management Plan. This report recommends that a Draft Management Plan be scheduled for public exhibition in March 2006.

244 **RECOMMENDED** (Palmer/Ovens) that:

1. the following project schedule for developing Council's 2006-2009 Management Plan be adopted.

Meeting/Activity	Date	Councillor Attendance
Senior Staff/Managers /Councillor consultations	8 Dec 2005 to 14 Feb 2006	Yes
Consider first draft for adoption for public exhibition	2 March 2006	Yes
Public exhibition period (includes meetings, information session, media activities, etc)	4 March to 3 April 2006	As required
Consideration of Submissions	4 to 13 April 2006	As required
Consider final Management Plan for Adoption	Second Council Meeting in April 2006	Yes
Prepare and submit rate variation application (if required)	21 April to 5 May 2005	N/A
Review and adopt Management Plan (if required)	Second Council Meeting in June 2006	Yes (if required)
Lodge Management Plan with Department of Local Government	By 30 June 2006	N/A

2. Councillors note their attendance is requested at the meetings, as outlined in the schedule contained within this report, to develop Council's 2006-2009 Management Plan.
3. Council endorse the Community Consultation strategy to assist in promoting public awareness of the Draft 2006-2009 Management Plan and to encourage community submissions.
4. The Environmental Working Group's recommended list of projects (to be funded from the 2006-2007 Environmental Levy) be submitted by 15 February 2006 for inclusion in the Draft Management Plan for consideration and adoption by Council.
5. Council note that, based on its 2005-2006 Management Plan results and the Revised Infrastructure Program, an additional rate variation of approximately 6% will be considered in conjunction with the preparation of the 2006-2009 Management Plan Budget.

34 CONTRACTUAL CONDITIONS OF SENIOR STAFF

To report to Council on the contractual conditions of senior staff.

245 RECOMMENDED (Hogbin/Palmer) that the report be noted.

This concluded the business and the meeting closed at 6.55 p.m.

Confirmed: 2 February 2006

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K D Rhoades AFSM
Mayor