



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(CORPORATE BUSINESS COMMITTEE)

COUNCIL CHAMBERS

COUNCIL ADMINISTRATION BUILDING

COFF AND CASTLE STREETS, COFFS HARBOUR

19 OCTOBER 2006

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CORPORATE BUSINESS DEPARTMENT REPORT

C75 HARBOURSIDE CONCEPTS - PROJECT TIMETABLE

Purpose:

To seek approval for the timetable to develop the Harbourside Project Masterplan. This report recommends that the Harbourside Concepts be placed on public exhibition in October 2006.

Description of Item:

Since 2005, Coffs Harbour City Council (Council) and the NSW Department of Lands (Lands) have been working together on the Harbourside Project under a Memorandum of Understanding to develop a Masterplan for the Harbour and its surrounds.

Following community consultation on planning principles for the project, Council and Lands have now created a set of concepts and development opportunities that may underpin the production of a Draft Masterplan.

Before the Draft Masterplan is completed for public exhibition, Council and Lands wish to test these concepts and development opportunities with the community, stakeholders and potential industry partners.

The report proposes the Harbourside Project Timeline (refer Attachment 1) for community consultation and further development of the Harbourside Project Masterplan and its adoption. The timetable has been developed to facilitate additional consultation and communication.

Sustainability Assessment:

- **Environment**

Environmental issues relating to Council and the site are identified and addressed in the Harbourside Concepts.

- **Social**

The Harbourside Concepts have been developed to assist and contribute to the social development of Coffs Harbour.

- **Economic**

Broader Economic Implications

The Harbourside Concepts have been developed to assist and ultimately contribute to the economic development of Coffs Harbour. Sustainability issues will be addressed in detail, during the preparation of a Draft Masterplan and in the final business model.

Management Plan Implications

This project is funded within Council's current Management Plan.

C75 Harbourside Concepts - Project Timetable ...(Cont'd)

Consultation:

A workshop was held on 9 December 2005, with the project's Strategic Planning Group, to seek feedback on an initial concept developed by consultants Pittendrigh Shrinkfield Bruce. The initial concept contained several unacceptable solutions, to both Council and Lands.

Council has since spent a large part of the year in negotiations with Lands, to develop concepts that:

- Address community concerns with the level of development proposed in previous plans
- Establish a model for the self-funding of maintenance and development of Harbour infrastructure to meet the future needs of the Coffs Harbour community
- Allow the potential of Crown Land - as a State and community asset to be fulfilled

Councillors have been briefed on these negotiations on four occasions.

It is proposed that the Harbourside Concepts documents be launched with the Minister of Lands on Monday, 23 October 2006.

The Harbourside Concepts will then be placed on public exhibition from Tuesday, 24 October until close of business on Wednesday, 20 February 2007.

Public consultation during this period will include consultations with key community groups, a public information session, static displays, media releases and newspaper advertising.

Community submissions on the concepts, a summary of recommended actions and responses to submissions, and the Draft Masterplan will be presented for consideration at a council meeting in May 2007.

The Draft Masterplan will then again be placed on public exhibition, before the preferred Masterplan is developed for determination by the NSW Department of Planning.

Council is committed to maximising community awareness and participation in the development of a Masterplan for the Harbourside Precinct.

A communications strategy has been prepared to assist in achieving this goal. It includes meetings with focus groups and interested individuals, a public information session, media releases, advertising and the provision of a newsletter.

The public exhibition of the Harbourside Concepts will be advertised in the three local newspapers.

Copies of the Harbourside Concepts and a supporting document will be available from Council's Administration Building and Council's Libraries in Coffs Harbour, Toormina and Woolgoolga during business hours. Copies may also be viewed at general stores in Ulong, Red Rock, Coramba and Nana Glen as well as Corindi and Bonville Post Offices. Copies can be posted out on request by contacting Council on 6648 4087. It will also be available to download from Council's website at www.coffsharbour.nsw.gov.au. Copies are also available from NSW Department of Lands, 36 Marina Drive, Coffs Harbour Jetty.

Related Policy and / or Precedents:

There have been several major projects of Council over time.

Statutory Requirements:

The Local Government Act provides for Council to progress major projects such as the Harbourside Project.

S10A Local Government Act provides for Council to close its meeting to deal with confidential information.

Council's Code of Meeting Practice provides for Council to deal with confidentiality.

EPA Act

A project such as the Harbourside Project can be declared to be subject to the Part 3A Assessment process because of its type and size, or where it is located - these are known as major projects. NSW Department of Lands & Department of Planning have both indicated that the Harbourside Project may be considered as a major project.

There are several ways to carry out a major project. One is to lodge a project application which contains detailed information about the project. The other is to lodge a concept plan, which provides a broader overview of what is proposed.

Approval of a concept plan would establish the framework for more detailed development of the proposal, and may include the need for further approvals.

Under the new legislation, the proponent of the major project contacts the Department of Planning outlining the proposed project. The Department of Planning prepares and makes publicly available the key issues that must be addressed in the environmental assessment for the major project. These are known as the *Director General's requirements*. The proponent of the project is encouraged to consult with the community and relevant state agencies.

The environmental assessment prepared is required to include a statement of commitments outlining how the projects likely environmental impacts will be minimised and managed. The environmental assessment is checked against the Director General's requirements and, if satisfactory, are exhibited seeking community comment. Any issues raised can require a preferred project report that outlines any changes to the project to minimise environmental impact.

It is intended that a Preferred Masterplan will be developed by August 2007. The final determination of the Masterplan lies with the NSW Department of Planning.

C75 Harbourside Concepts - Project Timetable ...(Cont'd)

Issues:

The timetable for the development of the Harbourside Project Masterplan will commence with the launch on 23 October 2006.

The subject of the launch will be the Harbourside Concepts documents. These documents are confidential until the launch and are separately provided in Councillors' envelopes.

The launch and the placement of these documents on public exhibition will then provide for equitable access by all stakeholders and the community at large.

The consultation and communication schedule will then support the process through to adoption of the Preferred Masterplan.

Implementation Date / Priority:

Subject to Council approval, development of the Harbourside Masterplan will continue through to July 2007 in accordance with the adopted Harbourside Project Timeline.

Recommendation:

- 1. That the Harbourside Project Timeline for developing the Harbourside Masterplan attached to this report be adopted.**
- 2. That for the purpose of the public launch and public exhibition the document titled Harbourside Concept be adopted.**

K O Lavelle
Director Corporate Business

Attachments:

Attachment 1

Harbourside Project Timeline

