

The following document is the minutes of the Council and Committee meetings held on 2 November 2006. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 16 November 2006 and therefore subject to change. Please refer to minutes of 16 November 2006 for confirmation.



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(LAND USE, HEALTH & DEVELOPMENT COMMITTEE)
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
2 NOVEMBER 2006

Contents

ITEM	DESCRIPTION	PAGE
LAND USE, HEALTH & DEVELOPMENT DEPARTMENT REPORTS		
LUHD34	COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000 - AMENDMENTS NO. 34, 37 AND 38 - TO PROGRESS REZONING OF LANDS WITHIN THE NORTH COFFS RELEASE AREA	2
LUHD35	WOOLGOOLGA BUSINESS LANDS REVIEW	2
LUHD36	DRAFT SETTLEMENT POLICY FOR RURAL 1(A) ZONED LANDS	3
LUHD37	REVIEW OF COUNCIL'S POLICY - SEPTIC /HOLDING TANK SYSTEMS	4
LUHD38	HERITAGE STRATEGIC PLAN 2006 - 2009	4
LUHD39	COFFS COAST REGIONAL WASTE SERVICES CONTRACT	5
CORPORATE BUSINESS DEPARTMENT REPORTS		
C82	TENDERS: ACQUISITION OF HEIGHT DATA AND SUPPLY OF AERIAL PHOTOGRAPHY	5



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(LAND USE, HEALTH & DEVELOPMENT COMMITTEE)

2 NOVEMBER 2006

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

Staff: General Manager, Assistant General Manager/Director Corporate Business, Director Land Use, Health & Development, Acting Director of City Services, Manager Land Use Planning, Manager Health (Acting) and Executive Assistant.

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

PUBLIC ADDRESSES

Time	Speaker	Item
5.00pm	Steve Moody (Woolgoolga Chamber of Commerce)	Woolgoolga Business Lands Review

Councillor Palmer arrived at this point, the time being 5.07pm

Cr Ovens reported that he had attended the NSW State Junior Titles 2006 and was presented with a plaque of appreciation for Council.

CONFIRMATION AND ADOPTION OF MINUTES

- 145 **RESOLVED** (Smithers/Palmer) that the minutes of the Corporate Business Committee Meeting held on 19 October 2006 be confirmed as a true and correct record of proceedings.

LAND USE, HEALTH & DEVELOPMENT COMMITTEE

- 146** **RESOLVED** (McKelvey/Palmer) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Land Use, Health & Development Committee meeting, the time being 5.13pm.

The Mayor invited Councillor Featherstone to chair the Land Use, Health & Development Committee.

LAND USE, HEALTH & DEVELOPMENT DEPARTMENT REPORTS

LUHD34 COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000 - AMENDMENTS NO. 34, 37 AND 38 - TO PROGRESS REZONING OF LANDS WITHIN THE NORTH COFFS RELEASE AREA

The purpose of this report is for Council to endorse numbers for draft amendments to the Coffs Harbour Local Environmental Plan (LEP) 2000 within the North Coffs release area.

- T33** **RECOMMENDED** (Ovens/Bonfield) that:

1. Council endorse the three Local Environmental Plan amendment components of the North Coffs Release Area as follows:
 - Local Environmental Plan draft Amendment No. 34 – North Coffs;
 - Local Environmental Plan draft Amendment No. 37 – Big Banana Lands in North Coffs; and
 - Local Environmental Plan draft Amendment No. 38 – Thakral Lands in North Coffs.

LUHD35 WOOLGOOLGA BUSINESS LANDS REVIEW

Councillor Featherstone declared an interest in the following matter, vacated the chamber and took no part in the discussion or voting, the reason being pecuniary interest and requested that Councillor Smithers be chair until he returned to Chambers.

This report outlines a review of the three areas of business zoned land in Woolgoolga. The review considers options for amending the Coffs Harbour Local Environmental Plan 2000 and makes suggestions regarding appropriate future zones under the standard LEP template review.

T34 **MOVED (McKelvey/Rhoades)** that:

1. Council note the findings of the Review of Woolgoolga Business Lands and the document be placed on public exhibition until the end of January 2007.

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

Councillor Featherstone returned to the Chamber and was advised of the outcome.

Anomaly found in LUHD35 Woolgoolga Business Land Review - Land Use, Health & Development Agenda for 2 November 2006 – page 15, paragraph 3, the following sentence should read: *“Aside from being constrained by a sloping topography that limits effective pedestrian linkages, a previous application to develop a supermarket on the largest available site was refused on the grounds of inadequate setbacks.”*

LUHD36 DRAFT SETTLEMENT POLICY FOR RURAL 1(A) ZONED LANDS

Councillor Palmer declared an interest in the following matter, vacated the chamber and took no part in the discussion or voting, the reason being he has rural property.

Advising that the consultants have now completed the draft final report for the Settlement Policy for Rural 1A Zoned Lands. It is recommended that the draft Policy be exhibited for a period of one month and that Council resolve to prepare a draft Local Environmental Plan to implement the Policy. The draft Local Environmental Plan (LEP) will be prepared during the exhibition period of the draft Policy.

T35 **RECOMMENDED (Bonfield/Joass)** that:

1. Council endorse the draft Settlement Policy for Rural 1A Zoned Lands for the purpose of public exhibition.
2. The draft Policy be exhibited for a period of one month and community consultation be undertaken within that period in accordance with the Communication Strategy proposed by the consultants.
3. A draft Local Environmental Plan be prepared to implement the recommendations of the draft Policy.
4. The Department of Planning be advised of Council's decision in accordance with Section 54 of the Environmental Planning and Assessment Act.
5. The draft Policy be circulated to relevant Government agencies concurrently with consultation under Section 62 of the Environmental Planning and Assessment Act.
6. Upon completion of exhibition of the policy, a report to Council be prepared.

Councillor Palmer returned to the Chamber and was advised of the outcome.

LUHD37 REVIEW OF COUNCIL'S POLICY - SEPTIC /HOLDING TANK SYSTEMS

To amend Council's Policy on Septic/Holding Tanks Systems, to incorporate Recommendation EN21 of the City Services Committee adopted by Council on the 20 April 2006, Minute No: 48 – “that no new pump outs be permitted throughout the City” and to link Councils On-site Sewage Management Strategy 2006, which has also being reviewed, to the policy.

T36 RECOMMENDED (McKelvey/Smithers) that:

1. The amended Septic/Holding Tank Systems Policy, Attachment A, be put on public exhibition, with copies being made available at Council Libraries, the Council Administration Building as well as local shops at Coramba, Nana Glen, Red Rock, Lowanna and Ulong.
2. The amended Septic/Holding Tank Systems Policy, Attachment A, be on public exhibition for a period of 28 days.
3. The draft On-Site Sewage Management Strategy 2006, Attachment B, be noted.
4. Fees required in Councils On-site Sewage Management Strategy be set annually by Council's Management Plan.

LUHD38 HERITAGE STRATEGIC PLAN 2006 - 2009

In mid 2003, Coffs Harbour City Council's in house heritage advisor reviewed the best practice advice contained in the Heritage Office publication “*Eight Suggestions on How Local Councils Can Promote Heritage Conservation*”. Drawing on the information outlined in the “eight suggestions”, the following actions were undertaken (see related Council Minute Nos. 50 of 23 May 2002 and 154 of 4 September 2003):

1. Establish a heritage executive committee for an interim period of three years to assist the council to actively promote heritage conservation;
2. Survey and legally protect all the heritage items in its area;
3. Put in place good measures to assess all development applications involving heritage items;
4. Encourage best practice heritage conservation through providing free heritage advisory services, promotion and incentives; and
5. Lead by example by taking good care of its own heritage items - halls, school of arts, cemeteries, historic parks, street trees, etc.

A heritage strategy was then devised based upon these broad aims. This report:

- (a) summarises the performance of the heritage strategy to date; and
- (b) outlines the heritage strategy for the following three-year period.

T37 RECOMMENDED (Smithers/Bonfield) that:

1. Council endorse the Heritage Strategic Plan 2006 – 2009 to enable public exhibition of the document for a 30 day period.
2. Provided that no significant submissions are received endorse the adoption of the Heritage Strategic Plan 2006 – 2009.

LUHD39 COFFS COAST REGIONAL WASTE SERVICES CONTRACT

This matter was referred to City Services Committee Meeting for discussion.

CORPORATE BUSINESS DEPARTMENT REPORT

C82 TENDERS: ACQUISITION OF HEIGHT DATA AND SUPPLY OF AERIAL PHOTOGRAPHY

To report on tenders received for the acquisition of height data, generation of a digital elevation model, generation of contours and supply of aerial photography.

T38 RECOMMENDED (Ovens/McKelvey) that:

1. Council accept the tender from AAMHatch, ACN 106 160 678, for Contract 06/07-267-TO Acquisition of Height Data and Supply of Aerial Photography, for the lump sum of \$368,400 ex GST on the basis that:
 - a) The tender is the highest scoring tender following the application of Council's Tender Value Selection System.
 - b) The tenderer has the necessary experience in similar works and his referees have confirmed his ability and satisfactory performance.
 - c) The tenderer's financial references are satisfactory.
2. Council enter into a Joint Ownership Agreement for ownership and copyright of the data obtained from this contract.

CONCLUSION OF LAND USE, HEALTH & DEVELOPMENT COMMITTEE MEETING

The Chairman advised that the business of the Land Use, Health & Development 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.

- T39** **RECOMMENDED** (McKelvey/Ovens) that the Committee now move into Open Council.

The Mayor resumed chairmanship of the meeting at 6.09pm.

ADOPTION OF LAND USE, HEALTH AND DEVELOPMENT COMMITTEE REPORT

- 147** **RESOLVED** (McKelvey/Ovens) that the recommendations of the Land Use, Health and Development Committee meeting be received and adopted.

OPEN MEETING

The Mayor requested an appropriate motion to enable the meeting to resolve into Open Meeting.

This concluded the business and the meeting closed at 6.10pm.

Confirmed: 2 November 2006

.....
K D Rhoades AFSM
Mayor