

The following document is the minutes of the Council and Committee Meetings held on Thursday, 5 July 2007. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 19 July 2007 and therefore subject to change. Please refer to the minutes of the meeting of 19 July 2007 for confirmation.



**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(LAND USE, HEALTH & DEVELOPMENT COMMITTEE)**  
**COUNCIL CHAMBERS**  
**COUNCIL ADMINISTRATION BUILDING**  
**COFF AND CASTLE STREETS, COFFS HARBOUR**  
**5 JULY 2007**

**Contents**

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>PAGE</b>
<b>LAND USE, HEALTH &amp; DEVELOPMENT DEPARTMENT REPORTS</b>		
LUHD26	OUR LIVING CITY SETTLEMENT STRATEGY	2
LUHD27	COFFS HARBOUR CENTRAL BUSINESS DISTRICT DEVELOPMENT CONTROL PLAN REVIEW	4
LUHD28	REVIEW OF OFF-STREET CAR PARKING DEVELOPMENT CONTROL PLAN	4
LUHD29	COFFS HARBOUR CITY STANDARD LOCAL ENVIRONMENTAL PLAN REVIEW	5
LUHD30	ACKNOWLEDGEMENT OF BIODIVERSITY ON ZONING CERTIFICATES UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	5



## COFFS HARBOUR CITY COUNCIL

### ORDINARY MEETING

#### (LAND USE, HEALTH & DEVELOPMENT COMMITTEE)

5 JULY 2007

**Present:** Councillors R McKelvey (Chairman), J Bonfield, D Featherstone, I Hogbin, C Joass, W Palmer and G Smithers.

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

Leave of Absence: Councillor K Rhoades.

---

#### APPOINTMENT OF CHAIR

---

The Assistant General Manager opened the Meeting and advised that due to the unavoidable absence of both the Mayor and Deputy Mayor a chairman would need to be appointed.

- 81 RESOLVED** (Hogbin/Joass) nominated Cr McKelvey be appointed as Meeting Chairman for the ordinary meeting of 5 July 2007.

The meeting commenced at 5.00pm with the Chairman, Cr McKelvey in the chair.

---

#### APOLOGY

---

- 82 RESOLVED** (Joass/Palmer) that an apology received from Cr I Ovens for unavoidable absence be received and leave be granted for the current meeting of Council.

---

#### PUBLIC ADDRESS

---

5.05pm Wayne Evans LUHD 26 - Our Living City Settlement Strategy  
(Bypass Action Network)

5.10pm Mary-Anne Wilson LUHD30 - Acknowledgement of Biodiversity on  
Zoning Certificates Under Section 149 of the  
Environmental Planning and Assessment Act  
1979

---

## CONFIRMATION AND ADOPTION OF MINUTES

---

- 83** **RESOLVED** (Joass/Featherstone) that the minutes of the Corporate Business Committee Meeting held on 21 June 2007 be confirmed as a true and correct record of proceedings.

---

## LAND USE, HEALTH & DEVELOPMENT COMMITTEE

---

- 84** **RESOLVED** (Joass/Palmer) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Land Use, Health & Development Committee meeting, the time being 5.12pm.

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

---

## LAND USE, HEALTH & DEVELOPMENT DEPARTMENT REPORTS

---

### LUHD26 OUR LIVING CITY SETTLEMENT STRATEGY

---

To present to Council feedback from the community engagement process for the draft Our Living City (OLC) Settlement Strategy, and for Council to endorse changes to the final OLC Settlement Strategy document and plans resulting from that community engagement process. This will allow Council to proceed to the next step of obtaining endorsement from the Director General of the Department of Planning to allow contents of the Strategy to be implemented.

### MOTION

**MOVED** (Smithers/Joass) that:

- 1 Council note the matters raised in the public submissions received in response to the community engagement process for the draft Our Living City Settlement Strategy.
- 2 Council defer the Settlement Strategy until after the RTA completes the environmental assessment of the Sapphire to Woolgoolga section of the Pacific Highway.
3. That Appendix E Schedule of Land Parcels for Special Investigation, on Page 122 of the Our Living City Settlement Strategy, be modified to include Lands in the Corindi (in the Blackadder Creek flats area) and Bonville (near the rail siding in the Bonville Station Road locality) areas for investigation and assessment as potential Industrial/Employment Generating lands.

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

Cont'd

**MOTION**

**T27 RECOMMENDED** (Hogbin/Palmer) that:

1. Council note the matters raised in the public submissions received in response to the community engagement process for the draft Our Living City Settlement Strategy.
2. Council endorse the Our Living City Settlement Strategy.
3. Council endorse the adoption of priority release dates for urban investigation areas as exhibited in the draft Our Living City Settlement Strategy, without further alteration.
4. Council lobby the Department of Planning to allow for endorsement of the Our Living City Settlement Strategy whilst the Department is finalising their Mid North Coast Regional Strategy.
5. That Appendix E Schedule of Land Parcels for Special Investigation, on Page 122 of the Our Living City Settlement Strategy, be modified to include Lands in the Corindi (in the Blackadder Creek flats area) and Bonville (near the rail siding in the Bonville Station Road locality) areas for investigation and assessment as potential Industrial/Employment Generating lands.

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

---

**DIVISION**

---

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

**FOR**

Cr Hogbin  
Cr Bonfield  
Cr Palmer  
Cr Featherstone  
Cr McKelvey

**AGAINST**

Cr Joass  
Cr Smithers

---

**LUHD27 COFFS HARBOUR CENTRAL BUSINESS DISTRICT  
DEVELOPMENT CONTROL PLAN REVIEW**

---

This report outlines the review of the City Centre Development Control Plan (DCP) covering business zoned land in Coffs Harbour Central Business District (CBD) and the area covered by the special business rate. The review considers options for amending the City Centre DCP, components of the Off-Street Car Parking DCP and the Coffs Harbour City Centre Car Parking Developer Contributions Plan.

*Note: No change is required to the current Business Lands DCP.*

**T28 RECOMMENDED** (Hogbin/McKelvey) that:

The LUHD27 report be deferred and brought back to Council by the first meeting in September 2007.

---

**LUHD28 REVIEW OF OFF-STREET CAR PARKING DEVELOPMENT  
CONTROL PLAN**

---

To provide a complete review of the Coffs Harbour City Off-Street Car Parking Development Control Plan (DCP) with particular emphasis on car parking requirements for residential development less than 100m<sup>2</sup> Gross Floor Area (GFA) and car parking provisions for medical centres.

**T29 RECOMMENDED** (Hogbin/Featherstone) that:

1. The parking requirements in respect of restaurants (including cafes) for change of use of existing premises be changed to a rate of 1 car space per 23m<sup>2</sup> gross floor area. These changes be incorporated into page 4 of the draft Off-Street Car Parking Development Control Plan prior to exhibition.
2. Council exhibit the draft Off-Street Car Parking Development Control Plan and draft High Density Housing Development Control Plan (provided as separate documents to Councillors) for at least 28 days in accordance with the provisions of Division 2, clause 18 of the Environmental Planning and Assessment Regulations 2000.
3. Following exhibition of the draft Off-Street Car Parking Development Control Plan a further report come back to Council for consideration.

---

**LUHD29 COFFS HARBOUR CITY STANDARD LOCAL ENVIRONMENTAL PLAN REVIEW**

---

The report outlines the legislative requirements for the review of the Coffs Harbour City Local Environmental Plan (LEP) 2000 in accordance with the Standard LEP Orders gazetted 31 March 2006 (distributed to Councillors under separate cover). It is proposed that the review translate the current LEP to the Standard Template in addition to incorporating outcomes from various current and forthcoming strategies, policies and projects. The recommendations ensure this process complies with the legal requirements enabling Council to formally commence making a new principle LEP in accordance with the Department of Planning's prescribed timeframe for completion (March 2011).

This report informs Council of the Department of Planning advice regarding minor amendments to LEPs and outlines the proposed process for the comprehensive review of the Coffs Harbour City LEP 2000.

**T30 RECOMMENDED** (McKelvey/Palmer) that:

1. The information in this report be received and noted by Council.
2. Council endorse the staged process for the comprehensive review of the Coffs Harbour City Local Environmental Plan in accordance with the NSW Standard Local Environmental Plan Template (as amended) prepared by the Department of Planning.
3. Council, in accordance with Section 54 of the Environmental Planning and Assessment Act 1979, prepare a new principle Local Environmental Plan to replace Coffs Harbour City Local Environmental Plan 2000.
4. The Planning Review Panel be requested to issue Council delegations to issue a certificate under Section 65 of the Environmental Planning and Assessment Act 1979 to allow the new principle Draft Coffs Harbour City Local Environmental Plan to be exhibited.
5. That Council seek agreement from the Department of Planning to the staged process for the comprehensive review of the Coffs Harbour City Local Environmental Plan.

---

**LUHD30 ACKNOWLEDGEMENT OF BIODIVERSITY ON ZONING CERTIFICATES UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

---

This report puts forward an additional notation to be included in Zoning Certificates under Section 149 of the Environmental Planning and Assessment (EP&A) Act.

**T31 RECOMMENDED** (McKelvey/Smithers) that:

1. Council endorse Attachment A of this report as the Biodiversity Statement for issuing with all 149(2) Zoning Certificates.
2. The Biodiversity Statement be inserted into each 149(2) Certificate issued by Council as part of response "I".
3. The biodiversity statement be varied to delete any reference to koalas and flying-fox.

---

**CONCLUSION OF LAND USE, HEALTH & DEVELOPMENT COMMITTEE MEETING**

---

The Committee Chairman advised that the business of the Land Use, Health & Development Committee was concluded and invited Cr McKelvey to resume the chair.

---

**OPEN COUNCIL**

---

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

**T32** **RECOMMENDED** (Smithers/McKelvey) that the Committee now move into Open Council.

The Chairman resumed chairmanship of the meeting at 6.20pm.

---

**ADOPTION OF LAND USE, HEALTH AND DEVELOPMENT COMMITTEE REPORT**

---

**85** **RESOLVED** (Joass/Smithers) that the recommendations of the Land Use, Health and Development Committee meeting be received and adopted.

This concluded the business and the meeting closed at 6.21pm.

Confirmed: 19 July 2007

.....  
R McKelvey  
Acting Mayor