

The following document is the minutes of the Council and Committee meetings held on 13 December 2007. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 7 February 2008 and therefore subject to change. Please refer to minutes of 7 February 2008 for confirmation.



COFFS HARBOUR CITY COUNCIL

SUPPLEMENTARY AGENDA

**COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR**

13 DECEMBER 2007

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COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

13 DECEMBER 2007

GENERAL MANAGER'S REPORT

29 COFFS HARBOUR CITY CENTRE DEVELOPMENT CONTROL PLAN AND DEVELOPER CONTRIBUTIONS PLAN

Purpose:

The purpose of this report is to:

1. Provide comment on submissions received during the exhibition of the Coffs Harbour City Centre Development Control Plan (DCP) and Coffs Harbour City Centre Car Parking Developer Contributions Plan.
2. Recommend that:
 - (a) Council endorse the Draft DCP and Contributions Plan to guide development; and
 - (b) Council progress the Central Business District (CBD) Masterplan Review and amend the DCP and Contributions Plan as a result of that process.

Description of Item:

In order to facilitate the development of an overall planning strategy for the City Centre, a review of key issues contained within the DCP was required. The desired outcome of this review was to provide recommendations that would establish a vision for appropriate urban form, amenity and business opportunities to be developed over time.

On 1 November 2007 Council resolved to place the Draft Coffs Harbour City Centre DCP and associated Car Parking Developer Contributions Plan on exhibition. The Draft Plans were exhibited from 5 November 2007 to 3 December 2007. Council received 15 submissions to the Draft City Centre DCP and Car Parking Developer Contributions Plan. Details of the matters raised in the submissions and subsequent actions taken are discussed in the "Issues" section of this report.

Copies of the submissions received have been provided separately to each Councillor.

Copies of the amended Development Control Plan (IR 215379) and Contributions Plan (IR 1811725) have been circulated separately to all Councillors.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Sustainability Assessment:

The aims and objectives of the LEP are categorised under economic, social and environmental sustainability principles. The review of the City Centre DCP has addressed the following points regarding sustainability:

- **Environment**

The review seeks to explore opportunities for more appropriate planning provisions and development controls to encourage both orderly and sustainable use of existing business zoned land in the City Centre, without encouraging further fragmentation of commercial uses to other non-commercial zoned land in the locality.

- **Social**

Social sustainability will be addressed by improving retail competition and greater accessibility to commercial services for residents and visitors, particularly lower income households in the Local Government Area. Enabling future commercial/retail development in the City Centre will have positive employment outcomes during their construction and long-term operation.

- **Economic**

The implementation of timely amendments to the City Centre DCP will assist in achieving economic sustainability through consolidated business centre infrastructure and energy savings.

Failure to adopt the City Centre Car Parking Developer Contributions Plan will expose Council to funding shortfalls across its budget and will have a major impact on the provision of car parking in the City Centre.

Council has notified the community of the imminence of the Contributions Plan, with increased cost per car space. Failure to endorse this Contributions Plan will risk the ability of Council to provide appropriate car parking facilities within the City Centre.

Broader Economic Implications

Adoption of the DCP and Contributions Plan assists the following outcomes:

- Promoting the timely redevelopment of existing serviced land and improving access to infrastructure and services;
- Enhancing the function of the City Centre as the primary commercial centre in the hierarchy of urban settlements within Coffs Harbour and the Mid North Coast Region;
- Maximising the capability of the locality to provide a range of commercial and retail services for residents and visitors;
- Improving amenity to promote economic growth by increasing community activities, facilities and investment; and
- Generating employment opportunities through construction and the ongoing provision of services and facilities.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Management Plan Implications

The planning review of the City Centre DCP is included in Council's current Management Plan.

Consultation:

• Workshops with Councillors

- 1 May 2006 Inception Meeting and Briefing by Hill PDA
- 1 May 2006 Stakeholders Workshop – Hill PDA
- 2 May 2006 Follow-up meeting with Stakeholders – Hill PDA
- 29 September 2006 Presentation by TRACT
- 29 November 2006 TRACT CBD "Audit"
- 27 February 2007 Councillor's Briefing (City Centre DCP)
- 22 May 2007 CBD Strategic Plan Workshop
- 21 June 2007 Councillor's Briefing (City Centre DCP Review)
- 26 September 2007 Councillor's Briefing (City Centre Parking)
- 14 November 2007 Brelsford Park Strategic Briefing

Modifications to the Section 94 Contribution Plan have been incorporated as a result of liaison with Councillors during the series of workshops/briefing sessions.

• Internal

The Draft City Centre DCP and Contributions Plan were prepared with input from Council's Land Use Assessment Branch and Finance Branch.

During the exhibition period comment was sought from all Council Departments.

Council's Technical Liaison Committee held a meeting during the exhibition period to critique the City Centre DCP. A submission was prepared and lodged to summarise the outcomes of this meeting.

• Issues raised during Consultation and Exhibition Period

The exhibition period for the Draft Plans took place from 5 November 2007 to 3 December 2007.

Council received 15 submissions to the City Centre DCP and Contributions Plan. The issues raised in those submissions are addressed as follows:

Issue 1: Sale of 218 Harbour Drive

Objection to the sale of 218 Harbour Drive arguing that it provides important support for retail and commercial offices in the area.

The sale would likely reduce the number of parking spaces in the City Centre.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Comment:

The sale of 218 Harbour Drive is a crucial component of the funding for the CBD parking strategy. Any car spaces currently available in 218 Harbour Drive will be available at other convenient locations in close proximity.

Implementation of the City Centre Car Parking Contributions Plan will result in a minimum of an additional 235 parking spaces in the short to medium term.

Action Taken:

A recommendation endorsing the sale of 218 Harbour Drive. The allocation of proceeds from that sale is included in the recommendation section of this report.

Issue 2: Pedestrian and vehicle movement

The DCPs inability to address long term traffic and pedestrian movement from proposed impact in floor area was criticised in submissions.

Submissions expressed concern regarding the impact of reduced parking in the city centre on Coffs Harbour's elderly and ageing population.

Traffic and pedestrian considerations are not adequately addressed.

Comment:

The DCP and Contributions Plan specifically endorse the provision of additional car parking at the periphery of the CBD. The Council's Car Parking Committee has endorsed this strategy.

Allowing more car parking at the periphery of the CBD will lead to a reduction in traffic congestion providing easier pedestrian movement.

The DCP is consistent with traffic and transport objectives adopted in the current Coffs Harbour City Centre Masterplan which addressed traffic management and pedestrian movement through the CBD.

Action Taken:

That the periphery car parking strategy be endorsed as a specific recommendation of Council.

Issue 3: Car Parking Contributions

The contributions under the Car Parking Contributions Plan placed excessive burden on development costs and should be significantly lowered.

Comment:

The Contributions Plan takes into account the cost of construction of car parking spaces. The demand for the car spaces is generated by new development, therefore it is appropriate that the cost is borne by development.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Action Taken:

Council endorse the Contributions Plan.

Issue 4: Urban Character and Form

Submissions commented on the implications of high-rise development on the character of Coffs Harbour and stated opposition to Council's stance on developing Coffs Harbour into a regional centre. Submissions further stated that high-rise development is too intensive for Coffs Harbour and is not justified by current demand.

Submissions raised that the DCP failed to advise on detailed design controls. The need for an adequate urban design study to guide future urban character was advocated.

The accuracy and relevance of the existing Masterplan was also questioned.

Comment:

Council recognise that the CBD Masterplan needs to be revisited, this process is a component of the Standard Local Environmental Plan (LEP) Template project recently initiated by Council.

Council and the Department of Planning (DoP) understand the importance of the Coffs Harbour CBD and its future development is recognized in the Our Living City Settlement Strategy and Draft Mid North Coast Regional Strategy – both these documents reinforce the CBD's role from a commercial retail and residential perspective also promoting high rise development.

Action Taken:

That the Draft City Centre DCP be now endorsed and that Council progress the preparation of a detailed Masterplan and DCP as a major component of the Standard LEP Template process.

Issue 5: Protection of Open Space

The need to protect open spaces against increased densities was addressed by submissions. Submissions also reiterated the need to protect open spaces by ensuring parking does not encroach on public parks and noted Brelford Park as being especially significant. Underground parking was seen as an alternative to above ground development.

Comment:

There is a major need to protect existing city centre open space. A recent report "Public Spaces Public Life" proposes changes to Sydney CBD to create new open space environments to encourage use of the CBD. Coffs Harbour will also need to consider the importance of public spaces in the preparation of the revised Masterplan to be completed under the Standard LEP Template process.

Flooding and high water issues restrict development of multi-level underground parking in the CBD.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Action Taken:

Consideration to the importance of public spaces be given in the Masterplan Review.

Issue 6: Contribution in Lieu

One submission argued that the contribution in lieu approach to parking in the city centre is a source of bad planning.

Comment:

Council has used the contribution in lieu to provide suitable economies of scale by providing appropriately located accessible car parking uses within the CBD. The Car Parking Committee endorsed provision of multi-deck periphery car parking areas, therefore Council is reliant upon recoupment of funds predominantly from Section 94 (i.e. contributions in lieu of on-site parking).

Action Taken:

That the Developer Contributions Plan be endorsed by Council to provide funds to facilitate provision of CBD car parking areas.

Issue 7: Specific Inconsistencies

The submissions received during the exhibition period identified a number of inconsistencies in the Draft DCP, which require clarification.

Comment:

The contents of the submissions are noted and any inconsistencies in the DCP have been amended.

Action Taken:

Amend inconsistencies.

Issue 8: Development Assessment

Submissions produced a number of criticisms regarding the capacity for this DCP to be used as a tool for development assessment or as a guide for development. The absence of prescriptive information has implications for the assessment of proposals from a planning and transaction perspective. Submissions also advocated that clear parameters need to be established to determine the city's future urban form and density.

Comment:

The Draft DCP is an "interim" document. With review of the CBD Masterplan a more comprehensive DCP can be formulated as a component of the Standard LEP Template process.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Action Taken:

That the Draft DCP be implemented while Council progress the detailed Masterplan and DCP as a component of the Standard LEP Template process.

Issue 9: Service Capacity

Comment from Council's Technical Liaison Committee assessed the service capacity of the city centre. Council's City Services Department has advised that there is sufficient sewer and water capacity to support a doubling in floor space and that some capacity for increased traffic movement in the CBD exists. The need to improve existing infrastructure and facilities for a large increase in the permanent residential accommodation in the CBD is not addressed by the Plan.

Comment:

With review of the CBD Masterplan a more comprehensive DCP can be formulated as a component of the Standard LEP Template process.

Action Taken:

That the Draft DCP be implemented while Council progress the detailed Masterplan and DCP as a component of the Standard LEP Template process.

Issue 10: Height Restrictions

Height restrictions proposed are still too restrictive and support old ideologies.

Comment:

The proposed height controls are suggested short-term changes that were considered reasonable as a guide and as an interim measure. The Peer Review process, previously undertaken by consultants, also recommends incorporating basic design guidelines rather than prescriptive controls, in the short term. Controls suggested focus on street edge quality and articulation rather than solely on height.

Action Taken:

That the DCP be implemented now and a review project be commenced to provide a detailed Masterplan for the CBD and a new DCP as a part of the Standard LEP Template process.

Issue 11: Planning should be based not only on streets and traffic corridors but also "places" and plazas.

Comment:

There is a major need to protect existing city centre open space areas. Coffs Harbour will need to consider the importance of public spaces in the preparation of the revised Masterplan to be completed under the Standard LEP Template process.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Action Taken:

Consideration to the importance of public spaces be given in the Masterplan Review.

Issue 12: CBD should have a ring road to guide traffic around rather than through centre.

Comment:

The DCP is consistent with traffic and transport objectives adopted in the Coffs Harbour City Centre Masterplan which addressed open space, traffic management and pedestrian movement through the CBD. The opening of the Hogbin Drive extension will remove significant through traffic from the CBD road network. The exiting Pacific Highway however will always remain as a major transport corridor.

Action Taken:

That the DCP and Contributions Plan be endorsed.

Issue 13: The CBD should be the centre of Government, commerce and culture.

Comment:

Council agree that the CBD is of regional significance and have been actively implementing strategies and controls to achieve this outcome.

Action Taken:

That the Draft City Centre DCP be endorsed now and that Council progress the preparation of a detailed Masterplan and DCP as a major component of the Standard LEP Template process.

Issue 14: Residential development in CBD be supported by adequate facilities to encourage healthy lifestyles.

Comment:

Council has progressively used the actions from the Vision 2020 process to establish appropriate strategic policies and controls to achieve this outcome.

Action Taken:

That Council progress the necessary Masterplan Review to deliver a balance between development and healthy lifestyle.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Issue 15: Inconsistencies between High Density DCP and Draft City Centre DCP – extension of High Density and Residential onto other lands.

Comment:

The relevant densities of permitted residential development are reflected in the underlying zonings and respective area based DCPs. A review of these is programmed as a part of the Standard LEP Template process.

Action Taken:

The residential densities of areas within and adjoining the CBD be reviewed as a component of the Standard LEP Template process.

Issue 16: There are a limited number of sites in the CBD available to be consolidated.

Comment:

It is recognised that this issue is difficult to address in the proposed short-term amendment. It is more appropriately to deal with this issue on a precinct-by-precinct basis as a component of the proposed Masterplan Review.

Action Taken:

That the DCP be endorsed and the proposed Masterplan Review progress as a matter of priority under the Standard LEP Template process.

Issue 17: The DCP does not establish clear guidelines for development.

Comment:

The DCP provided has key issues reviewed to enable assessment of specific matters in the locality including urban form and amenity. Other specific details can only be included once a detailed Masterplan is prepared.

Action Taken:

Adopt the DCP with a view to amend it upon completion of the Masterplan Review.

Issue 18: Lack of vision in DCP.

Comment:

The “vision” will be developed with the progression of the Masterplan Review.

Action Taken:

Adopt the DCP with a view to amend it upon completion of the Masterplan Review.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Issue 19: Podium style development is impractical and very inhibitive to yields on investment.

Comment:

The initial consultant reviewing the DCP offered several forms of building typology, predominantly using podium/tower style development. There is a school of thought that this will create a one size fits all approach. In the short term these typologies should be used on an illustrative guide only.

In the long term it will be best to develop building envelopes for key sites/precincts.

Action Taken:

That design guidelines for key sites/precincts be developed as a component of the Masterplan Review under the Standard LEP Template process.

Issue 20: Council as a major landowner in the CBD should not be the author and regulator for providing guidelines for public and private development.

Comment:

Council's role is policy maker and regulator and in order to ensure a transparent approach, as they are landholders, consultants have been engaged to prepare the review documents for the DCP. In order to test the revised document a peer review (engagement of a separate consultant) took place. The resultant DCP is a compilation of the input from these two external consultants. Further external input is required to progress the Masterplan Review. Exhibition of the documents provides the community with the opportunity to comment on the appropriateness of the proposed policy.

Action Taken:

Council endorse the DCP as an operational document.

Issue 21: Council should encourage private development to revitalize the CBD and should not retain developable land, which inhibits proper development.

Comment:

Council as a major landholder does need to develop a strategy for its landholdings in the CBD. This would then give a clear indication of Council's future role in development.

Action Taken:

Council to prepare a strategy for its CBD landholdings as a separate process to provide a separation of roles as policy maker/regulator from that of landholder.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Issue 22: The draft Masterplan should include an "Eastern Gateway" in Precinct 3.

Comment:

This is an issue to be resolved in the Masterplan Review.

Action Taken:

Progress the Masterplan Review as part of the Standard LEP Template process.

Issue 23: Taller development should be allowed elsewhere in CBD e.g. middle of Precinct 3.

Comment:

This is an issue to be resolved in the Masterplan Review.

Action Taken:

Progress the Masterplan Review as part of the Standard LEP Template process.

Issue 24: Open space should be incorporated adjacent to taller development.

Comment:

This is an appropriate principle to incorporate into redevelopment of the CBD. An appropriate analysis of existing open space and location of taller development will need to be carried out as part of the Masterplan Review.

Action Taken:

Progress the Masterplan Review as part of the Standard LEP Template process.

Issue 25: The DCP should maintain the eight storey height limit throughout the CBD for consistency in urban form.

Comment:

The eight storey limit was considered reasonable as a guide and an interim measure.

A more comprehensive set of design guidelines needs to be developed as part of the Masterplan Review. Controls focus on street edge quality and articulation rather than purely on height.

Action Taken:

Incorporate specific design guidelines into the Masterplan Review.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Issue 26: Maintaining and enhancing views from main arteries and approaches to CBD is supported – greater detail required in DCP.

Comment:

This matter will need to be further addressed and detailed in the Masterplan Review.

Action Taken:

Further address and detail this matter in the Masterplan Review project.

Issue 27: Car parking provision should be amended to allow a reduction in car parking requirements – especially for residential development.

Comment:

Car parking requirements are based on current best practice taking into account impacts of new developments on car parking infrastructure and demand management.

The current rates have been debated on numerous occasions and are Council's endorsed position.

Action Taken:

That the car parking provision rates provided in the existing Off Street Car Parking DCP and incorporate into the Draft City Centre DCP remain unchanged at this time.

Issue 28: Car parking contributions add significant costs to development.

Comment:

New development creates the need for additional car parking, therefore that development should contribute to the cost of providing the car parking. Council does not have the available funds to subsidise the cost of car parking.

The car parking contribution rates proposed will recoup some of the "real cost" associated with providing CBD car parking spaces.

Action Taken:

Council endorse the proposed contribution rates.

Issue 29: Returns of floor space in Coffs Harbour CBD too low – therefore currently commercial unviable to do multi storey development.

Comment:

Council, whilst acknowledging that there are lower returns on floor space in the CBD compared to other cities, are not able to change this situation.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Action Taken:

Council note the submission.

Issue 30: Large setbacks impact on financial viability of projects.

Comment:

Council must balance streetscape, landscaping and development. The proposed DCP aims to achieve an interim outcome to enhance the development potential of the CBD.

The setback requirements will need further investigation in the Masterplan Review.

Action Taken:

Consider and assess setback requirements in Masterplan Review.

Issue 31: Aboveground parking is “ugly”

Comment:

The DCP includes the following principles:

- *Any surface level parking, provided on site, is to be located at the rear of buildings.*
- *To minimise the visual impacts of car parking facilities on the public domain, preference is given to underground car parking.*
- *Aboveground parking for CBD sites is permitted only if “embedded” within the block using best practice guidelines.*
- *Second and third level “podium” car parking is permitted only if mitigated by a high quality façade to the street.*
- *A landscape zone to surrounding landuses is to be provided to limit the visual impact of on grade/above ground car parking.*

Action Taken:

That the DCP and Contributions Plan be endorsed.

Issue 32: Parking should be consolidated into selected areas.

Comment:

Parking distribution is optimized given land use constraints to provide maximum accessibility and minimise walking distances.

Action Taken:

That the DCP and Contributions Plan be endorsed.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Issue 33: No consideration to aboveground pedestrian links over major roads.

Comment:

Stand-alone grade separated pedestrian facilities have been shown to have low cost/benefit and negative impact on urban design and streetscape. Pedestrian access over roads, associated with major land consolidation and redevelopment would be encouraged.

Action Taken:

Consider in Masterplan Review for consolidation sites.

Issue 34: Encouraging basement car parks seems inconsistent with flooding issues.

Comment:

Some areas may not be suitable for underground car parking however this is a design issue which would be assessed as part of any development proposal.

Action Taken:

Assess matter with any development applications lodged.

Issue 35: Encouraging cars into City Centre is counter productive.

Comment:

Council is developing a Sustainable Transport Plan which will address alternative transport and demand management strategies. These strategies will however take some time in development and in taking effect. The City Centre DCP provides a balance between demand based on current traffic patterns and likely future trends.

Action Taken:

Progress sustainable transport plans.

Other Submissions:

Comment:

Several submissions received supported, congratulated and applauded Council for progressing the Draft DCP and Contributions Plan.

Action Taken:

That these submissions be noted.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Outcomes:

- **Draft City Centre DCP**

The public exhibition process has reinforced the need for Council to develop a new strategic masterplan for the City Centre. Council has endorsed the strategic masterplan to be completed as a component of the Standard LEP Template (recently commenced).

The DCP, as amended, will be an operational document until the Masterplan Review is complete.

- **Draft Section 94 Developer Contributions Plan**

This document establishes a contribution to fund the cost of car parking resultant from new development.

The cost of each car space is to commence at \$16,787.30 under the Contributions Plan. This rate has marginally increased as the proposed works have been amended in response to feedback and input during the exhibition period.

The sale of 218 Harbour Drive is required to assist with the funding of the community component of the Section 94 Plan. The site needs to be sold for the Contributions Plan to work.

The current 67 car parking spaces, located on 218 Harbour Drive, will be relocated and constructed, prior to the sale of this land.

The contribution plan has been amended to include the following:

- **Short-Term Plan**

It is proposed that extra street level parking is provided in Harbour Drive, east of Earl Street, plus additional street level parking within the Brelsford Park Precinct.

The Castle Street Car Park is to be upgraded with upper level shade structures, new security measures and improved access.

Following adoption of the City Centre Car Parking Developer Contributions Plan, the works in the Harbour Drive and the Brelsford Park Precinct will be undertaken with funding from Developer Contributions.

The sale of 218 Harbour Drive will not take place until the replacement carparking spaces become operational. The initial relocation staging, of the car spaces currently on 218 Harbour Drive, involves provision of an additional 54 spaces on Harbour Drive and 13 additional spaces along Earl Street.

It is proposed to also locate an extra 87 spaces within the Brelsford Park precinct. The location of these spaces will be subject to further investigation.

Council will also monitor the impacts of the changes to the City Centre DCP and review changes during the Local Environmental Plan Review.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

• **Medium-Term Plan**

In the medium-term, the Draft Strategy includes the construction of a multi-storey parking facility at the corner of Moonee and Elbow Streets.

Again, timing of construction would be dependant on demand and the rate at which developer contribution income was received.

Council will also consider its options in relation to the current City Centre Business Rate.

With the Coffs Harbour Ex Service Club constructing a new car park at its land it will be relinquishing 56 spaces in the Castle Street multi deck car park. These spaces are currently leased and for the exclusive use of club patrons. These spaces, once vested with Council will be public car spaces for use by the community.

Additionally, the installation of closed circuit security cameras and the change in the parking duration/length of stay, in the Castle Street multi level car park, will effectively provide additional all day parking on the top three floors and short term parking in the City Centre. The top three floors provide up to 260 car parking spaces.

• **Long-Term Plan**

Over the longer term, investigation of further provision of additional car parking would be undertaken. This could include:

- joint venture undertakings;
- the sale of Council-controlled land;
- the rezoning of existing land; and
- research into additional multi-storey parking at locations other than Moonee Street.

Long-term implementation would also be dependant on the level of growth and demand, as well as the rate of contribution income.

Related Policy and / or Precedents:

The review of the City Centre DCP and associated Contributions Plan has been undertaken in accordance with Council's resolutions of 1 November 2007. It is appropriate that Council review its prevailing DCPs on a regular (five yearly) basis. As a component of the Standard Template LEP process an across the board review of all DCPs is to be undertaken.

Current Council policies relating to this proposal are:

- Coffs Harbour City Local Environmental Plan 2000
- Business Lands Development Control Plan
- Contributions Plan

Statutory Requirements:

The exhibition of the Draft Plans were undertaken in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and associated Regulations.

Cont'd

29 Coffs Harbour City Centre Development Control Plan and Developer Contributions Plan ...(Cont'd)

Implementation Date / Priority:

The Coffs Harbour City Centre DCP and the Developer Contributions Plan will come into force upon publication of a notification advertisement in the local newspaper.

This should take place as soon as practicable.

The adopted DCP will then apply to all development applications received after public notification.

Impacts / Implications:

The City Centre DCP and Contributions Plan will enable a more flexible assessment of proposed development in the CBD.

It is anticipated that the changes will allow development (previously discouraged) to occur.

The City Centre DCP is an interim document to progress development while a Masterplan Review for the CBD is completed.

Recommendation:

- 1. That Council adopt the Coffs Harbour City Centre Development Control Plan and the Coffs Harbour City Car Parking Developer Contributions Plan 2007.**
- 2. That Council notify the commencement of the Development Control Plan and Developer Contributions Plan in accordance with the Environmental Planning and Assessment Act and Regulations.**
- 3. That Council note that submissions received during the exhibition process.**
- 4. That Council inform all people who made submissions during the exhibition process of its determination and advise that their input and comments will be considered in the Masterplan Review process to be completed by September 2008. These people be invited to attend a workshop during the Masterplan Review process.**
- 5. That Council note the Developer Contributions Plan is dependent upon the sale of 218 Harbour Drive, this sale will not progress until the 67 car spaces contained therein are constructed elsewhere.**
- 6. That Council commit to sell 218 Harbour Drive.**
- 7. That Council note that \$900,000 from the sale of 218 Harbour Drive is to be allocated to the proposed works in the Developer Contributions Plan.**
- 7a. A lift is to be funded for the Castle Street multi deck carpark from balance of the funds received from the sale of 218 Harbour Drive.**
- 8. That Council endorse the provision of multi deck car parking at strategic locations the periphery of the Central Business District.**
- 9. A further report be brought back to Council on the costing and implications of shade structures for the top deck of Caste Street carpark.**

**Stephen Sawtell
General Manager**