

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 2007 and therefore subject to change. Please refer to minutes of 7 February 2007 for confirmation.



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

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

13 DECEMBER 2007

Contents

| ITEM | DESCRIPTION | PAGE |
|---|--|-------------|
| GENERAL MANAGER'S REPORTS | | |
| 28 | SISTER CITY/COUNTRY COUNCIL RELATIONSHIPS WITHIN NSW | 2 |
| 29 | COFFS HARBOUR CITY CENTRE DEVELOPMENT CONTROL PLAN AND DEVELOPER CONTRIBUTIONS PLAN | 2 |
| LAND USE HEALTH & DEVELOPMENT DEPARTMENT REPORTS | | |
| L43 | SECTION 96 APPLICATION FOR MODIFICATION TO DEVELOPMENT CONSENT 464/04 – 19 RESIDENTIAL LOT SUBDIVISION – LOT 111 DP 1073791 LYONS ROAD, BOAMBEE EAST | 3 |
| L44 | DEVELOPMENT APPLICATION 272/08 – DEMOLITION OF EXISTING BUILDINGS AND DEVELOPMENT OF 104 MULTI DWELLING UNITS – LOT 301 DP 880408 No. 44 BELLINGEN ROAD, COFFS HARBOUR | 4 |



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

13 DECEMBER 2007

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

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

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

APOLOGY

- 154 **RESOLVED** (Ovens/Palmer) that an apology received from Councillors Bonfield and Smithers for unavoidable absence be received and leave be granted for the current meeting of Council, and an apology be granted for Councillors Bonfield and Smithers.

PUBLIC FORUM

| Time | Speaker | Item |
|--------|-------------------|--|
| 5.00pm | Geoffrey McKinnon | L44 – Development Application 272/08 – Demolition of Existing Buildings and Development of 104 Multi Dwelling Units – Lot 301 DP 880408 No. 44 Bellingen Road, Coffs Harbour |

CONFIRMATION AND ADOPTION OF MINUTES

- 155 **RESOLVED** (Joass/Ovens) that the minutes of the Corporate Business Committee meeting held on 15 November 2007 be confirmed as a true and correct record of proceedings.
- 156 **RESOLVED** (McKelvey/Ovens) that the minutes of the Special meeting held on 29 November 2007 be confirmed as a true and correct record of proceedings.

GENERAL MANAGER'S REPORT

28 SISTER CITY/COUNTRY COUNCIL RELATIONSHIPS WITHIN NSW

To provide Council with the results of an investigation into the opportunity to form a Sister City/Country Council relationship with another centre within NSW. This report recommends that Coffs Harbour City Council establish a relationship with Kyogle Shire.

157 **RESOLVED** (McKelvey/Joass) that:

Council proceed with the establishment of a Sister City/Country Council relationship with Kyogle Shire Council.

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

Cr Hogbin declared a pecuniary interest in the following item, vacated the Chamber at 5.11pm and took no part in the discussion or voting, the reason being he owns property in the CBD.

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.

158 **RESOLVED** (McKelvey/Palmer) that:

1. Council adopt the Coffs Harbour City Centre Development Control Plan and the Coffs Harbour City Car Parking Developer Contributions Plan 2007.
2. 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. Council note that submissions received during the exhibition process.
4. 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. 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.

Cont'd

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

6. Council commit to sell 218 Harbour Drive.
7. 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. 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 Castle Street carpark.

The motion was declared unanimously by all Councillors present

Cr Hogbin returned to the meeting, the time being 5.17pm

LAND USE, HEALTH & DEVELOPMENT COMMITTEE

- 159 RESOLVED** (Cr Palmer/Joass) that the Ordinary Meeting of Council be adjourned and Council now resolve into the Land Use, Health and Development & Development Committee meeting, the time being 5.17pm.

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

LAND USE HEALTH & DEVELOPMENT DEPARTMENT REPORTS

L43 SECTION 96 APPLICATION FOR MODIFICATION TO DEVELOPMENT CONSENT 464/04 – 19 RESIDENTIAL LOT SUBDIVISION – LOT 111 DP 1073791 LYONS ROAD, BOAMBEE EAST

To determine this Section 96 Application for Modification to the Development Consent for the 19 residential Lot Subdivision which was issued by Council on the 11 July 2005.

- T42 RECOMMENDED** (Palmer/Featherstone) that:

1. The S96 Application for Modification to the Development Consent 464/04 is hereby approved, whereby condition 16 is replaced with the following condition:
“No subdivision certificate will be released for any of these lots until such time as the proposed collector road and intersection off Lyons Road within Lot 2 DP1065589 has commenced construction and the S94 contributions for its construction have been paid.”
 2. Those who lodged a submission on the proposed S96 Modification to the Development Consent be notified of Council’s decision.
 3. A request be put to the Traffic Committee on the section of Lyons Road that currently is 80k/h with a view for a reduction to 60k/h.
-

L44 DEVELOPMENT APPLICATION 272/08 – DEMOLITION OF EXISTING BUILDINGS AND DEVELOPMENT OF 104 MULTI DWELLING UNITS – LOT 301 DP 880408 No. 44 BELLINGEN ROAD, COFFS HARBOUR

The application proposes the demolition of the existing motel and associated buildings on the site, then construct 104 multi dwelling units, comprising 30 townhouses and 74 apartments. The report recommends approval of the development application subject to conditions.

T43 RECOMMENDED (Rhoades/Featherstone) that:

1. Development Application 272/08 for the demolition of the existing buildings and development of 104 multi unit dwellings be approved, subject to technical conditions (see Attachment B).
2. Those who made a submission on this Development Application be notified of Council's decision.

CONCLUSION OF MEETING

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

The Mayor resumed chairmanship of the meeting at 5.31pm.

OPEN COUNCIL

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

T44 RECOMMENDED (Ovens/Palmer) that the Committee now move into Open Council.

ADOPTION OF LAND USE, HEALTH & DEVELOPMENT COMMITTEE REPORT

160 RESOLVED (Palmer/Joass) 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 5.31 pm.

Confirmed: 7 February 2008

.....
Keith Rhoades AFSM
Mayor