

The following document is the minutes of the Council and Committee meeting held on 12 November 2009. These minutes are subject to confirmation as to their accuracy at the next meeting to be held on 26 November 2009 and therefore subject to change. Please refer to minutes of 26 November 2009 for confirmation.



**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(LAND USE, HEALTH & DEVELOPMENT COMMITTEE)**  
**COUNCIL CHAMBERS**  
**COUNCIL ADMINISTRATION BUILDING**  
**COFF AND CASTLE STREETS, COFFS HARBOUR**  
**12 NOVEMBER 2009**

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**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(LAND USE, HEALTH & DEVELOPMENT COMMITTEE)**  
**12 NOVEMBER 2009**

Present: Councillors K Rhoades (Mayor), J Arkan, J Bonfield, R Degens, M Graham, K Hines, D Knight and P Templeton.

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

Leave of Absence: Councillor W Palmer

The meeting commenced at 5.10 pm with the Mayor, Cr K D Rhoades in the chair.

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**DISCLOSURES OF INTEREST**

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There were no disclosures of interest tabled.

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**CONFIRMATION AND ADOPTION OF MINUTES**

- 198** **RESOLVED** (Arkan/Knight) that the minutes of the City Services & Corporate Business Committee meeting held on 22 October 2009 be confirmed as a true and correct record of proceedings.

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**GENERAL MANAGER'S REPORT**

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**15 ADOPTION OF INTEGRATED PLANNING AND REPORTING FRAMEWORK**

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To advise Council of the transition arrangements proposed by the State Government for the introduction of the new Integrated Planning and Reporting (IPR) framework for local councils in NSW.

- 199** **RESOLVED** (Arkan/Degens) that Council nominate to the Department of Local Government that it be in Group 1 of councils in regard to the implementation of the Integrated Planning and Reporting Framework.

## LAND USE HEALTH & DEVELOPMENT DEPARTMENT REPORTS

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### L34 DRAFT PRIORITY HABITATS AND CORRIDORS STRATEGY AND DRAFT KOALA PLAN OF MANAGEMENT

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To seek Council approval to publicly exhibit the following documentation and associated mapping:

#### Strategy and Plan

- Coffs Harbour Priority Habitats and Corridors Strategy 2010 – 2030, Consultation draft (2009); and
- Draft Coffs Harbour Revised Koala Plan of Management (2009)

#### Mapping

- *Priority Habitats and Corridors Mapping*
- *Re-derived Koala Habitat Mapping*
- *New Generation Vegetation Mapping*

#### Technical reports

- Coffs Harbour Koala Habitat Re-derivation of Habitat Mapping. Ecological Australia March 2009; and
- Delineation of Environmental Categories within the Coffs Harbour Local Government Area – A project for Development of the New Standard Local Environmental Plan. Ecological Australia, October 2009.

### 200 RESOLVED (Templeton/Arkan) that

1. Council recognises the value of biodiversity to our City's economic and social wellbeing.
2. Council commits to the protection of the biodiversity of our City to ensure economic and social wellbeing.
3. Council approve the *Coffs Harbour Priority Habitats and Corridors Strategy 2010 – 2030, Consultation draft (2009)*, *Draft Coffs Harbour Revised Koala Plan of Management (2009)* and associated documentation for public exhibition from Thursday, 19 November 2009 to Friday, 29 January 2010.
4. A further report be submitted to Council following the exhibition of *Coffs Harbour Priority Habitats and Corridors Strategy 2010 – 2030, Consultation draft (2009)*, *Draft Coffs Harbour Revised Koala Plan of Management (2009)* and associated documentation.

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**L35 DEVELOPMENT APPLICATION 1354/08 – SUBDIVISION (BOUNDARY ADJUSTMENT) – LOT A, DP 390702 AND LOT 1, DP 392116 OLD COAST ROAD, KORORA**

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This is a report on Development Application 1354/08 which is for a boundary adjustment between Lot A, DP 390702 and Lot 1, DP 392116 Old Coast Road, Korora.

As both lots, in the proposed configuration, will be under the minimum area for boundary adjustments of 10 hectares specified in Local Environmental Plan 2000 a variation to this development standard is required. It is recommended that the application be approved subject to conditions.

**201 RESOLVED** (Arkan/Bonfield) that:

1. The request to vary development standard, Clause 18 (5A) be supported in circumstances as the submitted objection the standard is considered well founded.
2. Development Application 1354/08 for Subdivision (Boundary Adjustment) at Lot A, DP 390702 and Lot 1, DP 392116 Old Coast Road, Korora be approved subject to conditions appended to this report (Appendix B).

**VOTED FOR**

Templeton  
Hines  
Knight  
Bonfield  
Rhoades  
Arkan  
Degens  
Graham

**VOTED AGAINST**

Nil

**CORPORATE BUSINESS DEPARTMENT REPORTS**

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**C67 DEVELOPER CONTRIBUTIONS PLANS REVIEW - WEST WOOLGOOLGA RELEASE AREA**

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To present to Council a draft revised Development Control Plan and Draft Section 94 Developer Contributions Plans for the West Woolgoolga Release Area. This report recommends that the Plans be adopted. Copies of the Draft West Woolgoolga Development Control Plan and the Draft West Woolgoolga Developer Contributions Plan are available for viewing in the Councillors room.

**202 RESOLVED** (Arkan/Degens) that:

1. In accordance with clauses 21 and 31 of the Environmental Planning and Assessment and Regulation 2000, the West Woolgoolga Development Control Plan the and West Woolgoolga Developer Contributions Plan be adopted.
  2. Notice of the adoption be placed in the local newspaper.
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## C68 PET PORPOISE POOL EXPANSION

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Seeking consent of Council as Corporate Manager of the Coffs Coast State Park Reserve Trust (The Trust) to the proposed expansion of the Pet Porpoise Pool (PPP).

**203 RESOLVED** (Graham/Arkan) that:

1. Support the sale of a 20 metre wide strip of Crown land, being part of the Coffs Coast State Park (Jetty Oval) adjacent to the southern boundary of the Pet Porpoise Pool, to Pet Porpoise Pool Pty Limited on the following terms and conditions:
  - a) The Land claim over Jetty Oval by the Coffs Harbour and District Local Aboriginal Land Council being resolved by the Land and Property Management Authority to enable the proposed sale to proceed.
  - b) The proposed sale being advertised in accordance with Section 102 1(b) of the Crown Lands Act 1989, allowing a minimum period of 28 days for submissions to be received from the Public.
  - c) If any objections are received to the proposed sale, a report be prepared for consideration of the objections by the Coffs Coast State Park Reserve Trust.
  - d) Subject to (b) and (c) the Coffs Coast State Park Reserve Trust apply to the Minister in accordance with Section 102 1(c) of the Crown Lands Act 1989 for consent to the proposed sale.
  - e) The Coffs Coast State Park Reserve Trust request that the Minister's consent include approval for funds, nett of expenses, generated from the sale of the land, to be used by the Coffs Coast State Park Reserve Trust to carry out improvements to the Jetty Foreshores and/or Harbour.
  - f) Subject to the Coffs Coast State Park Reserve Trust receiving the Minister's consent (Section 102 1(d) Crown Lands Act 1989) with acceptable terms and conditions, the Coffs Coast State Park Reserve Trust enter into an agreement with the Pet Porpoise Pool Pty Ltd for the sale of the land on terms and conditions to be negotiated, and in accordance with the Minister's consent.
  - g) That Council requests that the Crown seeks the greatest possible economic return from the disposal of the asset.
  - h) The Coffs Coast State Park Reserve Trust will seek independent advice as to the current market value.
  - i) The Land and Property Management Authority providing the Coffs Coast State Park Reserve Trust with a separate Certificate of Title (capable of transfer) for the land to be sold, prior to exchange of contracts for the sale of the land.
  - j) That following completion of the sale the Pet Porpoise Pool Pty Ltd be required to consolidate the land purchased with their existing lot into a single title.
  - k) All costs associated with the subdivision and sale of the land be the responsibility of the Pet Porpoise Pool Pty Ltd.
2. Execute any necessary documents under the common seal.
3. Land and Property Management Authority be advised of the Coffs Coast State Park Reserve Trust's decision.

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## QUESTIONS ON NOTICE

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No Questions on Notice received.

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## SUSPENSION OF STANDING ORDERS

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**204 RESOLVED** (Rhoades/Bonfield) that the standing orders be suspended to allow open discussion regarding the latest storm event to hit Coffs Harbour and surrounding areas.

1. Cr Bonfield raised concern that due to the number of flood inundations in the Coffs Harbour area that insurance companies may raise the cost for policies and some residents may then not be able to afford insurance for their business / homes. A Council priority should be to limit inundation of flood waters through out the City e.g. through technical investigations.
2. Cr Rhoades believes a major Council priority should be the removal of blockages within our creek systems.
3. Cr Graham believes the City's landform and development is impacting on the flooding situation within the City and disagrees regarding the removal of blockages within the creek systems. He highlighted matters including Coffs Harbour's unique landform, North Boambee Valley, types of housing construction, water quality and planning for future development.
4. Cr Arkan believes further studies should be undertaken into the causes of these impacts of the storm events.
5. Cr Degens agrees that further studies should be undertaken into the causes of these impacts of the storm events and why our creek systems are silting up.
6. Cr Hines says we should also be looking at the positiveness of Coffs Harbour and ascertain what hydrologists think of the situation.

*The General Manager responded to taking on board all of the above and staff are investigating the following:*

1. *Detention basins, another three to be installed.*
2. *Feasibility of clearing debris from estuaries.*
3. *Feasibility of the highway bridge is it feasible to broaden its arch or not.*
4. *Liaise with government agencies.*
5. *Estuary investigations.*
6. *Telemetry device and early warning systems.*

Cr Graham questioned whether Council is looking at the impacts of development, concreting of the catchment and the filling in of flood plains.

*The General Manager responded there is literature available and will direct Cr Graham to the information.*

Cr Arkan does Council have a way of closing Harbour Drive to stop the wave effect, also questioned whether Little Street could also be closed.

*The General Manager responded that Council did stop the traffic on Harbour Drive on Friday evening and will investigate whether more streets should be included.*

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This concluded the business and the meeting closed at 6.08 pm.

Confirmed: 26 November 2009

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Keith Rhoades AFSM  
Mayor