



MINUTES

**COFFS HARBOUR CITY COUNCIL
ORDINARY COUNCIL MEETING
COUNCIL ADMINISTRATION BUILDING**

**CNR COFF AND CASTLE STREETS, COFFS HARBOUR
ON THURSDAY, 10 AUGUST 2017 AT 5.00PM**

PRESENT: Cr Denise Knight, Cr Michael Adendorff, Cr Paul Amos, Cr John Arkan,
Cr George Cecato, Cr Keith Rhoades, Cr Jan Strom, Cr Sally Townley

STAFF: General Manager, Director Sustainable Infrastructure, Director Sustainable
Communities, Director Business Services and Executive Assistant

LEAVE OF ABSENCE Nil

OPENING OF ORDINARY MEETING

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

ACKNOWLEDGEMENT OF COUNTRY

We respectfully acknowledge the Gumbaynggirr Country and the Gumbaynggirr Aboriginal peoples who are traditional custodians of the land on which we meet and their Elders both past and present.

STATEMENT IN RELATION TO RECORDING OF MEETINGS

The Mayor reminded the Chamber that the meeting was to be recorded and live audio streamed, and that no other recordings of the meeting would be permitted.

DISCLOSURE OF INTEREST

No disclosures of interest.

APOLOGIES

No apologies.

LEAVE OF ABSENCE**2017/165 RESOLVED (Cr John Arkan / Cr Jan Strom)**

That leave of absence as requested from Councillor Swan be approved.

The Motion on being put to the meeting was carried unanimously.

CARRIED

PUBLIC FORUM

Time	Speaker	Item
5.00pm	Sarah Woods	Council's Investment Policy and Divestment

PUBLIC ADDRESSES

Time	Speaker	Item
5.05pm	Steve Connolly	Report SC17/42 – Korora/West Sapphire/Moonee Large Lot Residential Investigation Area: Presentation of a Joint Report

MAYORAL ACTIONS UNDER DELEGATED AUTHORITY

No Mayoral actions under delegated authority.

CONFIRMATION OF MINUTES**2017/166 RESOLVED (Cr John Arkan / Cr Jan Strom)**

That the minutes of the Ordinary Meeting held on 27 July 2017 be confirmed.

The Motion on being put to the meeting was carried unanimously.

CARRIED

SC17/42 KORORA - WEST SAPPHIRE - MOONEE LARGE LOT RESIDENTIAL INVESTIGATION AREA: PRESENTATION OF A JOINT REPORT**EXECUTIVE SUMMARY**

The purpose of this report is to present to Council a Joint Report (Attachment 1) concerning the Korora - West Sapphire – Moonee (KWSM) Large Lot Residential Investigation Area, which was requested by Council at its meeting of 23 March 2017.

The Joint Report was prepared with a view to identify and discuss the points of agreement and disagreement between both parties, and to describe a means for the orderly release of large lot residential development (subdivision) within the Investigation Area. The Joint Report has addressed these matters.

The Joint Report was prepared by Council staff and Planners North (consultants acting for landowner representatives).

MOTION**2017/167 RESOLVED (Cr Keith Rhoades / Cr John Arkan)**

1. That Council acknowledges the recommended framework for the release of large lot residential development as described in the Joint Report – Coffs Harbour City Council and Planners North, Korora - West Sapphire - Moonee - Large Lot Residential Investigation Area dated 1 August 2017;
2. That Council retains the Korora – West Sapphire – Moonee – large lot residential investigation area as part of its adopted Local Growth Management Strategy; and
3. That Council approach the Department of Planning and Environment requesting its acceptance of a release mechanism for the release of land in the Korora - West Sapphire - Moonee - Large Lot Residential Area whereby individual locations within the area are able to be released by way of specific Planning Proposal.

The Motion on being put to the meeting was carried unanimously.

CARRIED

GENERAL MANAGER'S REPORTS**GM17/15 POLICY REVIEW 2017****EXECUTIVE SUMMARY**

It is a requirement of s165 Local Government Act to review all policies within 12 months of a local government general election. This report presents the next group of Council's policies that are ready for re-adoption following review.

2017/168 RESOLVED (Cr Jan Strom / Cr George Cecato)

That Council adopts the following policies as part of the 2017 policy review:

1. Social Media Policy
2. Pressure Sewer System Policy
3. Water Restrictions Policy

The Motion on being put to the meeting was carried unanimously.

CARRIED

DIRECTORATE REPORTS - BUSINESS SERVICES**BS17/27 WAIVER OF DEVELOPER CONTRIBUTIONS FOR SECONDARY DWELLINGS****EXECUTIVE SUMMARY**

This report provides Council with information on the outcomes following the exhibition of the draft developer contributions plans as listed in the recommendations section of this report.

The draft plans, which can be viewed at <http://www.coffsharbour.nsw.gov.au/coffs-and-council/publicnotices/Pages/Draft-Developer-Contributions-Plans-2017.aspx> contain amendments to the contribution exemption clause relating to the application of contributions the construction of a Secondary Dwellings (granny flats) with a maximum floor area of 60 square metres approved under the State Environmental Planning Policy (SEPP) for Affordable Rental Housing. The draft plans were placed on exhibition for a period of 28 days from 7 June 2017 to 5 July 2017. One submission was received. Prior to the exhibition of the draft plans Council had in place plans that provided for a waiver of Water, Wastewater (Section 64 of the Local Government Act) and release area specific developer contributions (Section 94 of the Environmental Planning and Assessment Act) that trialled the exemption for a two year period. The plans nominated an expiry date for the exemptions of 30 June 2017, however, the waiver for Secondary Dwellings has been continued until Council considers this report. The draft plans remove any expiry date associated with the exemption.

2017/169 RESOLVED (Cr Sally Townley / Cr Jan Strom)

That Council adopts the following Draft Developer Contributions as exhibited:

- Hearnese Lake/Sandy Beach Developer Contributions Plan
- Korora Rural Residential Developer Contributions Plan
- Moonee Area Developer Contributions Plan
- North Boambee Valley (East) Developer Contributions Plan
- North Bonville Developer Contributions Plan
- North Coffs Developer Contributions Plan
- Open Space Developer Contributions Plan
- Park Beach Area Developer Contributions Plan
- South Coffs Developer Contributions Plan
- West Coffs Developer Contributions Plan
- West Woolgoolga Developer Contributions Plan
- Wastewater Development Servicing Plan
- Water Development Servicing Plan

The Motion on being put to the meeting was carried unanimously.

CARRIED

DIRECTORATE REPORTS - SUSTAINABLE COMMUNITIES**SC17/38 DRAFT COFFS HARBOUR ECONOMIC DEVELOPMENT STRATEGY 2017-2022****EXECUTIVE SUMMARY**

The Draft Coffs Harbour Economic Development Strategy 2017-2022 is a refresh of the previous Economic Strategy 2014-2017, and guided by the strategic outcomes from the *MyCoffs* Community Strategic Plan.

Significant consultation has occurred with the business and broader community in the preparation of this draft, which is now presented to Council ready for public exhibition.

2017/170 RESOLVED (Cr Jan Strom / Cr Keith Rhoades)

That Council place *The Draft Coffs Harbour Economic Development Strategy 2017-2022* on 28 day public exhibition.

The Motion on being put to the meeting was carried unanimously.

CARRIED

SC17/39 TOORMINA SPORTS COMPLEX MASTERPLAN - PROPOSED NEW AMENITIES LOCATION**EXECUTIVE SUMMARY**

The Toormina Sports Complex Masterplan, within the adopted Sports Facility Plan 2016, details a future investigation area for the new amenity block budgeted for 2017/18. Detailed site investigation has recommended a new location that offers a number of benefits, fronting Toormina Road. This report seeks endorsement for the new location to enable construction to commence.

2017/171 RESOLVED (Cr Michael Adendorff / Cr Paul Amos)

That Council endorse the updated Toormina Sports Complex Masterplan dated July 2017, within the Sports Facility Plan 2016, noting the changed location of the new amenities.

The Motion on being put to the meeting was carried unanimously.

CARRIED

SC17/40 JRPP - DEVELOPMENT APPLICATION NO. 0902/17 - SENIORS HOUSING (120 BED RESIDENTIAL CARE FACILITY AND 183 SELF-CONTAINED DWELLINGS, INCLUDING COMMUNITY CENTRE, LANDSCAPING, CAR PARKING, COMMUNITY POOL, WALKING TRAIL AND OTHER ASSOCIATED WORKS) - LOT 2 DP 731016, ARTHUR STREET, COFFS HARBOUR

EXECUTIVE SUMMARY

The purpose of this report is to advise that a development assessment report, prepared by Council, for Development Application 0902/17DA, has been lodged with the Joint Regional Planning Panel (Northern Region).

The proposed development is for Seniors Housing (120 bed residential care facility and 183 self-contained dwellings, including community centre, landscaping, car parking, community pool, walking trail and other associated works).

The estimated cost of construction is \$100 million. Under *State Environmental Planning Policy (State and Regional Development) 2011*, developments with a capital investment value of more than \$20 million, are required to be determined by the Joint Regional Planning Panel (Northern Region) and not Council.

A copy of the development assessment report that has been provided to the Panel is appended to this report. It is recommended that the content of this report be noted.

2017/172 RESOLVED (Cr Keith Rhoades / Cr John Arkan)

That Council note the report.

The Motion on being put to the meeting was carried unanimously.

CARRIED

SC17/41 DRAFT COFFS HARBOUR PUBLIC REALM STRATEGY - RESOURCING

EXECUTIVE SUMMARY

Coffs Harbour City Council's *Open Space Strategy 2010* and *Street Tree Masterplan 1999* have both reached their intended expiry date and thus require review and updating.

The Coffs Harbour Public Realm Strategy will update these two documents as part of a more comprehensive Strategy which provides for a broader understanding of open space to include the public realm, not just green spaces but all external spaces available for public use, such as: main streets, streets, forecourts, squares, bicycle and pedestrian links and waterways.

Council has considered two recent reports on this matter and at its Ordinary Meeting of 22 June 2017, made the following resolution:

That Council:

- 1. Endorse sections 3.1- 3.4 of the Project Plan;*
- 2. Review the range of options available for resourcing the project components;*
- 3. Receive a report detailing the options.*

The purpose of this report is to review and present options for resourcing the development of the draft Coffs Harbour Public Realm Strategy in accordance with resolution points 2 and 3.

This report recommends that Council engage a consultant team to complete the scope of works previously approved on 22 June 2017 (Attachment 1).

MOTION (Cr Jan Strom / Cr Keith Rhoades)

That Council note the commencement of Part 1 of the Coffs Harbour Public Realm Strategy (Attachment 1) which is being delivered primarily through consultant resourcing.

AMENDMENT

(Cr Paul Amos / Cr Sally Townley)

To deliver a public realm strategy, That council activate option three as detailed in the council business papers 10/08/17. To utilise the local council planning section and prioritise projects accordingly.

For: Crs Amos, Arkan and Townley

Against: Crs Knight, Adendorff, Cecato, Rhoades and Strom

The **AMENDMENT** on being put to the meeting was **LOST**.

MOTION

2017/173 RESOLVED (Cr Jan Strom / Cr Keith Rhoades)

That Council note the commencement of Part 1 of the Coffs Harbour Public Realm Strategy (Attachment 1) which is being delivered primarily through consultant resourcing.

For: Crs Knight, Adendorff, Cecato, Rhoades and Strom

Against: Crs Amos, Arkan and Townley

CARRIED

SC17/43 COFFS HARBOUR SIGNIFICANT TREE REGISTER AND COFFS HARBOUR SIGNIFICANT TREE POLICY

EXECUTIVE SUMMARY

The objective of this report is to seek Council's adoption of the Coffs Harbour Significant Tree Register (Attachment 1) and Coffs Harbour City Council Significant Tree Policy (Attachment 2).

The report provides the background to the Coffs Harbour Significant Tree Register, the implications, how it will be implemented and the results from the exhibition.

2017/174 RESOLVED (Cr Sally Townley / Cr Jan Strom)

That Council:

1. Adopt the Coffs Harbour Significant Tree Register (Attachment 1) and Coffs Harbour City Council Significant Tree Policy (Attachment 2).
2. Inform parties who made submissions to the exhibition of the draft Coffs Harbour Significant Tree Register and draft Coffs Harbour City Council Significant Tree Policy, of Council's resolution.
3. Note that amendments to the Coffs Harbour Development Control Plan 2015 will be the subject of a separate report to Council to facilitate the implementation of the Coffs Harbour Significant Tree Register.

The Motion on being put to the meeting was carried unanimously.

CARRIED

DIRECTORATE REPORTS - SUSTAINABLE INFRASTRUCTURE**SI17/21 CONTRACT NO. RFT-836-TO - CITY SQUARE REFURBISHMENT****EXECUTIVE SUMMARY**

As part of the City Centre Masterplan works Council is to undertake the refurbishment of the CBD City Square.

The refurbishment includes new awning structures, a regraded pavement to allow overland stormwater flow, all new paving and landscaping, Park Avenue Lane reconstruction and sundry seating and street furniture.

The facilities were to be constructed under a design and construct contract arrangement with a suitable contractor supported by direct contract and project management input by Council. Public tenders for the construction of the new facilities were recently called and responses have been assessed. This report recommends Council adopt the recommendation in the attached confidential report.

MOTION**2017/175 RESOLVED (Cr Sally Townley / Cr Jan Strom)**

Pursuant to the Recommendation from the CBD Masterplan Committee, that Council:

1. Decline to accept any tender received for Contract No. RFT-836-TO City Square Refurbishment; in accordance with S178(1)(b) of the Local Government Regulations.
2. In accordance with s178(3)(b) of the Local Government Act, *'invite, in accordance with clause 167, 168 or 169, fresh tenders based on the same or different details'*, for the City Centre Upgrade, including final designs and a schedule to grant Possession of Site in early February 2018.
3. Proceed with the design, supply and erection of the screen on the carpark as a separate sub project with the aim to have these works completed prior to the December peak retail season.
4. That Council receives a monthly briefing note on this item.

The Motion on being put to the meeting was carried unanimously.

CARRIED

REQUESTS FOR LEAVE OF ABSENCE

Councillors Arkan and Amos requested a leave of absence for the Ordinary Meeting of Council on 25 August 2017.

QUESTIONS ON NOTICE

No questions on notice.

MATTERS OF AN URGENT NATURE

No matters of an urgent nature.

CLOSE OF MEETING

The Meeting closed at 5.35pm.

Confirmed:

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Denise Knight
Mayor