



Coffs Harbour City Council

17 July 2013



ORDINARY MEETING

The above meeting will be held in the Council Chamber, Administration Building, corner Coff and Castle Streets, Coffs Harbour, on:

THURSDAY 25 JULY 2013

The meeting commences at **5.00pm** and your attendance is requested.

AGENDA

1. Opening of Ordinary Meeting
2. Acknowledgment of Country
3. Disclosure of Interest
4. Apologies
5. Public Addresses / Public Forum
6. Mayoral Minute
7. Mayoral Actions under Delegated Authority
8. [Confirmation of Minutes of Ordinary Meeting – 11 July 2013](#)
9. [Notices of Motion](#)
10. [General Manager's Reports](#)
11. [Consideration of Officers' Reports](#)
12. Requests for Leave of Absence
13. Matters of an Urgent Nature
14. Questions On Notice
15. Consideration of Confidential Items (if any)
16. Close of Ordinary Meeting.

Steve McGrath
General Manager



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

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

25 JULY 2013

Contents

ITEM DESCRIPTION

NOTICES OF MOTION

NOM13/8 AMEND THE RURAL RESIDENTIAL STRATEGY

NOM13/9 SMOKING EXCLUSION ZONES AROUND CAFES IN THE CITY CENTRE

GENERAL MANAGER'S REPORTS

GM13/20 MIDROC STRATEGIC PLAN 2013-2017 AND CORPORATION STATUS

CITY SERVICES DEPARTMENT REPORTS

CS13/39 TRAFFIC COMMITTEE REPORT NO. 3/2013

CS13/40 COMMITTEE MEMBERSHIP - EASTERN DORRIGO

The following item either in whole or in part may be considered in Closed Meeting for the reasons stated.

CS13/41 TENDER RFT-593-TO: COFFS HARBOUR CBD MINOR MAINTENANCE,
STREET AND FACILITIES CLEANING

A portion of this report is confidential for the reason of Section 10A (2):

- (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret.

and in accordance with Section 10A (1) the meeting may be closed to the public.

CORPORATE BUSINESS DEPARTMENT REPORTS

CB13/46 MONTHLY BUDGET REVIEW FOR MAY 2013

LAND USE HEALTH & DEVELOPMENT DEPARTMENT REPORTS

L13/21 DEVELOPMENT APPLICATION NO. 393/13 – RESIDENTIAL FLAT BUILDING
AND DEMOLITION – LOT 4, SEC 58, DP 758258, NO. 326 HARBOUR DRIVE,
COFFS HARBOUR



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

11 JULY 2013

Present: Councillors D Knight (Mayor), J Arkan, N Cowling, R Degens, B Palmer, K Rhoades, M Sultana and S Townley

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

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

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

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

DISCLOSURES OF INTEREST

The General Manager read the following disclosure of interest to inform the meeting:

| Councillor | Item | Type of Interest |
|------------|---|---|
| Cr Palmer | L13/18 Development Application No. 527/13 - Lot 500, Dp776362 and Lot 1, Dp579511, No. 39-41 Clarence Street, Woolgoolga - Proposed Supermarket | Non-Pecuniary - Less Than Significant Conflict as daughter is employed by Woolworths. |

APOLOGY

- 157 **RESOLVED** (Rhoades/Arkan) that leave of absence as requested from Councillor Innes be approved.
-

PUBLIC ADDRESS

| Time | Speaker | Item |
|---------|--|---|
| 5.00 pm | Angus Witherby On behalf of Woolgoolga Retail Group | L13/18 – DA 527/13 – Lot 500 DP 776362 and Lot 1 DP 579511, No 39-41 Clarence Street, Woolgoolga – Proposed Supermarket |
| 5.05 pm | Anthony Iannuzzi Woolworths Limited | L13/18 – DA 527/13, Lot 500 DP 776362 and Lot 1 DP 579511, No 39-41 Clarence Street, Woolgoolga – Proposed Supermarket |
| 5.10 pm | Garth Grundy | CS13/38 – Castle Street Car Park – Lift and Shade Structures |

CONFIRMATION AND ADOPTION OF MINUTES

- 158 **RESOLVED** (Arkan/Townley) that the minutes of the Ordinary meeting held on 27 June 2013 be confirmed as a true and correct record of proceedings.

NOTICE OF MOTION

NOM13/7 COLLECTION OF E-WASTE UNDER THE NATIONAL TELEVISION AND COMPUTER RECYCLING SCHEME

- 159 **RESOLVED** (Townley/Arkan) that:
1. Council adopt a policy for disposal of E-Waste in line with the Federal Government's National Television and Computer Recycling Scheme, namely that E-Waste no longer be disposed of in landfill, but rather through collection as per the Product Stewardship (Televisions and Computers) Regulations.
 2. Council develop and implement a Communication Plan to inform the public of this policy and of the free E-Waste collection point now available at the Englands Road facility.
 3. This Communication Plan is developed in conjunction with Bellingen and Nambucca Councils.
 4. The contractor responsible for Bulky Goods collection is included in the Communication Plan and a time frame for cessation of E-Waste collection through Bulky Goods is agreed between Council and the contractor.
-

LAND USE HEALTH & DEVELOPMENT DEPARTMENT REPORT

L13/18 DEVELOPMENT APPLICATION NO. 527/13 - LOT 500, DP776362 AND LOT 1, DP579511, NO. 39-41 CLARENCE STREET, WOOLGOOLGA - PROPOSED SUPERMARKET

The purpose of this report is to present Development Application 527/13 for Council's consideration, for a supermarket to be developed on the former Raj Mahal site situated on the corner of Pullen Street, Moore Street and the Pacific Highway, Woolgoolga.

160 RESOLVED (Arkan/Rhoades) that:

1. Development Application No. 527/13 for a supermarket (including construction, fit-out; vehicle access and driveways; loading dock, car park, associated works) and demolition of existing structures at Lot 500, DP 776362 and Lot 1, DP 579511, No. 39-41 Clarence Street, Woolgoolga be approved subject to conditions as appended to the report (Attachment 3).
2. Persons who made submissions in relation to the Development Application No. 527/13 be notified of the determination.

VOTED FOR

Cr Rhoades
Cr Townley
Cr Palmer
Cr Degens
Cr Knight
Cr Arkan
Cr Sultana
Cr Cowling

VOTED AGAINST

Nil

CITY SERVICES DEPARTMENT REPORT

CS13/38 CASTLE STREET CAR PARK - LIFT AND SHADE STRUCTURES

To recommend allocation of funding to the Castle Street Car Park – Lift and Shade structures project.

- 161 RESOLVED** (Rhoades/Arkan) that Council allocate \$1.25 million from funds held in reserve from the sale of 218 Harbour Drive for projects relating to car parking projects in the CBD to the Castle Street Car Park Lift and Shade Structures project.

LAND USE HEALTH & DEVELOPMENT DEPARTMENT REPORTS

L13/19 PRIORITY HABITATS AND CORRIDORS STRATEGY: BIODIVERSITY ASSETS - A PLANNING AND COMMUNITY ENGAGEMENT FRAMEWORK

To provide Council with an update on progress and a proposed timetable associated with the preparation, strategic implementation and public consultation process for the delivery of Biodiversity Assets identified within Council's adopted Biodiversity Action Strategy 2012 - 2030.

162 RESOLVED (Palmer/Arkan) that:

1. In accordance with the Coffs Harbour Biodiversity Action Strategy 2012-2030, Council notes the work program in this report which will inform the preparation of a Priority Habitats and Corridors Strategy.
 2. Council endorse the attached Biodiversity Assets Stakeholder Engagement Plan.
 3. Council invites industry groups wishing to be consulted to register their interest
-

L13/20 PLANNING PROPOSAL PP_2013_COFFS_001_00 - PROPOSED REZONING OF PART LOT 3, DP270533, DRESS CIRCLE, COFFS HARBOUR

The purpose of this report is to notify Council of the status of the subject Planning Proposal, which is a deferred area from Coffs Harbour Local Environmental Plan (LEP) 2000 Amendment No. 34 (North Coffs).

163 RESOLVED (Arkan/Rhoades) that:

1. Council resolve to exhibit PP_2013_COFFS_001_00 (Attachment 1) in accordance with the NSW Planning and Infrastructure's Gateway Determination and Sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979.
2. Council resolve to exhibit an amendment to draft Coffs Harbour Development Control Plan 2013 Component E15 Tourist Residential Development Requirements (Attachment 2) in accordance with Clause 18(2) of the Environmental Planning and Assessment Regulations 2000.
3. The Planning Proposal and the draft Development Control Plan amendment documents be exhibited jointly for a period of 28 days.
4. A further report regarding the outcome of the exhibition be presented to Council.

| VOTED FOR | VOTED AGAINST |
|------------------|----------------------|
| Cr Rhoades | Nil |
| Cr Townley | |
| Cr Palmer | |
| Cr Degens | |
| Cr Knight | |
| Cr Arkan | |
| Cr Sultana | |
| Cr Cowling | |

CORPORATE BUSINESS DEPARTMENT REPORTS

CB13/44 BANK BALANCES AND INVESTMENT FOR MAY 2013

To list Council's Bank Balances and Investments as at 31 May 2013.

164 RESOLVED (Degens/Arkan) that:

1. The bank balances and investments totaling (from loans, Section 94 and other avenues that form the restricted accounts and are committed for future works) one hundred and seventy three million, five hundred and twenty nine thousand, six hundred and sixty six dollars (\$173,529,666) as at 31 May 2013 be noted.
2. The general fund unrestricted cash and investments totaling two million, one hundred and forty four thousand, eight hundred and thirty eight dollars (\$2,144,838) as at 31 May 2013 be noted.

CB13/45 LEASE - HANGAR SITE, 73 AVIATION DRIVE, COFFS HARBOUR AIRPORT, LOT 5 DP790102 - EXECUTION OF LEASE DOCUMENTS UNDER COMMON SEAL OF COUNCIL

Seeking authority for the execution of a lease between Coffs Harbour City Council as the registered proprietor of the land known as 73 Aviation Drive Coffs Harbour Airport, being Lot 5 in DP790102 to KWL Family Company Pty Limited under the Common Seal of Council.

165 RESOLVED (Arkan/Townley) that:

1. The Council as registered proprietor of 73 Aviation Drive, Coffs Harbour Airport being Lot 5 in DP790102 (the demised premises) authorises the lease of the demised premises to KWL Family Company Pty Limited for a period of 5 (five) years and subject to the standard terms and conditions of Coffs Harbour City Councils airport hangar site leases.
2. Any necessary documents required to give effect to the lease of 73 Aviation Drive, Coffs Harbour Airport being Lot 5 in DP790102 to KWL Family Company Pty Limited be executed under the common seal of Council.

CITY SERVICES DEPARTMENT REPORTS

CS13/33 JETTY MEMORIAL THEATRE BUSINESS PLAN

To inform Council of the completion and implementation of the Jetty Memorial Theatre (JMT) Business Plan.

- 166 RESOLVED** (Degens/Arkan) that Council note the Jetty Memorial Theatre Business Plan as the implementation plan for the Jetty Memorial Theatre Strategic Plan 2013 - 2018.

CS13/34 CONTRACT NO. EOI-558-TS - EXPRESSION OF INTEREST FOR LEASE OF BUNKER CARTOON GALLERY

To consider expressions of interest received in from the call for interested parties to lease the Bunker Cartoon Gallery.

- 167 RESOLVED** (Arkan/Palmer) that Council send an invitation in writing to Julian Francis Faber to tender for the Lease of Bunker Cartoon Gallery.

MOTION

- 168 MOVED** (Knight) that item CS13/35 be deferred to after items CS13/36 and CS13/37.

CS13/36 COMMITTEE MEMBERSHIP - SPORTZ CENTRAL

To recommend to Council appointment of a community member to a facility management committee.

- 169 RESOLVED** (Arkan/Sultana) that The following committee member nomination be appointed to the relevant committee:

- Sportz Central Management Committee
Ms Cassandra Cameron

CS13/37 ROUND FIVE OF THE REGIONAL DEVELOPMENT AUSTRALIA FUND (RDAF)

To recommend projects for application by Council for funding under the Round Five of the Regional Development Australia Fund (RDAF)

170 MOVED (Cowling/Townley) that:

The Coffs Harbour Regional Museum refurbishment be developed for submission for funding under Round Five of the Regional Development Australia Fund.

CS13/35 CONTRACT NO. RFT-577-TO: COFFS HARBOUR REGIONAL MUSEUM REFURBISHMENT

To report on tenders received for Contract RFT-577-TO for the refurbishment of 215A Harbour Drive so as to establish a regional museum and to recommend Council does not accept any tender and undertakes the work using an alternative procurement method.

171 RESOLVED (Degens/Palmer) that:

1. As a result of the allocation of additional funds to the Coffs Harbour Regional Museum Refurbishment Contract No. RFT-577-TO, Council accept the Tender, identified as being the most advantageous in the confidential attachment which follows the application of Council's Tender Value Selection System.
2. It be noted that should the Regional Development Australia Fund application be unsuccessful, additional funds will need to be identified for the completion of this project.

REQUESTS FOR LEAVE OF ABSENCE

171 RESOLVED (Arkan/Rhoades) that Cr Degens be granted leave of absence from Council for 25 July 2013.

MATTERS OF AN URGENT NATURE

No matters of an urgent nature.

QUESTIONS ON NOTICE

No questions on notice.

This concluded the business and the meeting closed at 6.41pm.

Confirmed: 25 July 2013

.....
Denise Knight
Mayor

AMEND THE RURAL RESIDENTIAL STRATEGY

Purpose:

Councillor John Arkan has given notice of his intention to move:

1. That Council amends the Rural Residential Strategy 2009 to bring forward the inclusion of lands at Korora, Moonee and Sapphire for rezoning from Rural 1A to full Rural Residential.
2. That the forthcoming review of the Local Growth Management Strategy include the commencement of local environmental studies for those lands at Korora, Moonee and Sapphire with the completion of the initial studies at Sapphire to coincide with the completion of the Pacific Highway upgrade during 2014.

Rationale:

1. Council resolved in 26 November 2009 to review the Rural Residential Strategy when one of the following events occurred:
 - a) Completion of the Pacific Highway upgrade.
 - b) When census data 2011 is made available by the Australian Bureau of Statistics or
 - c) In five years' time when the "sunset clause" becomes effective.whichever comes first.
The census data was received.
2. Korora, Moonee and Sapphire forms part of the number one ranked area for release from a socio-economic point of view. Take-up of rezoned lands at Korora, Moonee and Sapphire will add benefits to the Moonee retail centre as well as to Coffs Harbour shopping areas.
3. Providing a selection "choice" to residents to live and build their homes/communities.

Staff Comment:

Council's current Local Growth Management Strategy (LGMS) consists of the Urban Lands Component 'Our Living City Settlement Strategy' 2008, the Rural Residential Component 2009, the Industrial Lands Component 2009 and the Business Lands Component 2010. The LGMS is a strategic framework that guides the development of the Local Government Area (LGA) to 2030 and beyond.

Five yearly reviews are an inherent part of any LGMS process. A total budget of \$50,000 has been allocated in the 2013/14 Operational Plan to commence a review of the LGMS, with additional funds proposed for subsequent years. No funds are currently available for any environmental investigations. It is estimated that the subject environmental investigations would cost in the order of \$150,000?

The LGMS review will include the Rural Residential Strategy (RRS). A Project Plan for the review of the LGMS has been programmed to be presented to the Council meeting of 22 August 2013, outlining the steps to be undertaken to commence this review process. An analysis of landstock supply and demand relative to the various landuse types is an initial step in the policy review.

The risk in prioritising the RRS in advance of any assessment of landuse type availability throughout the LGA, acknowledging fiscal constraints, is that Council may not be allocating priorities based on the highest demand or the most pressing land use issues?

SMOKING EXCLUSION ZONES AROUND CAFES IN THE CITY CENTRE

Purpose:

Councillor Sally Townley has given notice of her intention to move:

That CHCC implement a non smoking policy applying to outdoor eating areas in the CBD. An outdoor eating area is each eating area defined by an Outdoor Eating Licence as issued under the Roads Act 1993. The CBD is defined as that area described in CHCC's CBD Masterplan (see separate attachment).

Rationale:

At present there are not clearly demarcated areas between no smoking areas around cafes in the City Centre. Council has implemented no smoking policies in public places, such as parts of BCU Stadium. For the health and comfort of people in the City Centre, clear no smoking or smoking exclusion zones would be of public benefit.

Staff Comment:

The following is taken from the most recent communication from NSW Health on this issue (dated 6 June, 2013).

"Since 7 January 2013, smoking has been banned in a number of public outdoor areas, including:

- Within 10 metres of children's play equipment in an outdoor public place;
- In open areas of swimming pool complexes;
- In spectator areas of sports grounds or other recreational areas during organised sporting events;
- At public transport stops and stations, including the area where people gather or queue to wait for the bus, taxi or light rail.
- Within 4 metres of a pedestrian access point to a public building; and
- From 6 July 2015, in commercial outdoor dining areas."

NSW Health is responsible for the enforcement of the provisions of this legislation.

This does not, of course, prohibit Council from moving ahead of the legislative requirement if it resolved to do so. However, the responsibility for enforcement of any local provisions would rest with Council.

Council outdoor dining licence agreements are issued under the provisions of the Roads Act and in accordance with the Outdoor Dining licence policy.

Under the standard agreement the Licensee must "...at all times observe and comply with the reasonable requirements of Council or any officer of the Council in respect of the equipment and generally concerning the use of the area." (cl 7.7)

And to "...Comply with all policies or rules adopted or made by council from time to time concerning the use of the roads for restaurant purposes." (cl 7.12)

Accordingly any policy adopted by Council to prohibit smoking in outdoor dining areas located within road reserves can potentially be policed through the existing licence agreement provisions (subject to resourcing).

If such a policy were to be adopted it is suggested that it apply uniformly to all outdoor dining licence areas.

It should be noted that in light of Council's limited resources the bulk of compliance management of licences is done on a reactive basis (that is ...when advised of a breach corrective action is taken). Accordingly it would be necessary to consult with the current licensees about any proposed "no smoking" policy including an appropriate transition phase. Non-adherence to such a policy could result in a significant increase in the time and resources needed to manage these licences and would need to be resourced appropriately.

Key Land Use and Open Space

The City Centre Masterplan 2031 identifies key strategic sites within the City Centre and outlines Principles to ensure their optimum contribution to the future vibrancy of the City Centre whilst also providing a toolkit for realising their potential through development incentives, activation mechanisms, management and resilience planning.

The plan opposite identifies key sites for investigation and land use activation linkages. Any carpark redevelopment would be considered as part of an integrated development maintaining existing carparking capacity. The *Details* below are discussed as components of the Strategies and Projects within the balance of this document.

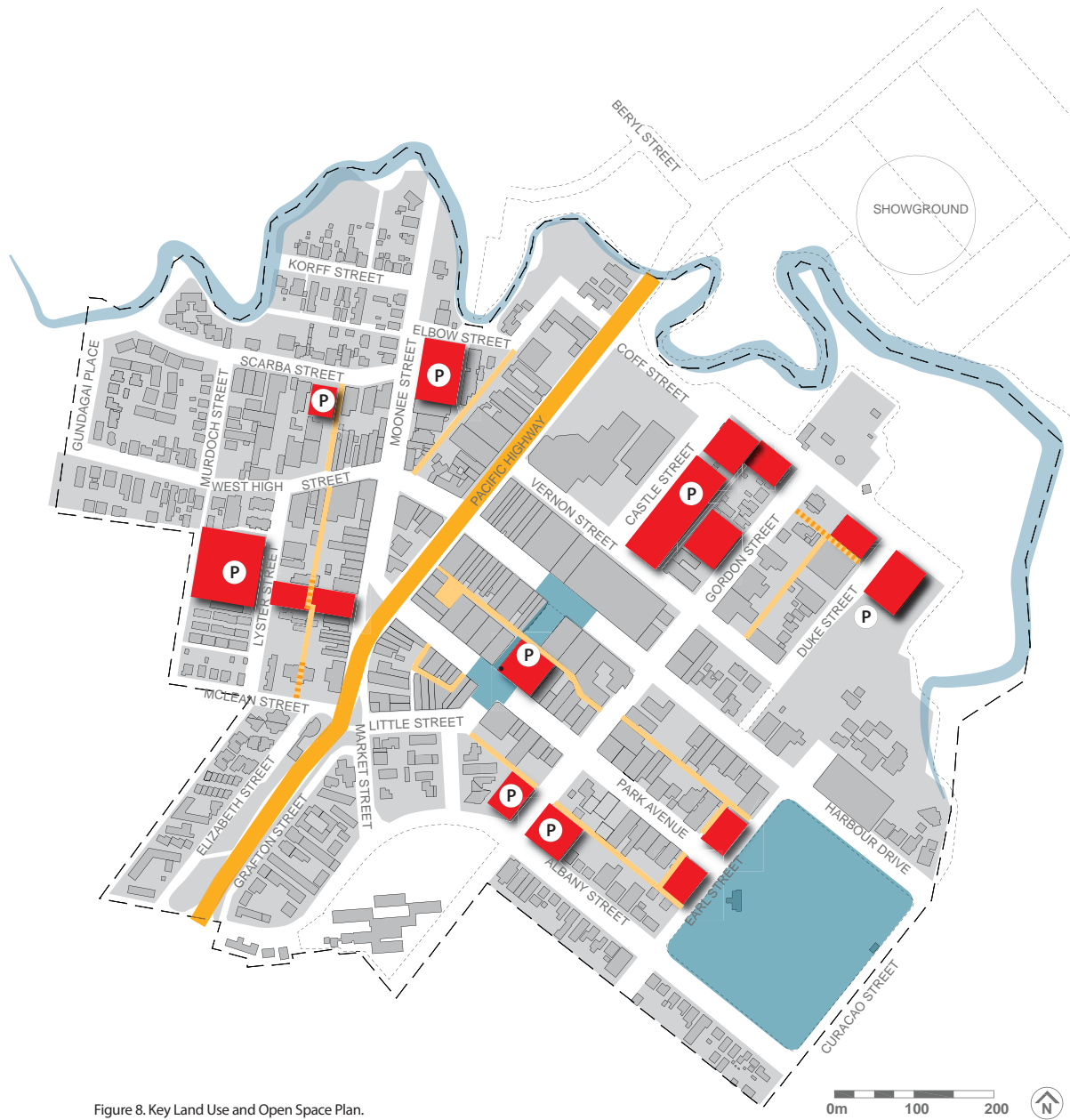


Figure 8. Key Land Use and Open Space Plan.

MIDROC STRATEGIC PLAN 2013-2017 AND CORPORATION STATUS

Purpose:

This report provides Council with an update on the organisational status of the Mid North Coast Regional Organisation of Council's (MIDROC) and also provides a copy of the Inaugural Strategic Plan as adopted at the MIDROC Board meeting held on 24 May 2013.

Description of Item:

MIDROC is the peak organisation representing the interests of eight Local Government Areas (LGA's) on behalf of over 300,000 residents of the Mid North Coast (MNC). It is the third fastest growing region in New South Wales with a projected population growth to 380,000 persons in 2031.

The aims of MIDROC are to:

- Advocate to and inform all spheres of government of the economic, social, environmental and infrastructure needs of the region;
- Strengthen the role of Local Government in regional affairs with regard to policy and strategic directions of both State and Federal government;
- Support the implementation of strategies that will build community capacity across the region; and
- Increase the effectiveness and efficiency of member council's through sharing ideas and resources.

Brief history of MIDROC (previously MIDGOC).

1999: The Mid North Coast Group of Councils (MIDGOC) was established.

Founding members were:

- Bellingen Shire Council; Coffs Harbour City Council; Greater Taree City Council; Port Macquarie-Hastings Council (formerly Hastings Council); Kempsey Shire Council; and Nambucca Shire Council.
- Great Lakes Council and Gloucester Shire Council joined MIDGOC in 2004.

2003: A Memorandum of Understanding (MoU) was established between the member Councils.

2004: MIDGOC resolved to commission a report to investigate in more detail strategic alliances within the region. In November 2004, MIDGOC resolved to support the establishment of the following core network groups, with each group being allocated a General Manager for mentoring and guidance purposes.

The groups were:

- Technology
- Town Planning (Section 94)
- Human Resources
- Works
- Procurement
- Occupational Health and Safety
- GIS (Mapping).

2006: Feasibility study completed that centred on creating a more formal strategic alliance of Councils along the Mid North Coast of NSW.

2011: In February, a formal MIDGOC constitution was adopted. In November 2011, the MIDGOC constitution was amended to the MIDROC Constitution.

2012: MIDROC endorsed the development of a Strategic Plan to guide its activities.

2013: The MIDROC Strategic Plan was adopted (Attachment 1).

Sustainability Assessment:

- **Environment**

Nil.

- **Social**

Nil.

- **Civic Leadership**

Coffs Harbour City Council's participation in MIDROC provides an opportunity to leverage increased advocacy and lobbying outcomes for the community it serves.

- **Economic**

Broader Economic Implications

Whilst difficult to quantify it is suggested that participation in MIDROC provides an opportunity to enjoy a positive economic impact as a result of the advocacy and lobbying activities of MIDROC.

Delivery Program/Operational Plan Implications

Over a number of years the membership fees of each member council has been set at a base fee of \$10,000. It is proposed to increase the membership fees from the base of \$10,000 to include a per capita contribution of 13 cents per person to realise the necessary funds and resources to achieve the Strategic Plan. This would increase the total budget for MIDROC from \$80,000 to \$117,200 per annum.

Consultation:

The MIDROC Board comprising the Mayors and General Managers of the member councils have been discussing and researching the role, structure and direction of MIDROC for some years.

Related Policy and / or Precedents:

Coffs Harbour City Council has been a member council of MIDROC (previously MIDGOC) since 1999. A stronger Regional Organisation of Councils will reflect the regional needs and aspirations of local councils and the communities they serve.

Statutory Requirements:

The establishment of a corporation for MIDROC will require the approval of the Minister for Local Government.

Issues:

Corporation

Currently, the Regional Organisation of Councils that exists (MIDROC) is a Section 355 Committee of Port Macquarie-Hastings Council. This was established as a temporary measure while investigations were undertaken into organisation models. A report was generated to the MIDROC Board indicating that continuing as a Section 355 Committee was not the most appropriate structure.

From research it was identified that most ROC's are moving towards a fully corporatised structure, with the main alternatives being a county council or an incorporated association.

In brief, the limitations around becoming a county council were seen to be:

- That Board members must be councillors from the member councils. MIDROC currently operates from a Board that consists of both the Mayors and General Managers. This provides greater input, variety of activities and ownership in the regional direction.
- The additional cost that would be incurred through a county council model compared to a corporate structure.
- The inflexibility of the county council structure:
 - Most aspects of the county council organisation are set by ministerial proclamations and regulations. Under a corporate structure it would only require the members' support (at whatever level is established in the constitution). Similarly, it is perceived that there is greater scope to establish a range of shared service options, as well as being a service provider to groups outside the owning membership under a corporate model.

Establishing an incorporated association was considered limiting as it is perceived that the organisation may quickly exceed the threshold level (\$2 million) at which organisations were considered too large to be incorporated associations. Accordingly, the councils would only have to come back and go through the same process again to change the structure.

Establishing as a corporation would bring the organisation under the general requirements for any corporation. Directors would have fiduciary responsibilities and be required to meet a similar level of care and diligence to what is required of a councillor. The corporation would

be required to report to and meet the requirements of the Australian Securities and Investment Commission (ASIC) and the Corporations' Legislation, which requires annual financial reports to be audited.

Such provisions effectively provide a similar level of transparency to the Local Government Act, but would not be required to develop detailed community strategic plans and delivery programs at a regional level.

MIDROC would operate as an organisation to support member councils, with the provision of agreed services and advocating at a regional level on behalf of members.

A corporation is considered by MIDROC as the optimal structure to achieve this outcome. It will be owned by the member councils. It will provide transparency in governance in how it operates, but not have the additional costs of duplicating local government specific community planning or paying fees to Board members.

MIDROC Strategic Plan

This Strategic Plan (attached) is the first developed in the history of MIDROC and reflects a determination by the members to become an even more effective voice for local government and local communities across the Mid North Coast area.

The Strategic Plan indicates the desire of MIDROC to advance the region's position to both the State and Federal governments in a number of key areas through a targeted advocacy campaign.

Key issues to be pursued include:

- Constitutional recognition of local government to secure a fairer share of Financial Assistance Grants;
- greater input into regional strategic planning initiatives, planning processes, regional economic development; and
- promotion of local government's role in community planning.

In pursuing these activities MIDROC acts to build and maintain close working relationships with State and Federal governments and supporting member councils in pursuit of achieving sustainability in delivering services that the community needs and aspires to.

Implementation Date / Priority:

In respect of pursuing the approval for a corporatised structure, MIDROC will seek this immediately however, it is anticipated that it may take some time for the due process to be finalised.

In respect of the MIDROC Strategic Plan, the period covered by the Plan is 2013-2017.

Recommendation:

- 1. The Strategic Plan 2013-2017 for the Mid North Coast Regional Organisation of Council's (MIDROC) be noted;**
- 2. The Mayor and General Manager provide periodic reports on outcomes achieved in respect of the MIDROC Strategic Plan;**
- 3. The formation of a corporation or several corporations to provide regional based advocacy and services on behalf of the Coffs Harbour City Council as part of the Mid North Coast Region be endorsed.**



MIDROC

Mid North Coast Regional Organisation of Councils

MIDROC Strategic Plan 2013 - 2017

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Attachment

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| Protecting our Local Environment through..... | 7 |
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The Mid North Coast Regional Organisation of Council's (MIDROC) is the peak organisation representing the interests of eight Local Government Areas (LGA's) on behalf of over 300,000 residents of the Mid North Coast (MNC). It is the third fastest growing region in New South Wales with a projected population growth to 380,000 persons in 2031.

MIDROC serves to:

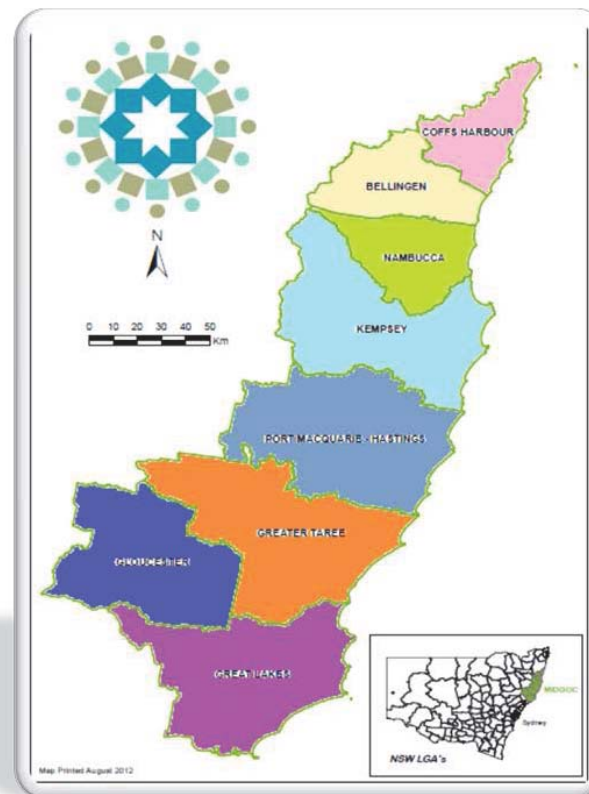
- ✓ Advocate to and informs all spheres of government of the economic, social, environmental and infrastructure needs of the region.
- ✓ Strengthen the role of local government in regional affairs with regard to policy and strategic directions of both State and Federal government.
- ✓ Support the implementation of strategies that will build community capacity across the region and
- ✓ increase the effectiveness and efficiency of member councils through sharing ideas and resources

At the state and federal level MIDROC will seek to advance the regions position in a number of key areas through a targeted advocacy campaign. Key issues to be pursued include constitutional recognition of local government to secure a fairer share of Financial Assistance Grants, greater input into regional strategic planning initiatives, planning processes, regional economic development and promote local government's role in community planning.

In pursuing these activities MIDROC acts to build and maintain close working relationships with state and federal governments and through providing stewardship for member councils in pursuit of achieving sustainability in delivering services that the community needs and aspires to.

MIDROC Region

- Area of 28,943 km²
 - 532km of coastline, from Iluka to Hawks Nest.
 - Includes large flood plains
 - Significant areas of escarpment.
- 298,000 people (4% of state)
 - Aged pension 43,600 (14.6%)
 - Government support reliant 77,600 (26%)
 - Working age population 151,000 (53%)
 - Workforce 124,700
 - Youth 70,000 (24%)
 - Aged 65,188 (23%)
 - Population grown 75% over 25 years
- 3rd Fastest growth region in NSW over next 20 years
- **Major industry employment**
 - Retail trade 17,392 persons
 - Health Care 16,015
 - Construction 12,756
 - Education 12,011
 - Accom/food 11,151
 - Manufacturing 7,133
 - Prof, scientific 6,392
 - Public Admin 3,993
- **Industry Outputs**
 - Agriculture production \$369mill
 - Gross Value Manufacturing output \$960mill
 - Tourism worth \$1.58bill



Improving the Lifestyle of Our Local Communities through...

| Planning and Development | |
|---|---|
| What MIDROC seeks | What MIDROC will do |
| An accessible, efficient and locally accountable planning and development system which secures the rights of local communities to effectively participate and influence decisions impacting on their lifestyle and wellbeing. | <ul style="list-style-type: none"> ✓ Contribute to and advocate for continued improvements to the NSW Planning system in order to: <ul style="list-style-type: none"> ○ Develop a collaborative, robust and efficient regional planning framework that addresses land use policy, integration issues and provides clear direction on economic development, natural resources and infrastructure priorities ✓ Seek ongoing commitment from the state government that councils will retain responsibility for planning decisions within their local areas |
| The development of an infrastructure framework that does not shift the cost burden onto local councils and the community | <ul style="list-style-type: none"> ✓ In partnership with the state government identify regional infrastructure priorities and funding arrangements |
| Adequate Infrastructure Funding Policies and Programs | |
| What MIDROC seeks | What MIDROC will do |
| A permanent Roads to Recovery program with increased funding levels, including urgent bridge upgrades and a commitment to indexing funding to reflect increases in road and bridges construction costs | <ul style="list-style-type: none"> ✓ Work with and support Local Government NSW in lobbying for the Roads to Recovery program to be made a permanent source of funding to local government. |
| A more responsive and relevant federal regional community funding program which includes local government as a genuine partner | <ul style="list-style-type: none"> ✓ Make representations to the existing Regional Development Australia to attract more funding to the region |
| Maintain and improve opportunities to utilise access to Sydney and Brisbane airport from regional centres | <ul style="list-style-type: none"> ✓ Will work with state and federal government to ensure ongoing access to city airports for regional development |
| Urban Water Reforms | |
| What MIDROC seeks | What MIDROC will do |
| Genuine engagement with local government having regard to council issues and concerns in the development of state government's water reforms | <ul style="list-style-type: none"> ✓ Develop a submission in response to the state government on the water reforms |

| Digital Economy | |
|---|--|
| What MIDROC seeks | What MIDROC will do |
| Equitable access to high speed broadband for the region including rural communities to facilitate business diversification, regional business attraction and growth, and to mitigate potential digital exclusions | ✓ Engage with relevant federal and state government departments, NBN Co to develop improved partnership and funding to attract services to the region. |
| Equitable access to mobile coverage for rural areas | ✓ Engage with relevant federal and state governments and mobile service providers to address mobile coverage black spots within the region |

Protecting our Local Environment through...

| Managing Natural Assets | |
|--|---|
| What MIDROC seeks | What MIDROC will do |
| Direct access to funding for local government from the state and federal government natural asset management funding | ✓ Seek support through Local Government NSW for the state and federal governments to provide direct funding to local government. |
| Recognition of the impact coastal erosion on the region and appropriate funding to address current and future impacts | ✓ Work with state and federal government to highlight impacts and develop management plans. |
| Climate Change Adaptation | |
| What MIDROC seeks | What MIDROC will do |
| Leadership from state and federal governments in driving improved collaboration and delivery of outcomes in regards to how communities adapt to climate change | ✓ Make representations to state and federal governments to provide funding and resources to assist councils in implementing climate change impact risk assessments and adaptation plans |
| Biosecurity | |
| What MIDROC seeks | What MIDROC will do |
| Appropriate funding from the state government in the planning and implementation of invasive plant and animal priorities | <ul style="list-style-type: none"> ✓ Engage with the state government to ensure adequate support and resources are provided to councils and regional bodies to address invasive species ✓ Work with existing state and federal agencies in the implementation of eradication programs |
| Natural Resource Management | |
| What MIDROC seeks | What MIDROC will do |
| Equitable and timely natural resource management | ✓ Engage with the state government in the development of fair and equitable cost recovery mechanisms for local management and enforcement activities |

Improving Councils' Capacity and Productivity through...

| A Capable and Productive Local Government Workforce | |
|--|---|
| What MIDROC seeks | What MIDROC will do |
| Strategic workforce development and employment programs that are industry led, support business productivity and skills development that will lead to measurable and demonstrable business outcomes | <ul style="list-style-type: none"> ✓ Work collaboratively across the region in professional skills development ✓ Implement peer mentoring across councils across the region ✓ Develop skills centres of excellence across the region |
| Local Government Financial Sustainability | |
| What MIDROC seeks | What MIDROC will do |
| Achieve local government sustainability through effective and efficient service delivery through: <ul style="list-style-type: none"> - Addressing cost shifting - Asset management and infrastructure funding - Revenue raising and rating strategies - Developer contributions and infrastructure charges - Alternative business models and service delivery arrangements - Regional financing models | <ul style="list-style-type: none"> ✓ Make representation to state government concerning cost shifting ✓ Identify a regional approach to asset management and infrastructure funding ✓ Identifying regional priorities through effective and efficient strategic alliance sub groups (working parties) ✓ Investigate and implement where appropriate resource sharing service delivery ✓ Identify opportunities to raise revenue through existing services provided e.g. Extend to the commercial sector ✓ Explore scope for integrated service delivery with state agencies ✓ Identify and resource alternative service delivery arrangements using regional resources ✓ Realising savings through regional financial alliances |
| Appropriate and adequate levels of finance and funding support | |
| What MIDROC seeks | What MIDROC will do |
| An increased share of federal government revenues through a fixed percentage of total commonwealth taxation or the indexation of the financial assistance grants to more appropriately reflect the cost pressures being faced by local government | <ul style="list-style-type: none"> ✓ Make representations through Local Government NSW and ALGA to the federal government about the need for increased funding to local government via a fixed share of the commonwealth taxation or more appropriate indexation of Financial Assistance Grants |

Enabling Our Communities to be Strong and Sustainable through...

| Economic and Regional Development initiatives | |
|--|---|
| What MIDROC seeks | What MIDROC will do |
| Engagement of local government as a legitimate partner by state government and Regional Development Australia in the development of frameworks to support regional infrastructure investment, regional economic development and regional engagement and governance | <ul style="list-style-type: none"> ✓ Make representation to the state government and RDA to enter a Memorandum of Understanding (MOU) to ensure the interests of MIDROC are identified and captured in the deliberations and priorities of the State and RDA focusing on: <ul style="list-style-type: none"> ○ Roles and responsibilities of local and state government agencies and economic development agencies ○ Principles of engagement between both levels of government ○ A commitment to collaborate and share information on state and industry action plans ○ Identify clear opportunities for decentralisation of state agencies to the MNC |
| Effective engagement in Regional Transport Plans | <ul style="list-style-type: none"> ✓ Make representation to the state government to ensure the region is given priority in transport planning for infrastructure and public transport arrangements ✓ Make representation for increased public transport funding to the region |
| Additional funding to promote the region as a tourist destination | <ul style="list-style-type: none"> ✓ Make representation through North Coast Tourism and state government agencies on the need to promote the regions attributes ✓ Make representation to the state that the state economic benefits of enhanced tourism also impacts on infrastructure and requires appropriate funding |
| Develop an Agricultural Centre of Excellence and has state and federal support and funding with industry partnerships and tertiary providers | <ul style="list-style-type: none"> ✓ Identifies opportunities regionally to enhance and develop agricultural industries including value adding ✓ Promotes these opportunities to state and federal governments |
| Develop strong relationships with industry | <ul style="list-style-type: none"> ✓ Work in partnership with MNC Regional Economic Board to grow local industry and attract investment |
| Enhanced Natural Disaster Arrangements | |
| What MIDROC seeks | What MIDROC will do |
| Consolidation and better coordination of the existing disaster recovery related funding programs. | <ul style="list-style-type: none"> ✓ Make representation to state government to review these programs to consider timing, smaller land holdings, off farm income assessments and business impacts |
| Improved disaster management funding arrangements with an increased emphasis on mitigation. | <ul style="list-style-type: none"> ✓ Lobby state and federal governments to increase funding to the existing Natural Disaster Resilience Program aimed at reversing the trend of increased outlays |

| What MIDROC seeks | What MIDROC will do |
|--|---|
| A regional response to recovery arrangements | <ul style="list-style-type: none"> ✓ Develop regional capabilities (resource sharing) to coordinate and respond to community needs in the event of a disaster |
| Develop alternative models to meet community needs in recovery arrangements | <ul style="list-style-type: none"> ✓ Work with the state government in developing alternatives and secure funding streams to enable different alternative models to be established |
| Improved communication with communities when in flooding and other natural disaster situations | <ul style="list-style-type: none"> ✓ Develop a regional online portal to disseminate information on disaster preparedness and understanding ✓ Use regional resources (resource sharing arrangements) to keep the community updated on the situation and recovery arrangements |

Attachment

Funding MIDROC Initiatives

Attachment

Member organisations contribute financially to the ongoing operations of MIDROC

It has been proposed that a base rate of \$10,000 plus 13cents per person within the LGA be adopted with the following contributions payable in the 2013/ 2014 financial year

| Council | Base Rate \$ | Population (ABS 2010) | Total \$ 2013/2014 |
|---------------------------------|---------------------|-------------------------------|---------------------------|
| Bellingen | 10,000 | 12,518 | \$11,627.34 |
| Coffs Harbour City Council | 10,000 | 68,413 | \$18,893.69 |
| Gloucester Shire Council | 10,000 | 4,877 | \$10,634.01 |
| Great Lakes Shire Council | 10,000 | 34,430 | \$14,475.90 |
| Greater Taree City Council | 10,000 | 46,541 | \$16,050.33 |
| Kempsey Shire Council | 10,000 | 28,134 | \$13,657.42 |
| Nambucca Shire Council | 10,000 | 18,644 | \$12,423.72 |
| Port Macquarie Hastings Council | 10,000 | 72,696 | \$19,450.48 |
| | | | |
| Total 2013/2014 | | | \$117,212.89 |

TRAFFIC COMMITTEE REPORT NO. 3/2013

Purpose:

To confirm the Minutes of the Traffic Committee Meeting held on Wednesday, 10 July 2013.

Recommendation:

T.34 - Woolgoolga Community Triathlon, Fun Run and Tough Kids Beach Challenge 28-29 September 2013 [3375249]

That the following temporary road closure of Beach Street, Woolgoolga, between Bultitude Street and Pollack Esplanade from 5:30am and 12 noon on Sunday, 29 September 2013, to conduct the Woolgoolga Community Triathlon, Fun Run and Tough Kids Beach Challenge.

The road closure will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the Woolgoolga Community Triathlon liaise with affected traders and obtain traders approval.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
4. Copy of current Public Liability Insurance be submitted.
5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval

T.35 - Childcare Centre Traffic Issues at "Drop Off" Zone – 96 Thompson Road, Coffs Harbour ([3391566] R.500530)

That no action be taken for a "No Stopping" zone to be installed west of the ABC childcare centre driveway in Thompsons Road, Coffs Harbour.

T.36 - NRMA Funding Campaign on 6 August 2013 at Harbour Drive Precinct, Coffs Harbour [3430355]

That approval be given for the following partial temporary road closure of Harbour Drive, Coffs Harbour, between Gordon Street and Grafton Street from 5:00am and 5.00pm on Tuesday, 6 August 2013.

The road closure will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the NRMA campaign liaise with affected traders and obtain traders approval.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
4. Copy of current Public Liability Insurance be submitted.

5. **Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval.**

T.37 - Signage – St Andrews Drive/Bark Hut Road Woolgoolga ([3393780] R.507930, R.508520)

That approval be given for the installation of a “Give Way” sign, Give Way (TB line) and Double Barrier Lines at the intersection of St Andrews Drive/Bark Hut Road, Woolgoolga as per plan, T.37-2013.

T.38 - Harbour Drive, Coffs Harbour and First Avenue, Sawtell - Temporary Road Closure - Buskers Festival ([3428851]R.501520)

That approval be given for the following temporary road closures to conduct the Coffs Harbour International Buskers & Comedy Festival.

- Harbour Drive, Coffs Harbour between Gordon Street and Grafton Street from 6:00 am and 5.00pm on Wednesday, 25 September 2013.
- First Avenue between Boronia Street and Second Avenue, Sawtell on Thursday 24 September 2013 between 4.00pm and 9.00pm.

The road closures will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the Buskers Festival liaise with affected traders and obtain traders approval.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
4. Copy of current Public Liability Insurance be submitted.
5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval.
6. Organisers install a temporary bus zone in First Avenue Sawtell following consultation with Sawtell Coaches and Coffs Harbour City Council.

T.39 - 2013 Sawtell Summer Sessions Road Closures.- First Avenue Sawtell ([3428851]R.501520)

That approval be given for the following temporary road closure of First Avenue between Boronia Street and Second Avenue Sawtell between 4.00pm and 9.00pm to conduct the Sawtell Summer Sessions for markets and entertainment on the following Thursdays:

10th October 2013
14th November 2013
12th December 2013
9th January 2014
13th February 2014
13th March 2014

The road closures will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the markets liaise with affected traders and obtain traders approval including the local bus company.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
4. Copy of current Public Liability Insurance be submitted.
5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval
6. A temporary bus zone be installed in First Avenue north of Second Avenue as alternative to the Ex-Services Club bus zone.

T.40 - Coffs Coast Country Music Muster 1 -7 October 2013 - Coffs Harbour Show Ground, 123 Pacific Highway, Coffs Harbour [3449492]

That approval be given for the following to conduct the Coffs Coast Country Music Muster 1 -7 October 2013 - Coffs Harbour Show Ground 123 Pacific Highway Coffs Harbour:

1. The organisers and officials complying to conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
2. The provisions of the Australian Road Rules and relevant legislation being observed.
3. Sufficient qualified marshals be made available to properly control the event.
4. That all residents and affected businesses be notified of the event.

T.41 –Coffs Harbour Triathlon Club – Triathlon Season 2013/2014 Events [3451953]

That approval be given for the use of Marina Drive, Harbour Drive, Hogbin Drive, Arthur Street, and Orlando Street, Coffs Harbour, on Sundays every two weeks from 6:45am – 9:30am from 8 September 2013 to 27 April 2014 to conduct the Coffs Harbour Triathlon Club events for the 2013/14 triathlon season.

1. The organisers and officials complying to conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
2. The provisions of the Australian Road Rules and relevant legislation being observed.
3. Sufficient qualified marshals be made available to properly control the event.
4. That all residents and affected businesses be notified of the event.

T.42 – BCU Coffs Tri 1 and 2 March 2014 - Traffic Management (IR 3384999)

That approval be given for the following to conduct the Village Sports Second Annual 'BCU Coffs Tri' on Saturday 1st and Sunday 2nd March 2014.

On Saturday 1st March

1. Jordan Esplanade 7.00am to 6.00pm.
2. Harbour Drive Marina Drive to Salamander Street 1.15pm to 3.30pm.
3. Hogbin Drive, Harbour Drive to Orlando Street 1.15pm to 3.30pm.

Sunday 2nd March

1. Jordan Esplanade 5.00am to 2.00pm.
2. Harbour Drive from Marina Drive to Salamander Street 7.15am to 11.00am.
3. Hogbin Drive from the Rugby Club to Orlando Street 7.15am to 11.00am.

And the road closures be advertised and providing no substantive objections are received, the closures be approved subject to the following:

1. The organisers of the event verify they have liaised with affected traders and obtain traders approval including the local bus companies.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closures, including advertising.
4. Copy of current Public Liability Insurance be submitted.
5. Traffic Management Plan and RMS accredited Traffic Control Plans to be submitted for approval.

T.43 - Armidale to Coffs Harbour – Earle Page College Coast Run 8 September 2013
[3363182]

That the following be approved for the use of Council roads to conduct the Annual Earl Page College Fun Run between Armidale and Coffs Harbour, between Friday, 7 September and Saturday 8 September 2013, approval subject to:

1. The organisers and officials complying with conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
2. The provisions of the Australian Road Rules and relevant legislation being observed.
3. Sufficient qualified marshals are made available to properly control the event.
4. That all residents and affected businesses be notified of the event.

T.44 – Movember Hobart to Cairns Walk – 25 November 2013 [3391965]

That approval be given for the use of Council roads to conduct the Movember Hobart to Brisbane Walk between Lyons Road Sawtell and Diggers Beach Road Coffs Harbour between 6.00am and 10.30am on the 25 November 2013, approval subject to:

1. The organisers and officials complying with conditions imposed by the Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
2. The provisions of the Australian Road Rules and relevant legislation being observed.
3. Sufficient qualified marshals are made available to properly control the event.
4. That all residents and affected businesses be notified of the event.

Minutes

Local Traffic Committee Meeting

Wednesday 10 July 2013

VENUE: Rigby House Computer Training Room
First Floor
Cnr Coff & Duke Streets
Coffs Harbour

TIME: 10.30am

PRESENT:

Cr Nan Cowling, Coffs Harbour City Council
David Vandergrind, Coffs Harbour Police
Ian Shanahan, Roads & Maritime Services
Darren Williams, Sawtell Coaches
Robert Fletcher, Coffs Harbour City Council
David Brooks, Coffs Harbour City Council
Anne Shearer, Coffs Harbour City Council

APOLOGIES:

Andrew Fraser MP, Member for Coffs Harbour
Peter Creenaune, Coffs Harbour Taxi Cab Network
George Stulle, Coffs Harbour City Council

Minute Taker
Sally Miles

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

23 May 2013

BUSINESS ARISING

A. FORMAL ITEMS SECTION (Items for approval by Council under the delegation)

T.34 - Woolgoolga Community Triathlon, Fun Run and Tough Kids Beach Challenge 28-29 September 2013 [3375249]

Background:

Consideration for road closure of Beach Street between Bultitude Street and Pollack Esplanade Woolgoolga between 5.30am and 12 mid day for the purpose of holding the Woolgoolga Community Triathlon, Fun Run and Tough Kids Beach Challenge on the 29 September 2013.

Summary of report:

The Woolgoolga Community Triathlon has been held annually for over 15 years with no incidents reported. This year will follow the traditional format including a road closure for the triathlon.

Recommendation to committee:

Approval be given for the temporary road closure of Beach Street, Woolgoolga between Bultitude Street and Pollack Esplanade from 5:30 am and 12 noon on Sunday, 29 September 2013.

The road closure will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the Woolgoolga Community Triathlon liaise with affected traders and obtain traders approval.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
4. Copy of current Public Liability Insurance be submitted.
5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval

RECOMMENDATION TO COUNCIL:

That the following temporary road closure of Beach Street, Woolgoolga between Bultitude Street and Pollack Esplanade from 5:30am and 12 noon on Sunday, 29 September 2013, to conduct the Woolgoolga Community Triathlon, Fun Run and Tough Kids Beach Challenge.

The road closure will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the Woolgoolga Community Triathlon liaise with affected traders and obtain traders approval.

Attachment 1

2. **The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.**
3. **The organisers be responsible for all costs associated with the temporary closure, including advertising.**
4. **Copy of current Public Liability Insurance be submitted.**
5. **Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval**

T.35 - Childcare Centre Traffic Issues at “Drop Off” Zone – 96 Thompson Road Coffs Harbour ([3391566] R.500530)

Background:

Request for a “No Stopping” zone as when cars are exiting out of the ABC childcare centre the cars that are parked on the right side of Thompson Road Coffs Harbour block the view of oncoming traffic for vehicles.

Summary of report:

Customer requested that this matter be brought to the attention of the Traffic Committee. Council observed one four wheel drive parking adjacent to the driveway and customer also confirmed that it was mainly this vehicle causing the obstruction. Council advised the centre that they speak with the owner of said vehicle and request they park further away from the driveway. This appears to have occurred, but customer still maintains that it is hazardous to exit the driveway and it is Council’s duty of care to install parking restrictions. Thompsons Road is in a 50kph collector road with average daily traffic volume of approximately 5500 (peak hour 530)

Recommendation to committee:

No action.

RECOMMENDATION TO COUNCIL:

That no action be taken for a “No Stopping” zone to be installed west of the ABC childcare centre driveway in Thompsons Road Coffs Harbour.

T.36 - NRMA Funding Campaign on 6 August 2013 at Harbour Drive Precinct, Coffs Harbour [3430355]

Background:

NRMA hopes to launch a campaign regarding various funding for local councils on the 6 August 2013 and request a section of Street that in or around Harbour Drive with a high pedestrian traffic area to run a day long “chalk petition” for local residents to have their say.

Attachment 1

Summary of report:

NRMA have requested access to a high pedestrian retail area in Coffs Harbour as part of their campaign to support increased funding for local road infrastructure. It involves a chalk artist drawing on the road and members of the public will be invited to also write something on the road.

After investigation of traffic conditions in the area, NRMA are proposing to close one lane of Harbour Drive from Gordon Street to the Pacific Highway from 5am – 5.00pm on Tuesday 6 August 2013. They have submitted a traffic management plan and have contacted the RMS and Police.

Recommendation to committee:

Approval be given for the temporary road closure of Harbour Drive, Coffs Harbour between Gordon Street and Grafton Street from 5:00am and 5.00pm on Tuesday, 6 August 2013.

The road closure will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the NRMA campaign liaise with affected traders and obtain traders approval.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
4. Copy of current Public Liability Insurance be submitted.
5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval

RECOMMENDATION TO COUNCIL:

That approval be given for the following partial temporary road closure of Harbour Drive, Coffs Harbour between Gordon Street and Grafton Street from 5:00am and 5.00pm on Tuesday, 6 August 2013.

The road closure will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the NRMA campaign liaise with affected traders and obtain traders approval.
 2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
 3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
 4. Copy of current Public Liability Insurance be submitted.
 5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval.
-

T.37 - Signage – St Andrews Drive/Bark Hut Road Woolgoolga
([3393780]R.507930, R.508520)

Background:

Request to have the stop sign reinstalled on the corner of St Andrews Drive and Bark Hut Road, Woolgoolga. There have been many near misses /accidents where a vehicle failed to stop at intersection.

Summary of report:

The intersection of St Andrews Drive and Bark Hut Road is bitumen seal in a rural/residential area with and kerb and gutter on its intersection side and gravel shoulder opposite.

Traffic counts recorded indicate the following;

| TRAFFIC DATA | | | |
|-----------------|--------------|------------------|-----------|
| | daily volume | peak hour volume | 85% Speed |
| Bark Hut Road | 108 | 12 | 61 |
| St Andrews Road | 238 | 25 | 58 |

There have been no recorded crashes at the intersection in the last five years; sight distance in both directions along Bark Hut Road, from St Andrews Drive is 80m. The minimum required sight distance for warranting a stop sign is 40m.

In the case of this intersection, the NSW road rule 73, giving way at a T-intersection, applies.

(1) A driver at a T-intersection without traffic lights or a stop sign, stop line, give way sign or give way line, must give way in accordance with this rule.

Recommendation to committee:

As the sight distance from the intersection is above the minimum required before a stop sign is warranted, and the T-intersection rule applies, that no action be taken to install a stop sign.

RECOMMENDATION TO COUNCIL:

That approval be given for the installation of a “Give Way” sign, Give Way (TB line) and Double Barrier Lines at the intersection of St Andrews Drive/Bark Hut Road, Woolgoolga as per plan, T.37-2013.

Attachment 1

T.38 - Harbour Drive, Coffs Harbour and First Avenue Sawtell - Temporary Road Closure - Buskers Festival ([3428851]R.501520)

Background:

Consideration for the temporary road closure of

- First Avenue between Boronia Street and Second Avenue Sawtell on Thursday 24 September 2013 between 4.00pm and 9.00pm
- Harbour Drive, between Grafton Street and Gordon Street Coffs Harbour, Wednesday, 25 September 2013 between the hours of 6.00am and 5.00pm for the purpose of holding the Coffs Harbour International Buskers & Comedy Festival.

Recommendation to committee:

Approval be given for the temporary road closure of

- Harbour Drive, Coffs Harbour between Gordon Street and Grafton Street from 6:00 am and 5.00pm on Wednesday, 25 September 2013.
- First Avenue between Boronia Street and Second Avenue Sawtell on Thursday 24 September 2013 between 4.00pm and 9.00pm

The road closures will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the Buskers Festival liaise with affected traders and obtain traders approval.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
4. Copy of current Public Liability Insurance be submitted.
5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval

RECOMMENDATION TO COUNCIL:

That approval be given for the following temporary road closures to conduct the Coffs Harbour International Buskers & Comedy Festival.

- Harbour Drive, Coffs Harbour between Gordon Street and Grafton Street from 6:00 am and 5.00pm on Wednesday, 25 September 2013.
- First Avenue between Boronia Street and Second Avenue Sawtell on Thursday 24 September 2013 between 4.00pm and 9.00pm

The road closures will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. **The organisers of the Buskers Festival liaise with affected traders and obtain traders approval.**

Attachment 1

2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
 3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
 4. Copy of current Public Liability Insurance be submitted.
 5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval.
 6. Organisers install a temporary bus zone in First Avenue Sawtell following consultation with Sawtell Coaches and Coffs Harbour City Council.
-

T.39 - 2013 Sawtell Summer Sessions Road Closures.- First Avenue Sawtell ([3428851]R.501520)

Background:

Request for road closures of First Avenue between Boronia Street and Second Avenue Sawtell between 4.00pm and 9.00pm for the purpose of holding the Sawtell Summer Sessions for markets and entertainment on the following dates.

10th October 2013
14th November 2013
12th December 2013
9th January 2014
13th February 2014
13th March 2014

Summary of report:

Council are trialling evening markets and entertainment in First Avenue Sawtell during the Summer season. The proposal is for a road closure once a month.

Recommendation to committee:

Approval be given for the temporary road closure of

First Avenue between Boronia Street and Second Avenue Sawtell between 4.00pm and 9.00pm for the purpose of holding the Sawtell Summer Sessions for markets and entertainment on the following Thursdays:

10th October 2013
14th November 2013
12th December 2013
9th January 2014
13th February 2014
13th March 2014

Attachment 1

The road closures will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the markets liaise with affected traders and obtain traders approval including the local bus company.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
4. Copy of current Public Liability Insurance be submitted.
5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval

RECOMMENDATION TO COUNCIL:

That approval be given for the following

Temporary road closure of First Avenue between Boronia Street and Second Avenue Sawtell between 4.00pm and 9.00pm to conduct the Sawtell Summer Sessions for markets and entertainment on the following Thursdays:

**10th October 2013
14th November 2013
12th December 2013
9th January 2014
13th February 2014
13th March 2014**

The road closures will be advertised and providing no substantive objections are received, the closure be approved subject to the following:

1. The organisers of the markets liaise with affected traders and obtain traders approval including the local bus company.
 2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
 3. The organisers be responsible for all costs associated with the temporary closure, including advertising.
 4. Copy of current Public Liability Insurance be submitted.
 5. Traffic Management Plan and RMS accredited Traffic Control Plan to be submitted for approval
 6. A temporary bus zone be installed in First Avenue north of Second Avenue as alternative to the Ex-Services Club bus zone.
-

Attachment 1

T.40 - Coffs Coast Country Music Muster 1 -7 October 2013 - Coffs Harbour Show Ground 123 Pacific Highway Coffs Harbour [3449492]

Background:

Consideration for a request from the Coffs Coast Country Muster for the possible closure of the southern exit to the showground, diverting caravan and motor homes to Beryl Street, Ann Street and Marcia Street Coffs Harbour exiting a right to the Pacific Highway and enter the showground from the northern entrance. The use of flashing VMS Boards will be used as well for the purpose of holding the Coffs Coast Country Music Muster from the 1-7 October 2013.

Summary of Report:

No road closures – details have been forwarded to RMS Traffic Operations for their consideration (see letter and plans).

Recommendation to Committee:

1. The organisers and officials complying to conditions imposed by the Road and Maritime Services and take all reasonable measures to reduce obstruction to traffic during the course of the event.
2. The provisions of the Australian Road Rules and relevant legislation being observed.
3. Sufficient qualified marshals be made available to properly control the event.
4. That all residents and affected businesses be notified of the event.

RECOMMENDATION TO COUNCIL:

That approval be given for the following to conduct the Coffs Coast Country Music Muster 1 -7 October 2013 - Coffs Harbour Show Ground 123 Pacific Highway Coffs Harbour:

1. The organisers and officials complying to conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
 2. The provisions of the Australian Road Rules and relevant legislation being observed.
 3. Sufficient qualified marshals be made available to properly control the event.
 4. That all residents and affected businesses be notified of the event.
-

Attachment 1

T.41 –Coffs Harbour Triathlon Club – Triathlon Season 2013/2014 Events
[3451953]

Background:

Coffs Harbour Triathlon Club - request approval to hold 2013/14 triathlon season events on Sundays every two weeks from 6:45am to 9:30am from 8 September 2013 to 27 April 2014. This involves use of Marina Drive, Harbour Drive, Hogbin Drive, Arthur Street and Orlando Street, but no road closures.

Recommendation to Committee:

Approval be given for the use of Marina Drive, Harbour Drive, Hogbin Drive, Arthur Street, and Orlando Street on Sundays every two weeks from 6:45am – 9:30am from 8 September 2013 to 27 April 2014 for the purpose of conducting the Coffs Harbour Triathlon Club events for the 2013/14 triathlon season.

1. The organisers and officials complying to conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
2. The provisions of the Australian Road Rules and relevant legislation being observed.
3. Sufficient qualified marshals be made available to properly control the event.
4. That all residents and affected businesses be notified of the event.

RECOMMENDATION TO COUNCIL:

That approval be given for the use of Marina Drive, Harbour Drive, Hogbin Drive, Arthur Street, and Orlando Street, Coffs Harbour on Sundays every two weeks from 6:45am – 9:30am from 8 September 2013 to 27 April 2014 to conduct the Coffs Harbour Triathlon Club events for the 2013/14 triathlon season.

1. **The organisers and officials complying to conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.**
 2. **The provisions of the Australian Road Rules and relevant legislation being observed.**
 3. **Sufficient qualified marshals be made available to properly control the event.**
 4. **That all residents and affected businesses be notified of the event.**
-

T.42 – BCU Coffs Tri 1 and 2 March 2014 - Traffic Management (IR 3384999)

Background:

Village Sports Coffs Harbour will be conducting the Second Annual 'BCU Coffs Tri' on Saturday 1st and Sunday 2nd March 2014, with various age group events.

Summary of report:

At the last Traffic Committee Meeting, held on Thursday, 23 May 2013, the organisers of the proposed second Annual 'BCU Coffs Tri' were requested to convene a debrief about last year's event with stakeholders including Police, Emergency Services representatives, Airport representative, buses, taxis, Council and RMS Traffic Operations representative before submitting Traffic Management Plan for 2014.

This meeting was held on Wed 26 June at the SES office in Park Ave Coffs Harbour, the main issues arising from the meeting were bus movements during the event. It was agreed that bus operators would be able to contact traffic controllers via UHF radio and be allowed access to a temporary relocated bus stop in Collingwood Street for regular customers.

The main difference to last year's event is the removal of Sawtell Road as part of the cycle course and the addition of Hogbin Drive between Harbour Drive and Orlando Street.

The cycle course shall be a closed road with only local traffic allowed to cross the course at designated crossings. Local residents will be able to use the parking lanes to exit their homes under SES supervision to get to the cross over points. The course will be under the control of accredited traffic controllers at major intersections and cross over points. The Coffs Harbour SES members will control the minor intersections.

Road closures proposed for the event area as follows;

Saturday 1st March

1. Jordan Esplanade 7.00am to 6.00pm
2. Harbour Drive Marina Drive to Salamander Street 1.15pm to 3.30pm
3. Hogbin Drive, Harbour Drive to Orlando Street 1.15pm to 3.30pm

Sunday 2nd March

1. Jordan Esplanade 5.00am to 2.00pm
2. Harbour Drive from Marina Drive to Salamander Street 7.15am to 11am
3. Hogbin Drive from the Rugby Club to Orlando Street 7.15am to 11am

Attachment 1

Recommendation to Committee:

Approval be given for the temporary road closure of;

On Saturday 1st March

1. Jordan Esplanade 7.00am to 6.00pm
2. Harbour Drive Marina Drive to Salamander Street 1.15pm to 3.30pm
3. Hogbin Drive, Harbour Drive to Orlando Street 1.15pm to 3.30pm

Sunday 2nd March

1. Jordan Esplanade 5.00am to 2.00pm
2. Harbour Drive from Marina Drive to Salamander Street 7.15am to 11.00am
3. Hogbin Drive from the Rugby Club to Orlando Street 7.15am to 11.00am

And the road closures be advertised and providing no substantive objections are received, the closures be approved subject to the following:

6. The organisers of the event liaise with affected traders and obtain traders approval including the local bus companys.
7. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
7. The organisers be responsible for all costs associated with the temporary closures, including advertising.
8. Copy of current Public Liability Insurance be submitted.
9. Traffic Management Plan and RMS accredited Traffic Control Plans to be submitted for approval.

RECOMMENDATION TO COUNCIL:

That approval be given for the following to conduct the Village Sports Second Annual 'BCU Coffs Tri' on Saturday 1st and Sunday 2nd March 2014.

On Saturday 1st March

1. Jordan Esplanade 7.00am to 6.00pm
2. Harbour Drive Marina Drive to Salamander Street 1.15pm to 3.30pm
3. Hogbin Drive, Harbour Drive to Orlando Street 1.15pm to 3.30pm

Sunday 2nd March

1. Jordan Esplanade 5.00am to 2.00pm.
2. Harbour Drive from Marina Drive to Salamander Street 7.15am to 11.00am
3. Hogbin Drive from the Rugby Club to Orlando Street 7.15am to 11.00am.

Attachment 1

And the road closures be advertised and providing no substantive objections are received, the closures be approved subject to the following:

1. The organisers of the event verify they have liaised with affected traders and obtain traders approval including the local bus companies.
2. The organisers be responsible for erection of traffic barriers and control of traffic using accredited traffic controllers.
3. The organisers be responsible for all costs associated with the temporary closures, including advertising.
4. Copy of current Public Liability Insurance be submitted.
5. Traffic Management Plan and RMS accredited Traffic Control Plans to be submitted for approval.

T.43 - Armidale to Coffs Harbour – Earle Page College Coast Run 8 September 2013 [3363182]

Background:

Consideration to a request to use Main Road 120 between Brooklana and Coramba and MR151 between Coramba and Coffs Harbour to conduct the Earl Page College Coast Run which starts in Armidale on Friday, 7 September and finishes in Coffs Harbour on Saturday, 8 September 2013.

Summary of report:

The University of New England, Earle Page College Coast Run is in its 34th year, in aid of the Children's Medical Research Institute. There has been no known traffic incidents recorded in that time. There are no proposed road closures and the organisers are currently in the process gaining Police and RMS approval.

Recommendation to Committee

That the use of Council roads for the conduct of the Earl Page College Fun Run between Armidale and Coffs Harbour, between Friday, 7 September and Saturday 8 September, 2013, be approved subject to:

1. The organisers and officials complying with conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
2. The provisions of the Australian Road Rules and relevant legislation being observed.
3. Sufficient qualified marshals are made available to properly control the event.
- 4 That all residents and affected businesses be notified of the event.

RECOMMENDATION TO COUNCIL:

That the following be approved for the use of Council roads to conduct the Annual Earl Page College Fun Run between Armidale and Coffs Harbour, between Friday, 7 September and Saturday 8 September, 2013, approval subject to:

Attachment 1

1. **The organisers and officials complying with conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.**
2. **The provisions of the Australian Road Rules and relevant legislation being observed.**
3. **Sufficient qualified marshals are made available to properly control the event.**
- 4 **That all residents and affected businesses be notified of the event.**

T.44 – Movember Hobart to Cairns Walk – 25 November 2013 [3391965]

Background:

Jim's Mowing (Jim's Group Pty Ltd, Mooroolbark, Victoria) in partnership with Movember are planning a fund raising walk from Hobart to Cairns starting on 1 November this year to raise awareness of the website:

<http://au.movember.com/about/> .

They are not collecting money on the walk – all donations will be via the website.

There will be a support vehicle in front, one person walking, one pushing a lawnmower and a support vehicle behind from 6am to 8pm as per schedule below. The planned route is along the Highway where possible.

The NSW Police Events Group are liaising with RMS and Police on their behalf.

Summary of report:

The walk is along the side of the road commencing on Lyons Road in the Coffs Harbour LGA as per schedule. There may be some delays in Lyons Road as the road is narrow in parts. The majority of the walk is along Hogbin Drive which has an off road shared path the whole length.

Recommendation to Committee

That the use of Council roads for the conduct of the Movember Hobart to Cairns Walk between Lyons Road Sawtell and Diggers Beach Road Coffs Harbour between 6.00am and 10.30am on the 25 November 2013, be approved subject to:

1. The organisers and officials complying with conditions imposed by the Road and Maritime Services and Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.
2. The provisions of the Australian Road Rules and relevant legislation being observed.
3. Sufficient qualified marshals are made available to properly control the event.
- 4 That all residents and affected businesses be notified of the event.

Attachment 1

RECOMMENDATION TO COUNCIL:

That approval be given for the use of Council roads to conduct the Movember Hobart to Brisbane Walk between Lyons Road Sawtell and Diggers Beach Road Coffs Harbour between 6.00am and 10.30am on the 25 November 2013, approval subject to:

- 1. The organisers and officials complying with conditions imposed by the Police, and take all reasonable measures to reduce obstruction to traffic during the course of the event.**
 - 2. The provisions of the Australian Road Rules and relevant legislation being observed.**
 - 3. Sufficient qualified marshals are made available to properly control the event.**
 - 4 That all residents and affected businesses be notified of the event.**
-

Attachment 1

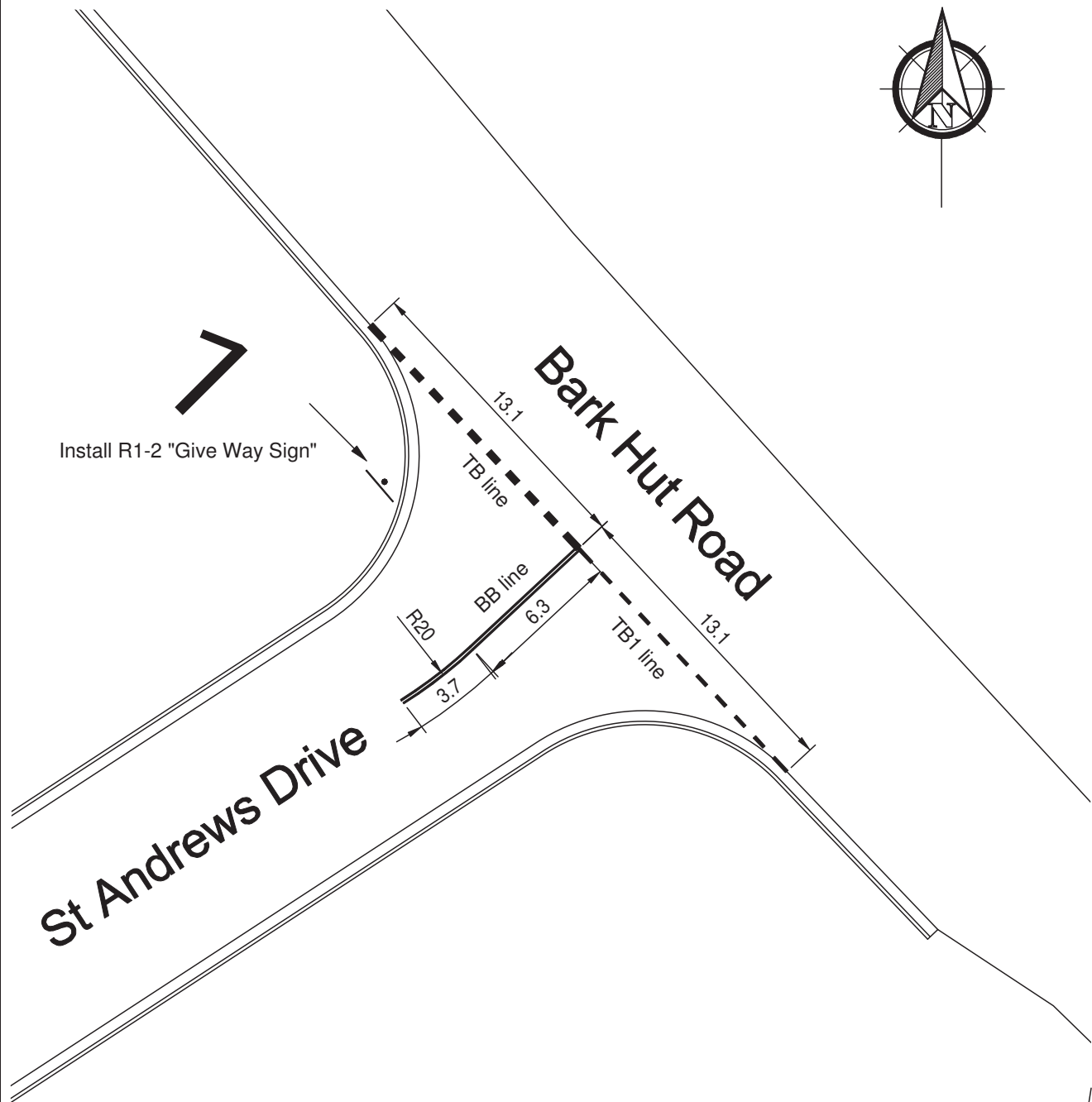
B. INFORMAL ITEMS SECTION (Traffic Engineering Advice)

No Informal Items for this meeting.

NEXT MEETING:

The next meeting of the Local Traffic Committee will be held on 26 September 2013 commencing at 10.30am.

Meeting terminated at 11.45am.



PLAN VIEW

NOTES:
 installation of a "Give Way" sign, Give Way and Barrier
 Lines at the intersection of St Andrews Drive/Bark Hut Road
 Woolgoolga as per plan

TRAFFIC INSTRUMENT
 T.37-2013
 ST ANDREWS DR - GIVEWAY SIGNAGE
 WOOLGOOLGA

COMMITTEE MEMBERSHIP - EASTERN DORRIGO

Purpose:

To recommend to Council appointment of community members to a facility management committee.

Description of Item:

This report seeks approval from Council for appointments to the following committees:

- Eastern Dorrigo Showground and Community Hall Management Committee

Sustainability Assessment:

- **Environment**

There are no environmental issues associated with this report.

- **Social**

The valuable contribution made by community members in the various roles of management and advisory committees adds to the significant social capital and sense of connectedness, while also providing a service Council would otherwise be unable to provide.

- **Civic Leadership**

This approach is addressed in Coffs Harbour 2030 through:

LC1 We are healthy and strong

LC1.3 We live in a safe, caring and inclusive community

LC1.3.2 Build community structures based on the values of care, inclusion and connectedness

LC1.3.3 Promote the importance of being party of a community

- **Economic**

Broader Economic Implications

There are no economic implications of the recommendations in this report.

Delivery Program/Operational Plan Implications

There are no delivery program or operational plan implications of the recommendations in this report.

Consultation:

Consultation has been undertaken with the existing members of the relevant committees.

Related Policy and / or Precedents:

This process is in line with precedents set in the past.

Statutory Requirements:

This addresses requirements under the Local Government Act.

Issues:

The following community members have expressed interest in participating on the below committee. The nominations have been approved for recommendation to Council at the relevant committee meeting:

- Eastern Dorrigo Showground and Community Hall Management Committee
Ms Leisa Maddern, Ms Linda Cochrane and Mr Kym Fritchley

Implementation Date / Priority:

The relevant committee and prospective members will be notified immediately following Council's decision.

Recommendation:

That the following committee members nominations be appointed to the relevant committee:

- **Eastern Dorrigo Showground and Community Hall Management Committee
Ms Leisa Maddern, Ms Linda Cochrane and Mr Kym Fritchley**

TENDER RFT-593-TO: COFFS HARBOUR CBD MINOR MAINTENANCE, STREET AND FACILITIES CLEANING

Purpose:

To report on Tenders received for the Coffs Harbour CBD Minor Maintenance, Street & Facilities Cleaning Contract – Contract No. RFT-593-TO and to obtain Council approval to accept a conforming tender.

Description of Item:

Following the revitalisation of the Coffs Harbour CBD in 2001, Council has arranged regular maintenance and cleaning contracts to maintain the area in a safe, clean and presentable condition.

In order to provide a consistently pleasant experience for the public using the City Centre and adjacent areas, a new Contract is required to continue the cleaning services provided for this area.

The work tendered for includes:

- Sweeping and washing down the designated CBD pedestrian areas and parking bays;
- Cleaning of Council assets and facilities;
- Pick up litter in all areas including planters and garden beds;
- Garbage monitoring and periodic collection;
- Minor maintenance of certain Council assets;
- Monitoring of all Council assets and reporting on maintenance and repair requirements;
- Liaison and Public Relations function as point of contact with public;
- Reporting on incidents and customer requests;
- Inspections.

Services have been tendered for three areas as follows:

Area 1: Harbour Drive between the Pacific Highway and Gordon Street including the City Square annex up to Park Avenue Lane and toilet block in Park Avenue Car Park.

Area 2: West High Street between Moonee Street and the Pacific Highway.

Area 3: The brick pavement area of Park Avenue between Gordon Street and the Pacific Highway and including the pedestrian annex to Park Avenue Lane and new brick pavement area at Little Street intersection.

The Tender includes an option for Council to award a Contract for Area A1 alone or with both or either Areas A2 and A3. To ensure the most advantageous tender submission for Council areas A2 and A3 are directly linked to the significantly larger area A1 the tender document does not facilitate the awarding of Areas A2 or A3 individually.

Tenders were received from the following:

1. Coffs Professional Group Pty Limited, Coffs Harbour
2. Pinerose Pty Limited, Coffs Harbour

Contract Period:

The contract is for a period of two (2) years commencing 1 August 2013 to 30 June 2015.

Following the two year contract period there is an option to renew the contract annually for a period of two years, based on the Contractors performance .

Sustainability Assessment:

- **Environment**

The work in this Contract relates to existing Council assets and infrastructure in the CBD. Continued correct cleaning methods ensure that chemical residues and runoff are contained and any adverse environmental affects minimised.

Inconvenience to the public is minimised by scheduling high potential impact operations outside normal CBD business hours. Any dust or noise resulting from the operations will be minimal and easily controlled by adequate mitigating measures.

Given that the Central Business District has a high litter loading, it is anticipated that the continued cleaning and maintenance of these areas, reduces the likelihood of gross pollutants entering the community's waterways.

- **Social**

The presentation of the CBD forms one of the first impressions to visitors to the City as a place of prosperity. There is an expectation by the public to have clean, well maintained facilities while frequenting shops, businesses and restaurants in the CBD. Cleaning operations will be conducted so as to have minimal impact on shoppers and business operators.

- **Civic Leadership**

The continuance of the cleaning and maintenance arrangements with the City Centre serves to underpin and reflect the Coffs Harbour 2030 Community Strategic Plan through the following strategy:

LP2.1.3 Develop accessible places for people to meet relax and interact, that are safe attractive and vibrant.

- **Economic**

Broader Economic Implications

Presenting the Central Business District in the best possible condition enables the continued promotion of trade and commerce for local business owners through the encouragement of patronage into a clean, inviting area.

The risk of lowering levels of service to the cleaning and maintenance to the CBD could result in a higher instance of personal injury litigation and a potential loss of city image.

Delivery Program/Operational Plan Implications

Allowance for suitable operation funding has been made within the Street Cleaning Program within the Delivery Program/Operational Plan. No implications are envisaged.

Consultation:

No consultation was deemed necessary for this report

Related Policy and / or Precedents:

The scoring procedure for the selection of a recommended tender was carried out in accordance with Council's policy "Tenders Value Selection System".

Statutory Requirements:

The calling, receiving and reviewing of tenders was carried out in accordance with the Local Government (General) Regulation 2005, Part 7.

Issues:

The option for the cleaning and maintenance of the City Centre could be addressed by Council's day labour staff. It is anticipated however that as a result of the shift work and intermittent type work that is required, that this option would not be cost effective for Council under existing award arrangements.

Implementation Date / Priority:

The initial contract period will be for the period 1 August 2013 to 30 June 2015, with an option for Council to renew the contract annually for a period of two years, based on the Contractors performance.

Recommendation:

That Council consider tenders received for the Coffs Harbour CBD Minor Maintenance, Street & Facilities Cleaning Contract – Contract No. RFT-593-TO and accept the recommendation as detailed in the confidential attachment.

MONTHLY BUDGET REVIEW FOR MAY 2013

Purpose:

To report on the estimated budget position as at 31 May 2013.

Description of Item:

Estimated Budget Position as at 31 May 2013:

| | General Account \$ | Water Account \$ | Sewer Account \$ |
|--------------------------------------|-----------------------------------|---------------------------------|---------------------------------|
| Original Budget adopted 24 May 2012 | 308,365 (D) | 4,397,830 (D) | 3,542,337 (D) |
| Approved Variations to 30 April 2013 | (283,385) (S) | (554,150) (S) | (686,556) (S) |
| Recommended variations for May 2013 | (26,236) (S) | Nil | Nil |
| Estimated result as at 31 May 2013 | <u>(1,256) (S)</u> | <u>3,843,680 (D)</u> | <u>2,855,781 (D)</u> |

General Account

Deficit/(Surplus)

Reallocate a portion of Sister City Youth Exchange Program funds to support Japanese Festival of Children's Day:

| | |
|--|-------------|
| Increase Arts & Cultural Japanese Festival funding | 2,000 (D) |
| Reduce sister city youth exchange funding | (2,000) (S) |

Allocate funding for risk mitigation projects from the Statewide insurance rebate. These projects include the removal of a damaged shelter at Jordan Esplanade, Gallery CCTV and Duke Street entrance security installation, removal of Rigby House footpath trip hazard and installation of sub floor ventilation at Sportz Central
Statewide Property Mutual insurance rebate received

105,979 (D)
(105,979) (S)

One off subsidy payments to Swimming Pool contractors (per Ordinary Meeting 28/2/13-CB13/10)

19,307 (D)

Increase in interest revenue on outstanding rates due to an rise in the rates debt percentage

(77,000) (S)

Rates income revised down due to an increase in non-rateable properties and a higher number of pensioner rebates processed

31,457 (D)

Savings identified in governance office equipment capital budget

(20,000) (S)

Increase legal expenses budget in line with revised capital projections

20,000 (D)

Reallocation of Land Use Assessment staff costs to E-Planning project
E-Planning project management costs

(15,000) (S)
15,000 (D)

Extension of temporary secondment of internal staff to resource asset implementation, funded from Business Development reserve

32,000 (D)

Business Development Reserve funding of staff reallocation

(32,000) (S)

Total

(26,236) (S)

Water Account

Total **Nil**

Sewer Account

Total **Nil**

Sustainability Assessment:

- **Environment**

There are no perceived short or long-term environmental impacts.

- **Social**

There are no perceived short or long term social impacts.

- **Civic Leadership**

Council strives to reach a balanced budget position by June 30 each year in conjunction with meeting its short term priorities.

- **Economic**

Broader Economic Implications

When dealing with increased community demands Council has to focus on the balance of providing services with the limited funds available. Council must also ensure that a healthy financial position is maintained to ensure ongoing viability of the organisation.

Delivery Program/Operational Plan Implications

The Original budget for the General Account adopted on the 24 May 2012 provided for a deficit of \$308,365.

For substantial budget adjustments the associated council reports have addressed the triple bottom line factors independently in 2012/13.

Consultation:

Managers and their relevant staff have been provided with electronic budget reports for each program on a monthly basis. Requested variations and variations adopted by Council have been included in the report.

Related Policy and / or Precedents:

The Director of Corporate Business has provided guidelines to staff regarding their responsibilities relating to effective and transparent budget review and assessment processes. This framework provides guidance in achieving the objective of a year end balanced budget in the General Fund.

Statutory Requirements:

Under local government regulations Council is required to submit a quarterly budget review to Council. Therefore Council is under no obligation to provide monthly reviews but has recommended they be completed as part of prudent financial management.

The Responsible Accounting Officer believes this report indicates the financial position of the Council is satisfactory, having regard to the original estimate of Income and Expenditure.

Issues:

Currently any major budget issues are collated and addressed on a monthly basis via a separate report to the Corporate Development Team.

Implementation Date / Priority:

Management will continue to monitor the organisation's performance with a view to improving service delivery.

Recommendation:

That the budget adjustments be approved and the current budget position be noted.

Estimated Budget Position as at 31 May 2013:

| | General Account \$ | Water Account \$ | Sewer Account \$ |
|---|-----------------------------------|---------------------------------|---------------------------------|
| Original Budget adopted 24 May 2012 | 308,365 (D) | 4,397,830 (D) | 3,542,337 (D) |
| Approved Variations to 30 April 2013 | (283,385) (S) | (554,150) (S) | (686,556) (S) |
| Recommended variations for May 2013 | (26,236) (S) | Nil | Nil |
| Estimated result as at 31 May 2013 | <u>(1,256) (S)</u> | <u>3,843,680 (D)</u> | <u>2,855,781 (D)</u> |

DEVELOPMENT APPLICATION NO. 393/13 – RESIDENTIAL FLAT BUILDING AND DEMOLITION – LOT 4, SEC 58, DP 758258, NO. 326 HARBOUR DRIVE, COFFS HARBOUR

Purpose:

The purpose of this report is to advise Council of the outcome of negotiations in relation to Council Resolution No. 134 regarding Development Application 393/13 which is an application for demolition of the existing dwelling on site and construction of a residential flat building. The report recommends conditional approval of the development application.

Description of Item:

Development Application 393/13 was reported to Council for determination on 13 June 2013. At this meeting, Council resolved:

‘That Development Application No. 393/13 for demolition and construction of a four unit Residential Flat Building on Lot 4, Sec 58, DP 758258, No. 326 Harbour Drive Coffs Harbour, be deferred pending negotiations with the applicant regarding issues surrounding carparking.’

Council staff have liaised with the proponent of the development to seek a response in relation to this resolution.

The proponent has provided advice in relation to the nature of parking demand on site and has clarified parking availability for the development (Attachment A).

Background:

As detailed above, the initial report to Council was considered on 13 June 2013 and is appended as Attachment B to this report and comprises the following:

- Attachment B - Initial Council Report of 13 June 2013
- Attachment B1 - Section 79C Assessment
- Attachment B2 - Plans
- Attachment B3 - Draft Conditions
- Attachment B4 - Confidential - Submissions

Sustainability Assessment:

• **Environment**

Environmental considerations were addressed in the original report to Council relating to this application.

• **Social**

Social considerations were addressed in the original report to Council relating to this application.

- **Civic Leadership**

The proposed development has been assessed in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and all relevant Council controls and policies.

This proposal is consistent with the Coffs Harbour 2030 Community Strategic Plan, Places for Living.

- **Economic**

Broader Economic Implications

Broader economic considerations were addressed in the original report to Council relating to this application.

Delivery Program/Operational Plan Implications

There are no implications for Council's Delivery Program/adopted Operational Plan.

Consultation:

The initial report to Council relating to this application describes the consultation carried out as part of the application process.

- ***Internal Consultation***

The initial report to Council relating to this application details the internal consultation carried out as part of the application process.

- ***Statutory Consultation***

The initial report to Council relating to this application details the statutory consultation carried out as part of the application process.

Related Policy and / or Precedents:

There are no related policy or precedents for consideration in respect of the application.

Statutory Requirements:

Relevant statutory instruments and controls for this development proposal were considered in detail in the Section 79C assessment appended to the initial report to Council relating to this application.

Issues:

- **Car Parking**

A number of submissions received during the notification of the application objected to the proposal on the basis that the development does not provide sufficient car parking and that in view of the nature of this facility, a greater parking allocation is required to cater for associated support staff and visitors to the development. Council at its meeting of 27 June 2013 resolved to defer determination of the application pending negotiation with the proponent in relation to car parking. Council staff have since liaised with the proponent on this matter.

The development complies with the parking requirements for multi-unit housing specified by the Coffs Harbour City Centre Development Control Plan (DCP) 2011. Each of the four proposed units constitutes a 'large dwelling' and in accordance with the parking rates of the DCP, 2 spaces are provided for each dwelling (8 spaces). Further, as clarified by the proponents, 1 visitor space is also provided. The total number of on-site spaces provided to the development is 9 spaces. This exceeds Council's parking requirements for this residential development.

The internal driveway off Moore Street is also available for drop-off and pick-up of residents and for additional short-term car parking.

The development is a Crown development, and will provide accommodation for people who require a high level of attendant care. The Lifetime Care and Support Authority has clarified that residents of these facilities generally do not own or are unable to operate vehicles. A van will be provided to allow attendant care workers to transport residents to medical appointments and social outings, however most travel is usually by taxi or community transport. The development includes an area for on-site set down and pick up.

The parking provided for this development will more than adequately cater for visitors and support staff. It is not anticipated that unreasonable pressure will be placed on on-street parking in the locality due to this proposal.

Implementation Date / Priority:

In the event that Council adopts the recommendation, a formal notice of determination will be issued for the development application. Persons who made a submission will be notified at the same time.

With a formal notice of approval, the applicant can act on the development consent at any time, subject to meeting any relevant conditions of the approval.

Summary:

The development exceeds the requirements of the City Centre DCP in relation to car parking.

The justification provided by the proponent illustrates that parking demand generated by the facility can be adequately accommodated on site.

There are no reasonable or justified planning grounds to require the proponent to provide additional on-site car parking. The proposal is considered suitable for conditional approval.

Separate to the car parking considerations it is reiterated that this development will provide, in the Coffs Harbour Local Government Area, important community housing for persons requiring lifetime care and support.

Recommendation:

- 1. That Development Application No. 393/13 for demolition and construction of a four unit Residential Flat Building on Lot 4, Sec 58, DP 758258, No. 326 Harbour Drive Coffs Harbour, be approved subject to conditions as appended to the report (Attachment B3).**
- 2. That persons who made submissions in relation to the Development Application No. 393/13 be notified of the determination.**



4 July 2013

Our Ref. 1008/DA/Council
 n:\projects 2010\1008 - lifetime care coffs harbour\council_authorities\council letter24june2013.docx

COFFS HARBOUR CITY COUNCIL
 Locked Bag 155
 COFFS HARBOUR NSW 2450

Attention: Melanie Gordon

Dear Melanie,

RE : DEVELOPMENT APPLICATION – **MULTI-DWELLING ACCOMMODATION FOR PEOPLE WITH DISABILITIES**
 326 Harbour Drive, COFFS HARBOUR NSW 2450

We refer to your letter dated 17 June 2013 in relation to resolution by Council to defer our DA pending negotiation regarding issues surrounding car parking. We respond as follows;

We do not agree that there is insufficient car parking for the development due to to the following;

- a. The proposed development consists of 4 units specifically for people with significant disabilities. The facility will have 3 staff maximum to attend to the care needs of residents.
- b. It is highly unlikely that residents will be driving vehicles.
- c. Drop off for taxi, community vehicle and ambulance parking was allowed on the property near the main entry
- d. On site car parking calculation based on **facilities needs**;

| Facilities need | Car Parking Requirement | Car parking Provided |
|---|-------------------------|----------------------|
| 3 x staff maximum (On the assumption that every staff will be driving) | 3 | 3 |
| Overlap of staffs in between shifts = 3 x staff maximum. <i>These spaces will be vacant as soon as the staffs in previous shift leave. The estimated overlap time is 10 - 30 minutes.</i> | 3 | 3 |
| Residents | | 1 |
| Guest | 1 | 1 |
| Authorities van x 1 | 1 | 1 |
| Drop off for taxi, community vehicle, ambulance parking and short term | 1 | 1 - short term |
| Car Park short term zone | | 1 – short term |
| TOTAL | 9 | 11 |

BOFFA ROBERTSON GROUP Architecture, Health & Aged Care Planning, Project Management

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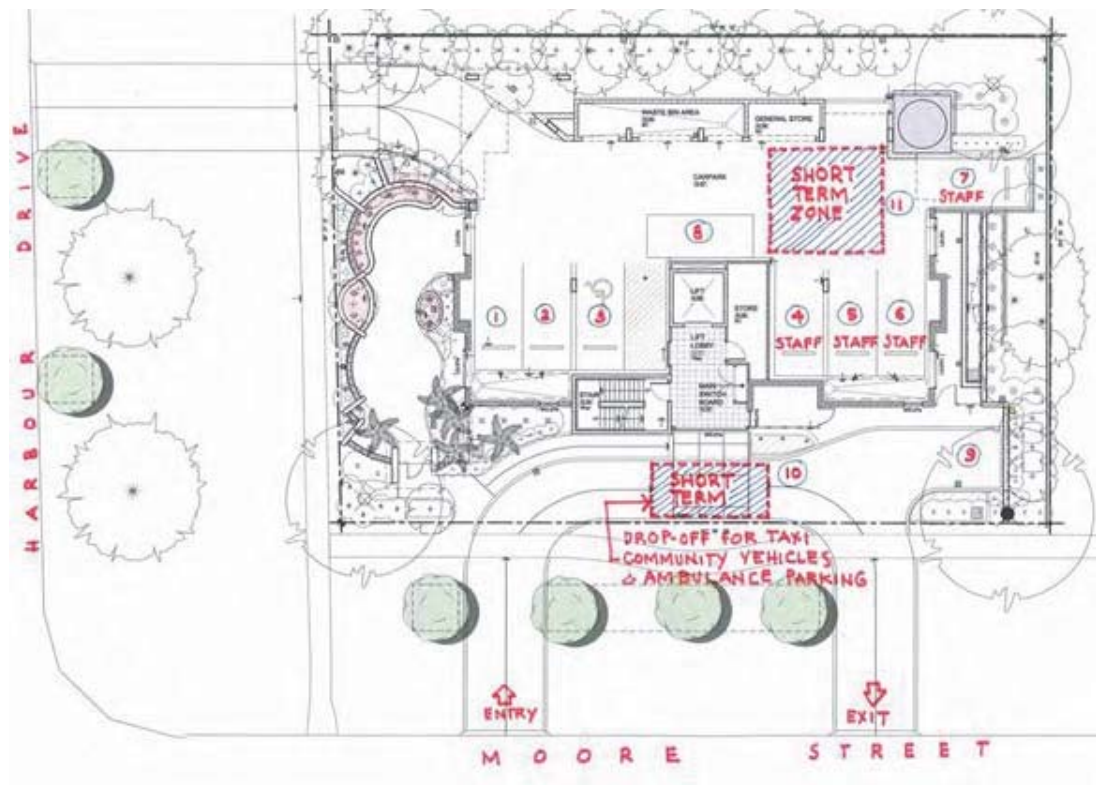
Partners: Mark Boffa B.Arch(Hons) FRAIA Jock Robertson B.Arch(Hons1) M.Proj.Mgt.AAIPM
 NSW ARB Reg. No. 5506 NSW ARB Reg. No. 5344



e. On site car parking calculation based on **Coffs Harbour Council DCP 2011**;

| DCP 2011 Requirements | Car Parking Requirement | Car parking Provided |
|--|-------------------------|----------------------|
| For Multi Unit Housing R1, R2 & R3 zones Large units (>100m2 GFA) = 2 space / unit = 4 units x 2 | 8 | 8 |
| Guest = 5-9 dwellings = 1 | 1 | 1 |
| Drop off for taxi, community vehicle, ambulance parking and short term | | 1 - short term |
| Car Park short term zone | | 1 – short term |
| TOTAL | 9 | 11 |

Based on the above On Site Car Parking calculations, our conclusion is that the proposed provision of 9 car parking spaces are considered adequate. *However we can nominate parking no 4, 5, 6 and 7 to be dedicated staff parking which could allow area shown shaded below to be used for additional short term parking. Drop off for taxi, community vehicle and ambulance parking can also double as short term parking space. These measures will bring the total car spaces on site (including short term) to 11.*





Attached is a letter from Lifetime Care outlining their operations and staff requirements.

We trust that the above is considered fair justification for the car parking provisions; we look forward to the approval of our Development Application.

Yours Faithfully,
BOFFA ROBERTSON GROUP

A handwritten signature in blue ink, appearing to read 'Ton Jaucian', is positioned above the printed name.

TON JAUCIAN

Architect ARB Reg. No.8092 B.Sc.Arch M.Arch



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Level 24, 580 George St
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www.lifetimecare.nsw.gov.au

Date: 20 June 2013
Our Ref: 11/190
Email: enquiries@lifetimecare.nsw.gov.au

Mr Ton Jaucian
Boffa Robertson Group
Suite 7, Level 1
9 Railway Street
CHATSWOOD NSW 2067

Dear Ton

Re; Multi-dwelling housing at 326 Harbour Drive Coffs Harbour

Thank you for your telephone call and email advising of the Coffs Harbour Council decision to defer consideration of the DA for our development pending more information on parking issues. There are eight car spaces provided for the building, additional ground floor car parking in the front of the building and a drop off and pick up spot for cab or community transport.

As you are aware, the Authority's houses provide accommodation for people with high needs who require a high level of attendant care. This residence can, at capacity, provide accommodation for up to 10 participants in the Lifetime Care and Support scheme.

Typically participants in Authority houses do not own motor vehicles so it is very unlikely that the residents will require parking. The Authority will provide one van to allow attendant care workers to take the residents to medical appointments and social outings. Most participant travel may be by taxi or community transport.

The care model is that a maximum of three attendant care workers will be required per shift. There may be visitors to the house but, from experience in our existing houses, family visits are infrequent.

It is possible that during shift swap over there may be a maximum of six staff vehicles for ten to thirty minutes. This is well catered for in the eight spaces provided.

I trust this clarifies the parking situation for you. If you require more information please call me on 02 9394 1329.

Yours sincerely,

Sue Doenau

Business Service Manager

Lifetime Care & Support Authority of NSW

DEVELOPMENT APPLICATION NO. 393/13 – RESIDENTIAL FLAT BUILDING AND DEMOLITION – LOT 4, SEC 58, DP 758258, NO. 326 HARBOUR DRIVE, COFFS HARBOUR

Purpose:

The purpose of this report is to present Development Application 393/13 for Council's consideration, which is an application for demolition of the existing dwelling on site and construction of a residential flat building. The report recommends conditional approval of the application.



At its meeting of 15 December 2005, Council resolved:

1. *That development applications for approval involving substantial aspects of the following elements be referred to Council for determination:*
 - *Significant public interest and community input;*
 - *Substantial non-compliance with relevant strategic controls;*
 - *Significant land use;*
 - *Major environmental issue(s);*

Accordingly this matter is reported to Council for determination due to significant public interest and community input.

Description of Item:

The site is located within the Coffs Harbour Jetty area at the corner of Harbour Drive and Moore Street and is approximately 935m² in area. The site falls from the eastern boundary to Moore Street some 2.5 - 3 metres, with a minor cross fall from north to south. The site presently supports an existing dwelling which was constructed in the late 1960's.

The proposed development seeks approval for demolition of the existing dwelling and construction of a residential flat building. The development is a Crown Development and will be managed by the Lifetime Care and Support Authority to provide high-care accommodation for persons severely injured in motor accidents in NSW.

The development consists of four levels:

- Lower Ground Floor comprising one - three bedroom unit, associated courtyards, an office and shower for support staff and porte cochere and lift lobby to provide sheltered access from Moore Street.
- Ground Floor comprising car park, plant machinery areas, and waste bin storage area, accessed from Harbour Drive.
- First Floor comprising a further two - two bedroom units and associated balconies.
- Second Floor comprising one - three bedroom unit and associated balcony.

The building incorporates a lift for access. The development also comprises landscaping, additional street tree planting and footpath works.

The development has an expected construction value of \$2.5 million. A copy of the plans are appended to this report (Attachment 2).

The application is a Crown Development, as defined by Division 4 of the Environmental Planning and Assessment Act. In accordance with the provisions of Section 89(1)(b) of the Act, the proposed consent conditions have been approved by the Crown. Council should also note that in accordance with this section, a consent authority cannot refuse its consent to a Crown development application, except with the approval of the Minister, or impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.

The land use mix in the vicinity of the site is predominantly residential in nature, however the site is also in relative proximity to commercial developments including a veterinary clinic, petrol station, The Promenade complex (which incorporates a mix of retail, dining and other commercial uses) and the Jetty Theatre. The design character of the neighbourhood is highly varied and is characterised by a mix of building types of varying styles and ages. The site is adjoined to the east by a single dwelling which adjoins a two storey townhouse development.

A three storey residential flat building adjoins the site to the west; there are a mix of older single dwellings and multi-unit housing developments to the north of the site leading along Harbour Drive towards the Jetty Theatre.

Sustainability Assessment:

- **Environment**

The development site is within an established residential area, which is serviced by reticulated sewer and water. The land is devoid of significant native vegetation and has been previously developed. The proposal is accompanied by a Building Sustainability Index (BASIX) Certificate indicating the building's compliance with the NSW Government's requirements for sustainability. The proposed conditions of development consent will provide appropriate sediment and erosion controls during construction. The proposal will contribute to urban consolidation.

- **Social**

The development seeks to provide high-care accommodation for persons severely injured in motor accidents in NSW and will provide social benefits for the Coffs Harbour area.

There is potential that the development will result in temporary impacts on the amenity of adjoining residents during construction of the building. A number of conditions of development consent are proposed to manage these impacts.

- **Civic Leadership**

The proposed development has been assessed in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and all relevant Council controls and policies.

This proposal is consistent with the Coffs Harbour 2030 Community Strategic Plan, Places for Living.

- **Economic**

Broader Economic Implications

The proposal will provide construction related employment opportunities and other employment benefits in relation to the provision of support staff post construction. No adverse economic impacts are likely from this proposal.

Delivery Program/Operational Plan Implications

There are no implications for Council's Delivery Program/adopted Operational Plan.

Consultation:

The application was notified to adjoining and nearby property owners. Twenty (20) submissions have been received by Council during the assessment process, nineteen (19) of these submissions raised objection to the development (3 of the submissions were duplicates forwarded by Andrew Fraser MP on behalf of constituents), one (1) submission was made in support of the application. A full copy of the submissions are a confidential attachment to this report (Attachment 4). They are a confidential attachment as they contain personal and private information that is not appropriate to be fully disclosed under the Privacy and Personal Information Protection Act. The 'Issues' section of this report considers these submissions.

- **Internal Consultation**

The application has been reviewed by a number of internal Council sections, including City Services (subdivision, development and landscaping), Environmental Services (waste and acid sulfate soils), Land Use Management (building matters) and Corporate Business (developer contributions) and no objections have been raised to the proposal, subject to imposition of appropriate conditions.

- **Statutory Consultation**

The application is a Crown Development, as defined by Division 4 of the Environmental Planning and Assessment Act. In accordance with the provisions of Section 89(1)(b) of the Act, the proposed consent conditions have been approved by the Crown.

Related Policy and / or Precedents:

There are no related policy or precedents for consideration in respect of the application.

Statutory Requirements:

Section 79C of the Environmental Planning and Assessment Act 1979, specifies the matters which a consent authority must consider when determining a development application. The consideration of matters is limited in so far as they must be of relevance to the particular application being examined.

The following planning controls are relevant to this application and are required to be considered as part of the assessment:

- State Environmental Planning Policy No. 65 - Design of Residential Flat Development
- State Environmental Planning Policy No. 71 - Coastal Development
- State Environmental Planning Policy (Building Sustainability Index: BASIX)
- Coffs Harbour City Centre Local Environmental Plan (LEP) 2011
- Coffs Harbour City Centre Development Control Plan (DCP)
- Draft Coffs Harbour LEP 2013

These statutory instruments and controls are considered in detail in the Section 79C assessment appended to this report (Attachment 1).

Issues:

This section discusses the issues raised during the notification period by submission makers.

1) Potential Overlooking

A neighbouring property owner at 328 Harbour Drive has raised concerns in relation to potential overlooking to/from balconies/outdoor living areas on the eastern elevation of the proposed development.

The first floor balcony of the proposed development will be at a similar height to the existing balcony of the adjoining residence at No. 328 Harbour Drive. This balcony is approximately 3.3 metres from the common property boundary and approximately 5 metres from the balcony at No. 328 Harbour Drive. Solid balustrade treatments for the balconies of the proposed development to a height of 1m are proposed. Furthermore, as illustrated in the landscape plan for the development, landscaping will be established within the setback to the eastern boundary, which will screen the development from 328 Harbour Drive. Proposed balcony separation, treatment and landscape screening provide acceptable privacy provision to the affected property.

2) Car Parking

The development does not provide sufficient car parking and that in view of the nature of this facility a greater parking allocation is required to cater for associated support staff and visitors to the development. A number of submissions also raise that the development will increase on-street parking in the locality.

The development complies with the parking requirements for multi-unit housing specified by the Coffs Harbour City Centre DCP 2011. Each of the four proposed dwellings constitutes a 'large dwelling' in accordance with the parking rates of the DCP, 2 spaces are provided for each dwelling, 8 spaces in total are provided for the development. This is consistent with Council's parking requirements for residential development.

It is acknowledged that the proposed development incorporates a residential care component. Residents of the development may likely not be able to drive vehicles and as such, the parking provided for the development will cater for visitors and support staff. It is not anticipated that unreasonable pressure will be placed on on-street parking in the locality.

3) Scale and Height of the Development

The proposal is an overdevelopment of the site and that the height of the building is inappropriate for this locality and may pose potential view impacts for certain properties.

The City Centre LEP/DCP taskforce process reviewed urban design outcomes for the Jetty Area. This process determined appropriate height, floor space ratio and density provisions to guide development in this area. The proposal is consistent with the height, floor space ratio and density provisions of the City Centre LEP and DCP 2011. The total height of the development is 15.15m (below the specified 15.5m max building height), the floor space ratio is 1.41:1 (below the maximum specified floor space ratio of 1.8:1) These provisions are not proposed to change under the Draft Coffs Harbour LEP and DCP 2013. The development is also cut into the site to reduce the overall scale of the building; landscaping treatment will also assist in reducing the scale of the building from the street level. Whilst the proposed development is of greater height than surrounding development, it is consistent with relevant planning provisions and the planned future character of the area.

The proposed development has been reviewed with reference to the Planning Principle for view sharing, it is not considered that significant view loss would occur for surrounding properties.

4) Building Design

The building design is not in keeping with the design character of the local area. A number of submissions also state that the development is not in keeping with local Heritage buildings i.e. Old Butter Factory and Jetty Theatre. One submission asserts that the circular driveway off Moore Street is not in keeping with the residential character of the locality.

The surrounding locality is characterised by an array of building styles incorporating some local heritage buildings such as the Butter Factory, Jetty Theatre and Coffs Harbour High School and a mix of residential flat buildings, dwellings and townhouses consistent with a medium density environment.

The proposed development is of contemporary design and style, the design incorporates quality materials and provides interest by articulation of different elements of the façade – external materials comprise a mixture of rendered and painted brickwork, glass and terracade cladding. The design character of this locality is highly varied. Whilst the proposed development is taller than a number of surrounding buildings and does not seek to directly replicate any specific existing 'style' in the locality, it is not considered to be inconsistent with local character and conforms to relevant Council controls with respect to design quality and built form.

The circular driveway with associated porte cochere is required in order to provide an accessible, sheltered pick-up/drop-off area for residents, and is acceptable in locational and design terms.

5) Setbacks

Compliance with the relevant setback controls of Coffs Harbour DCP 2011.

The proposed development does not fully comply with the current setback provisions of the Coffs Harbour City Centre DCP. The development plans clearly illustrate encroachments into setback areas. The DCP specifies a zero building line to Harbour Drive and Moore Street. The development provides a much greater setback to these frontages in order to conform to surrounding residential development.

The DCP specifies a 3m side and rear setback to the first two storeys of the building and a 6m setback to the upper floors. The Lower Ground Floor complies with setback provisions. The Ground Floor generally conforms to the setback provisions of the DCP except for one section of the building which encroaches 2m into the 3m rear setback for a width of 3m. The first floor largely complies with the setback provisions to the rear boundary, excluding a 600mm encroachment for a width of 3m. The balconies for Unit 2 and 3 on the eastern side encroach 2.7m into the 6m side setback, this is reduced to a 2m encroachment at the south-east corner of the building. The uppermost floor of the building similarly incorporates a minor 600mm encroachment into the rear boundary setback for a width of 3m. The balcony at this level encroaches 2m into the side setback area

The setback encroachments do not promote unacceptable streetscape impacts or overshadowing or privacy impacts for adjoining developments and sufficient separation to surrounding development is still achieved by the proposed setbacks of the residential flat building.

6) Access and Traffic

The proposed driveway off Harbour Drive and turning movements into the development is hazardous for motorists, the development will produce adverse traffic impacts in the locality.

The proposal has been reviewed with respect to vehicular movement and safety. The development is considered appropriate for approval. Access works and on-site parking is required to be provided to serve the development and vehicles will leave and enter the site in a forward direction, resulting in safe access to the development.

7) Noise

The location of the proposed plant areas facing Moore Street and potential noise pollution to surrounding residents associated with air conditioners within the plant area.

The plant equipment area is sufficiently isolated from neighbouring residences such that noise would not be an issue once the development is operational. Relevant conditions are proposed requiring the plant area to operate in accordance with the provisions of the Protection of the Environment Operations Act 1997.

8) Street Trees

Existing street trees may not be retained.

The development proposes to retain existing street trees. Relevant conditions are proposed requiring that existing street trees at the sites frontages are protected at all times during construction. Any street trees which are damaged or removed during construction will be required to be replaced, to the satisfaction of Council prior to the development being occupied.

9) Impact to Property Values

Approval of the proposal will decrease property values in the area.

It is a generally accepted legal view that property values should not be considered in isolation of other potential impacts (such as amenity impacts). Council is required to consider likely impacts of a proposal and not perceived impacts which may be a component in determining a property's value.

Implementation Date / Priority:

In the event that Council adopts the recommendation, a formal notice of determination will be issued for the development application. Persons who made a submission will be notified at the same time.

With a formal notice of approval, the applicant can act on the development consent at any time, subject to meeting any relevant conditions of the approval.

Summary:

The development complies with relevant development standards contained within the Coff's Harbour City Centre LEP 2011, including height and floor space ratio standards.

The development largely complies with the requirements of the City Centre DCP and is consistent with the intent of the plan. The key area of non-compliance with DCP controls is in relation to building setbacks, parts of the building encroach within side and rear setback areas with the degree of encroachment greatest at the uppermost floors of the building. The departures from the controls do not result in any adverse impacts to neighbouring properties and in this context, are considered acceptable.

Matters raised in submissions do not warrant refusal or change to the proposal. The development will provide specialist residential accommodation for persons injured in motor vehicle accidents. The proposal thereby adds to the City's housing mix and serves an important community accommodation service. Recommended conditions of consent have been endorsed by the Crown. The proposal is considered suitable for conditional approval.

Recommendation:

- 1. That Development Application No. 393/13 for demolition and construction of a four unit Residential Flat Building on Lot 4, Sec 58, DP 758258, No. 326 Harbour Drive Coffs Harbour, be approved subject to conditions as appended to the report (Attachment 3).**
- 2. That persons who made submissions in relation to the Development Application No. 393/13 be notified of the determination.**

**Section 79C Evaluation
Development Application 393/13**

a. the provisions of,

i. any environmental planning instrument, and

- **State Environmental Planning Policy 71 – Coastal Protection**

This policy is relevant to the application as the land is within the Coastal Policy zone. There are no issues of note as effluent and storm water disposal have been adequately addressed.

***Clause 8 Matters:** aims of the Policy, existing public access to the coastal foreshore; opportunities for new public access to the coastal foreshore; the suitability of development and its relationship with the surrounding area; impacts on the amenity of the coastal foreshore; scenic qualities of the NSW coast; conservation of threatened flora and fauna and their habitats; conservation of fish species, marine vegetation and their habitats; impacts on existing wildlife corridors, impacts (or likely impacts) of coastal processes and coastal hazards; conflict between land-based and water-based coastal activities; protection of cultural places, values, customs, beliefs and traditional knowledge of Aboriginals; impacts on water quality of coastal water bodies; conservation and preservation of items of heritage, archaeological or historic significance; the cumulative impacts of the proposed development on the environment; water and energy efficiency.*

The matters specified in Clause (8) of the Policy have been considered in the assessment of this application. The development does not contravene any of the specified matters. Existing public access is not altered by the proposed development nor will it have an impact on threatened species or wildlife corridors.

- **State Environmental Planning Policy (Building Sustainability Index Basix) 2004**

The proposal is accompanied by a Building Sustainability Index (BASIX) Certificate indicating the building's compliance with the State Policy. The proposed consent conditions made by the applicant under this certificate aim to ensure these commitments are fulfilled.

- **State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings**

The application is subject to the controls within this policy relating to the context, scale and built form of the development. The application is accompanied by a design verification report prepared by a qualified architect, which demonstrates compliance with the policy.

- **Coffs Harbour City Centre LEP 2011**

The land is zoned R3 Medium Density. The proposal is for “demolition” and construction of a “residential flat building” which is permissible with consent in this zone. The following clauses of the LEP are relevant to the proposal:

Attachment B1

(2.7) Demolition Requires Development Consent

The application seeks development consent for demolition of the existing dwelling on site; appropriate conditions have been applied to the development consent in this regard to ensure demolition works and management of demolition waste will accord with relevant standards. The proposal is consistent with this provision.

(4.3) Height of Buildings

The Maximum Building Height for this site as specified by the Height of Buildings Map is 15.5m; the total building height of the development is 15.15m. The building will not exceed the height specified by the Height of Buildings Map. The proposal is consistent with this provision.

(4.4) Floor Space Ratio

The Floor Space Ratio for this site as specified by the Floor Space Ratio Map is 1.8:1. The proposed Floor Space Ratio of the development is 1.41:1. The building will not exceed the FSR specified by the Floor Space Ratio Map. The proposal is consistent with this provision.

(5.5) Development within the coastal zone

In accordance with this clause, development consent must not be granted to development on land that is wholly or partly within the coastal zone unless the consent authority has considered the matters outlined with Clause 5.5.

The development will not impede or diminish public access to (or along) the coastal foreshore, impact the amenity of the coastal foreshore, adversely impact the visual amenity of the coast or biodiversity and ecosystems. The proposed development will not be significantly affected by coastal hazards or have a significant impact on coastal hazards, or increase the risk of coastal hazards in relation to any other land.

The proposal is consistent with this provision.

(6.1) Acid Sulfate Soils

The proposed development is on land shown on the Acid Sulfate Soils (ASS) Map as being Class 5 potential acid sulfate soils. Clause 6.1(3) of the Coffs Harbour City Centre LEP states that development consent must not be granted under this Clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the *Acid Sulfate Soils Manual* and has been provided to the consent authority.

The proposed works are unlikely to lower the water table below 1m AHD on adjoining Class 1 and 3 lands. In light of this, Clause 6.1(3) is not relevant to the proposed development and the preparation of an ASS Management Plan is not required in this instance.

Attachment B1

(6.11) Design Excellence

The proposed development addresses the design excellence provisions of this Plan.

The development is of contemporary design and style, incorporating external finishes of a mixture of rendered and painted brickwork, glass and terracade cladding. Existing view corridors are not adversely affected by the proposed development. The proposed development is compatible with the context and land use mix of the locality and the intention for the desired future character of the area as guided by the City Centre LEP and DCP. The development is consistent with Council's controls for bulk, massing and modulation of buildings and solar access.

The development will incorporate a number of sustainable design features such as solar orientation, rainwater harvesting and reuse and energy and water efficient appliances and fixtures. The development will also improve the public domain and pedestrian movement, replacement footpaths are proposed to align with the existing footpaths on adjoining properties.

(6.13) Essential Services

The proposed development will be serviced by normal reticulated services.

ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

Draft Coffs Harbour Local Environmental Plan (LEP) 2013 has been referred to the Department of Planning and Infrastructure for making.

This progression warrants that the plan receive appropriate weighting in this evaluation. The subject property is proposed to be zoned Residential R3 Medium Density under the draft plan. The controls of the Draft LEP are consistent with those contained in the current LEP, the proposed development is likewise a permissible use under these provisions.

The proposed development can be supported in relation to the provisions of Draft Coffs Harbour LEP 2013.

iii. any Development Control Plan (DCP)

• Coffs Harbour City Centre DCP

The following clauses of the LEP are relevant to the proposal:

(2.12) Jetty Character Area

The site is situated within the Jetty Character Precinct, the proposed development is consistent with the objectives of the character area.

Attachment B1

(3.1) Building Alignment and Setback

Whilst the DCP (Figure 3.1) specifies a zero front building line for the Harbour Drive and Moore Street frontages, a 6 m setback is provided to the Harbour Drive boundary and a 4.5m setback is provided to the Moore Street boundary. The proposed setbacks are consistent with surrounding residential development, establish appropriate spatial proportions to the street, provide appropriate area for landscaping and creates a clear transition to the public domain.

(3.4) Side and Rear Building Setbacks and Building Separation

The DCP specifies a 3m side and rear setback to the first two storeys of the building and a 6m setback to the upper floors. The Lower Ground Floor complies with setback provisions. The Ground Floor generally conforms to the setback provisions of the DCP except for one section of the building which encroaches 2m into the 3m rear setback for a width of 3m. The first floor largely complies with the setback provisions to the rear boundary, excluding a 600mm encroachment for a width of 3m. The balconies for Unit 2 and 3 on the eastern side encroach 2.7m into the 6m side setback, this is reduced to a 2m encroachment at the south-east corner of the building. The uppermost floor of the building similarly incorporates a minor 600mm encroachment into the rear boundary setback for a width of 3m. The balcony at this level encroaches 2m into the side setback area.

These setback encroachments do not promote unacceptable streetscape impacts or overshadowing or privacy impacts for adjoining developments as sufficient separation to surrounding development is still achieved by the proposed setbacks.

(3.6) Building Design and Materials

The proposed development is of contemporary design and style and satisfies this control.

The design character of this locality is highly varied. Whilst the proposed development is taller than a number of surrounding buildings and does not seek to directly replicate any specific existing 'style' in the locality, it is not considered to be inconsistent with the local medium density housing character and conforms to relevant Council planning with respect to design quality and built form.

The development includes louvres to windows to respond to the North Coast climate. External walls are of durable materials and finishes with self-cleaning attributes.

(3.7) Landscape Design

The proposed development is considered to be consistent with the objectives and provisions of this clause.

(4.2) Active Street Frontages and Street Address

The subject site is identified as requiring street address under Figure 4.4 of the Development Control Plan. The development provides a clear street address

Attachment B1

and direct pedestrian access from the Moore street frontage. The development allows for surveillance of Harbour Drive and Moore Street.

(4.3) Safety and Security

The proposed development is considered to be consistent with the objectives and provisions of this clause. Access to the development is clearly defined from Moore Street. The open space areas of lower units are fenced and secured to provide a clear definition between public and private spaces. Access points to the building will be adequately lit. Balconies and windows provide for passive surveillance of the street and external spaces.

(4.4) Front Fences and Boundary Treatments

Some fencing is proposed to the courtyards as part of the landscape design for the development. The proposed fencing is a combination of curved masonry walls and painted steel blade fencing. The configuration of the fencing will adequately define private courtyards from the public domain and promote casual surveillance of the Harbour Drive frontage.

(5.1) Pedestrian Access and Mobility

Access and facilities are to comply with the BCA and Access to Premises Standard; it is considered accessibility is sufficiently achieved for the development.

(5.2) Vehicular Driveways and Manouvring Areas

Whilst the development comprises two access driveways to the car park from Harbour Drive and to the pickup/ set down area from Moore Street, this arrangement is supported given the length of frontages and the specialist housing use.

(5.3) On-site Parking

Car parking has been provided for the development in accordance with Table 5-1. The proposed development is considered to be consistent with the objectives and provisions of this clause.

(5.4) Site Facilities and Services

The proposed development incorporates all necessary site facilities. The development is to be serviced by reticulated water, sewer and electricity.

(5.7) Notification

The development was notified in accordance with the provisions of Clause 5.7 of the DCP.

(6.1) Energy Efficiency and Conservation

It is considered the development is consistent with the objectives and provisions of this clause. A BASIX Certificate has been issued for the development and relevant conditions are attached to the consent to ensure compliance with the terms of the certificate.

Attachment B1

(6.2) Water Conservation

The proposed development is considered to be consistent with the objectives and provisions of this clause. Rainwater harvesting and re-use is incorporated in the development.

(6.5) Waste and Recycling

Waste separation will be achieved on site. The proposed development is considered to be consistent with the objectives and provisions of this clause. The application has been referred to Council's Health section in relation to waste management, the proposed waste management measures are considered acceptable.

(6.6) Erosion and Sediment Control

An erosion and sediment control plan has been submitted to Council, appropriate sediment and erosion and dust control measures are proposed to be attached as conditions on the development consent.

(6.7) Stormwater

A comprehensive storm water and drainage works design will be required to be submitted and approved by Council prior to issue of the Construction Certificate.

(7.1) SEPP 65 and Residential Flat Design Code

The application is subject to the controls within this policy relating to the context, scale and built form of the development. The application is accompanied by a design verification report prepared by a qualified architect, which demonstrates compliance with the policy.

(7.3) Residential Design in a Subtropical Climate

The proposal provides an appropriate design response for a subtropical climate, the development incorporates solar orientation and shading of windows.

(7.4) Densities

The development achieves a dwelling density of 1 dwelling/ 233m², this does not exceed the density provisions of the DCP and provides a balance of achieving additional density on the site and providing accessible units.

- iv. **the regulations (to the extent that may prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,**

Clause 92 of the Environmental Planning and Assessment Regulation 2000 requires Council to consider the provisions of the Coastal Policy 1997 and AS2601-1991 -Demolition of Structures. As previously detailed, the proposal satisfies the relevant provisions of the Coastal Policy. Consent conditions to adequately cater for demolition are proposed.

Attachment B1

b. the likely impacts of that development, including environmental impacts, on both the natural and built environments, and social and economic impacts in the locality,

This locality is one in transition as older dwellings give way to higher density developments, in line with the medium density zoning which applies to this locality. The design character of this locality is highly varied. Whilst the proposed development is taller than a number of surrounding buildings and does not seek to directly replicate any specific existing 'style' in the locality, it is not considered to be inconsistent with local character and conforms to relevant Council planning with respect to design quality and built form.

Access is to be provided from both Harbour Drive and Moore Street and is supported on traffic safety grounds.

Sufficient on-site parking is to be provided to the development.

The proposal will improve pedestrian links in this area by replacing existing footpaths and realigning them with footpaths on adjoining properties.

There are adequate services and facilities provided to support the development.

The proposal is unlikely to have any impacts on Acid Sulfate Soils.

The proposal is unlikely to result in any impacts on flora and fauna; the site is highly disturbed and is not identified as supporting any significant flora or fauna species.

There is sufficient area on site for waste storage facilities.

The potential exists for noise and amenity impacts to adjoining residents during construction. However, the imposition of proposed conditions in relation to sediment and erosion controls, dust management and hours of work seek to mitigate the potential for such impacts.

There are no geological hazards of note.

There are no cumulative issues of note given that the development is consistent with the objectives of the zone and the desired character of the locality.

The specialist accommodation use of the development for persons with a disability will serve an important community housing role for the City.

c. the suitability of the site for the development,

The proposed development is compatible with the context of the site and the desired future character of the area as guided by the City Centre LEP and DCP.

The development responds to the growing need for higher densities in proximity to transport, infrastructure and services.

There are no major constraints to the proposed development with adequate access and services being available to the site.

The development will not result in any effects on any threatened species, populations, and/or their habitats or endangered ecological communities.

Attachment B1

d. any submissions made in accordance with this Act or the regulations,

The application has been reviewed by the following sections within Council and recommended conditions / actions have been incorporated into the evaluation process and consent conditions:

- Environmental Services (waste, acid sulfate soils)
- Land Use Management (building)
- City Services (development and landscaping)
- Corporate Business (developer contributions)

The application was notified to adjoining and nearby property owners in November 2012, in accordance with the City Centre Development Control Plan.

Twenty (20) submissions were received to Council during the assessment process, 19 of these submissions raised objection to the development (3 of the submissions were duplicates forwarded by Andrew Fraser on behalf of constituents), 1 submission was made in support of the application.

A summary of issues raised following the notifications includes:

- Potential overlooking
- Car parking
- Scale and height of the development
- Building design
- Setbacks
- Access and traffic
- Noise
- Street trees
- Impact to property values

These issues are considered in the report to Council and thereby form part of the evaluation. Matters raised in the submissions do not warrant change to or refusal of the proposal. A number of consent conditions address the potential for amenity impacts by the development on nearby residents.

e. the public interest,

The development is not contrary to the public interest. The proposal is compatible with the Jetty precinct, the development will contribute towards urban consolidation and provide housing for persons with a disability.

All issues raised by the community during the application process have been addressed in the report to Council.

PROPOSED

MULTI DWELLING ACCOMMODATION FOR PEOPLE WITH DISABILITIES

For :



LEVEL 24, 580 GEORGE STREET, SYDNEY

DEVELOPMENT APPLICATION ISSUE
May 2013



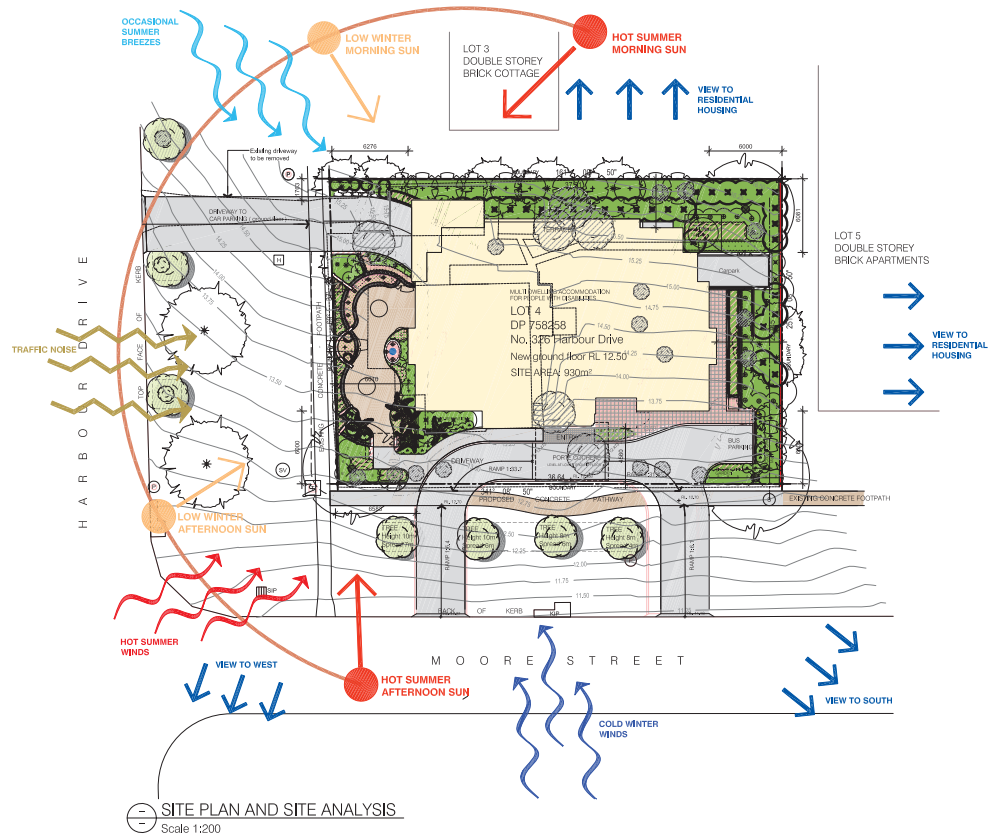
boffa robertson group

Architecture, Health Planning, Project Management
Suite 7 ERICA, 9 Railway Street,
CHATSWOOD, NSW 2067
Tel: (02) 9406 7000, Fax: (02) 9406 7099
Email: brgroup@brgr.net





LOCATION PLAN
Scale NTS



SITE PLAN AND SITE ANALYSIS
Scale 1:200

LEGEND:

| | |
|--|---|
| | Existing tree/shrub to be retained |
| | Existing tree/shrub to be removed |
| | Proposed Tree/Shrub. See Landscape Schedule |
| | Existing building to be demolished |
| | Proposed landscaping |
| | Proposed building |
| | Proposed path/footway |
| | Contours |
| | Kerb Edge (K-E) |
| | Power Pole |
| | Sewer Manhole |
| | Stop Valve |
| | Stormwater Inlet (FI) |
| | Trench (T) |
| | Water |

| | |
|-------------------------|-------------|
| Site Area | 930,00 sqm |
| Lower Ground Floor Area | 335,25 sqm |
| Ground Floor Area | 380,76 sqm |
| First Floor Area | 340,00 sqm |
| Second Floor Area | 259,75 sqm |
| Gross Floor Area | 1315,76 sqm |
| Floor Space Ratio | 1,41 |

NOTE:
See Landscape Drawings for Height of Existing Walls

| | | |
|---|---------------------------------|----------|
| 3 | Windows added to West Elevation | 28/05/13 |
| 2 | Revised for DA | 04/04/13 |
| 1 | Issue for DA | 04/06/12 |
| 0 | Initial Development | 04/06/12 |

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Project:
LIFETIME CARE
326 HARBOUR DRIVE, COFFS HARBOUR

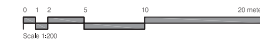
Drawing:
LOCATION AND SITE ANALYSIS PLAN

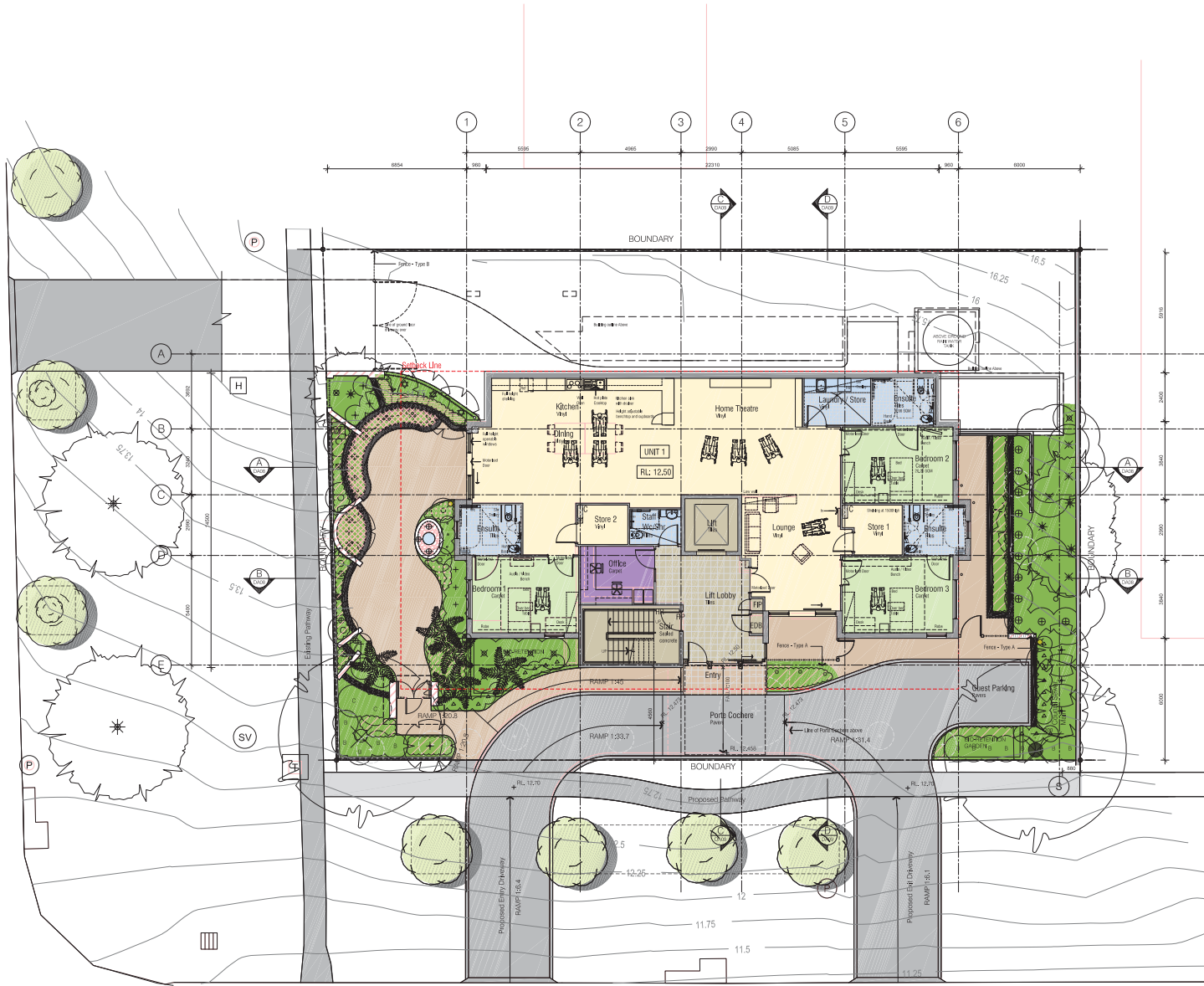


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100/100
300/300
500/500
700/700
900/900
1100/1100
1300/1300
1500/1500
1700/1700
1900/1900
2100/2100
2300/2300
2500/2500
2700/2700
2900/2900
3100/3100
3300/3300
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9100/9100
9300/9300
9500/9500
9700/9700
9900/9900
10000/10000

| | | | |
|------|--------------|------|-------------|
| DATE | 25 JULY 2013 | DATE | 1008 / DA01 |
| BY | 1200 (R.A.) | DATE | |
| BY | 84 | DATE | |
| BY | | DATE | |





LEGEND:

| | |
|--------------|----------------------------|
| [Green Box] | Bedroom |
| [Blue Box] | Bathroom |
| [Brown Box] | Common Area |
| [Yellow Box] | General Living Area |
| [Purple Box] | Office Area |
| [Grey Box] | Proposed pathway |
| [Line] | Contours |
| [HP] | Hot Water Unit |
| [P] | Power Point |
| [S] | Solar Mounds |
| [SV] | Stop Valve |
| [H] | Hydrant |
| [HWP] | Stormwater Hot Water Point |
| [T] | Telstra FT |
| [W] | Water |
| [Thick Line] | Fence - Type A |
| [Thin Line] | Fence - Type B |

| | |
|-------------------------|-------------|
| Site Area | 555.09 sqm |
| Lower Ground Floor Area | 375.25 sqm |
| Ground Floor Area | 385.78 sqm |
| First Floor Area | 340.00 sqm |
| Second Floor Area | 250.75 sqm |
| Roof Floor Area | 1311.63 sqm |
| Floor Space Ratio | 1.41 |

NOTE:
 See Landscape Drawings for Height of Retaining Walls.
 See Landscape plan for types of Proposed Plants and Trees.
 See Site Plan for Existing trees and Trees to be removed.
 Cladding to be single glazed clear U=0.57
 Ceiling insulation on top floor to be R5.0

| | | |
|-----|---------------------------------|----------|
| 3 | Windows added to West Elevation | 38,05.13 |
| 2 | Refrigerator to Council | 04,04.13 |
| 1 | Issue for DA | 09,06.12 |
| Nil | Expenditure | 0.00 |

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Project:
LIFETIME CARE
 326 HARBOUR DRIVE, COFFS HARBOUR

Drawing:
LOWER GROUND FLOOR PLAN

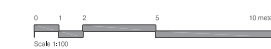


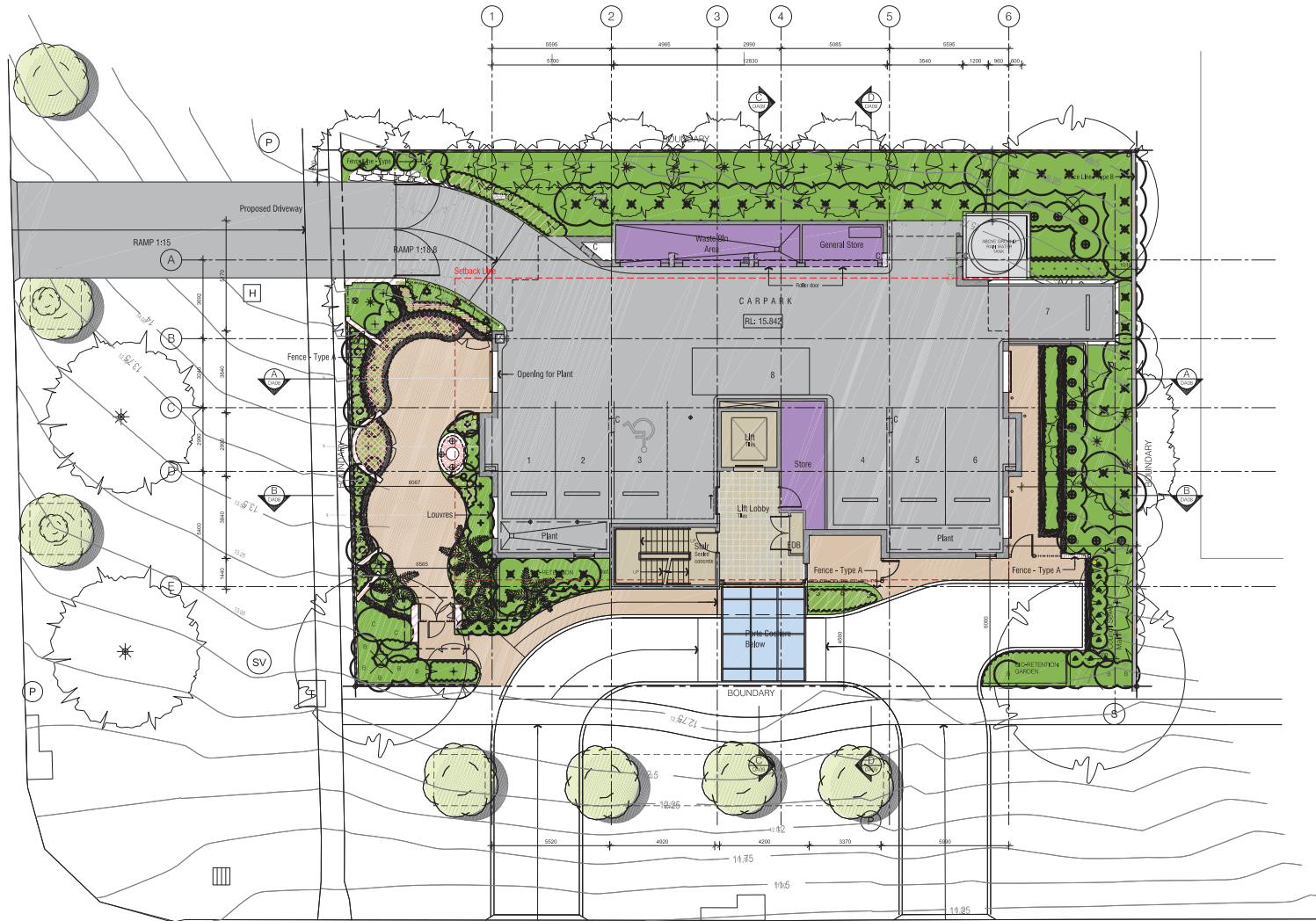
boffa robertson group
 architecture, health and aged care planning, project management

br
 Suite 7, Level 11, 150, 151 Railway Street
 Crowsnest NSW 2046
 Australia
 Ph: 02 9439 7000
 Fax: 02 9439 7009
 Email: brog@boffarobertson.com

| | | |
|----------|--------------|--------------------|
| DATE | 25 JULY 2012 | 3001 No. 1 Drawing |
| SCALE | 1:100 (R.A.) | 1008 / DA02 |
| PROJECT | 04 | 1008 / DA02 |
| REVISION | 3 | |

LOWER GROUND FLOOR PLAN
 Scale 1:100





LEGEND:

| | |
|---------------|----------------------|
| [Green Box] | Bedroom |
| [Blue Box] | Bedroom |
| [Brown Box] | Common Area |
| [Yellow Box] | General Living Area |
| [Purple Box] | Service Area |
| [Grey Box] | Proposed path/Keyway |
| [Dashed Line] | Contours |
| [HP] | High Water Table |
| [D] | Power Pole |
| [S] | Sewer Manhole |
| [SV] | Stop Valve |
| [H] | Hydrant |
| [S] | Stormwater #100 Pit |
| [T] | Tideline Pit |
| [W] | Water |
| [Thick Line] | Fence - Type A |
| [Thin Line] | Fence - Type B |

| | |
|-------------------------|-------------|
| Site Area | 89,200 sqm |
| Lower Ground Floor Area | 22,225 sqm |
| Ground Floor Area | 28,278 sqm |
| First Floor Area | 24,020 sqm |
| Second Floor Area | 29,120 sqm |
| Gross Floor Area | 131,143 sqm |
| Floor Space Ratio | 1.41 |

NOTE:
 See Landscape Drawings for Height of Retaining Walls
 See Landscape plan for types of Proposed Plants and trees
 See Site Plan for Existing Trees and Trees to be removed
 Cladding to be Single glazed Glass U=0.67
 Cladding Insulation on top floor to be R2.0

| | | |
|---|---------------------------------|----------|
| 3 | Windows added to West Elevation | 28/05/13 |
| 2 | Revised to Council | 04/04/13 |
| 1 | Issue for IAP | 09/06/12 |
| 0 | Issue for Development | 03/06/12 |

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Project:
 LIFETIME CARE
 326 HARBOUR DRIVE, COFFS HARBOUR

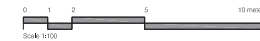
Drawing:
 GROUND FLOOR PLAN



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 Coffs Harbour NSW 2450
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 Email: brog@boffarob.com.au

| | | |
|----------|--------------|-----------------------|
| DATE | 25 JULY 2013 | 3001/1008 - 1 Drawing |
| SCALE | 1:100 (B1) | 1008 / DA03 |
| DESIGNER | BH | |
| APPROVED | | |
| REVISION | 3 | |

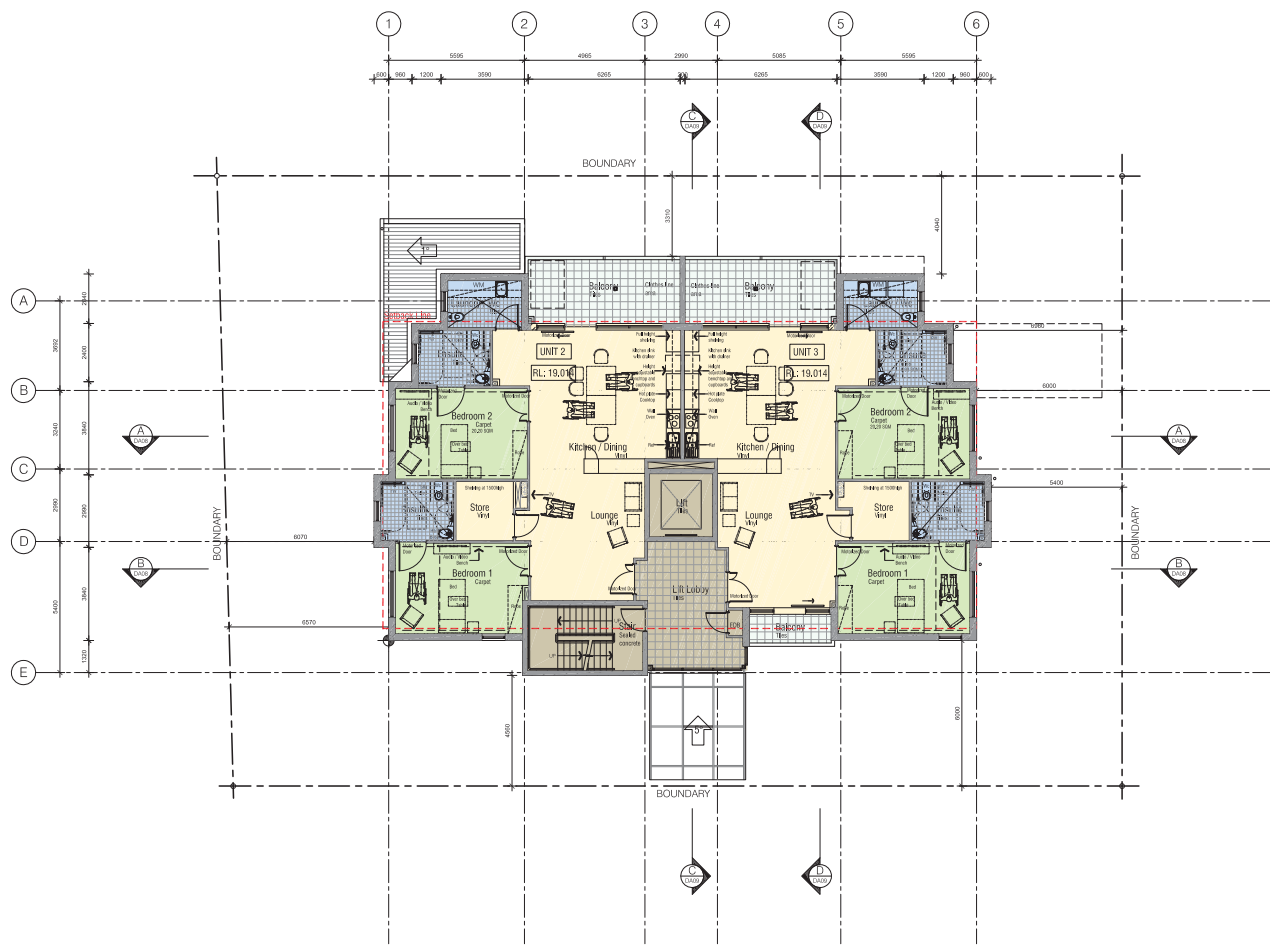


GROUND FLOOR PLAN
 Scale 1:100

LEGEND:

| | |
|--|---------------------|
| | Bedroom |
| | Bathroom |
| | Common Area |
| | General Living Area |
| | Stair Area |
| | Proposed pathway |
| | Balcony |

| | |
|-------------------------|-------------|
| Site Area | 930,00 sqm |
| Lower Ground Floor Area | 338,25 sqm |
| Ground Floor Area | 380,78 sqm |
| First Floor Area | 348,00 sqm |
| Second Floor Area | 292,70 sqm |
| Gross Floor Area | 1317,73 sqm |
| Floor Space Ratio | 1,41 |



FIRST FLOOR PLAN
Scale 1:100

| | | |
|---|---------------------------------|----------|
| 2 | Windows Added to West Elevation | 28.06.13 |
| 1 | Issue for DA | 09.06.12 |
| 0 | Final Development | 03.06.12 |

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Project:
LIFETIME CARE
326 HARBOUR DRIVE, COFFS HARBOUR

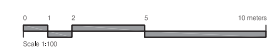
Drawing:
FIRST FLOOR PLAN



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100 Bridge Street
Sydney, NSW 2000
Tel: 02 9439 7000
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Email: brog@boffarb.com

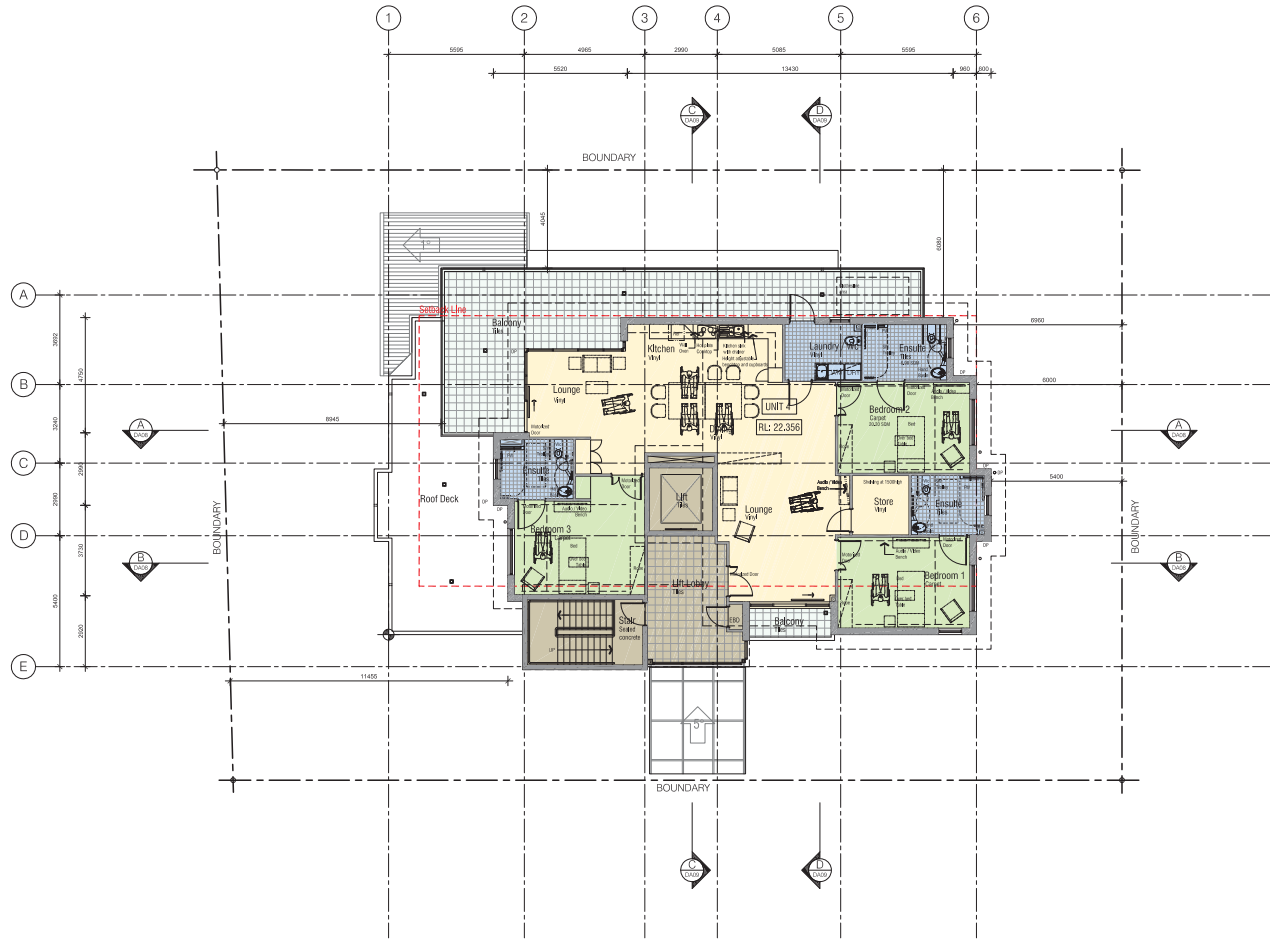
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| DATE | 03 JULY 2012 | DESCRIPTION | 1008 / DA04 |
| BY | 12/09/12 | | |
| CHKD | 04 | | |
| APPROVED | | | |
| REVISION | 2 | | |



LEGEND:

| | |
|--|---------------------|
| | Bedroom |
| | Bathroom |
| | Common Area |
| | General Living Area |
| | Storage Area |
| | Proposed path/Keway |
| | Bulbary |

| | |
|-------------------------|-------------|
| Site Area | 930,00 sqm |
| Lower Ground Floor Area | 380,28 sqm |
| Ground Floor Area | 380,00 sqm |
| First Floor Area | 340,00 sqm |
| Second Floor Area | 255,75 sqm |
| Gross Floor Area | 1315,03 sqm |
| Floor Space Ratio | 1:41 |



SECOND FLOOR PLAN
Scale 1:100

| | | |
|---|----------------------------------|----------|
| 2 | Windows added to West Elevations | 28.06.13 |
| 1 | Issue for DA | 09.06.12 |
| 0 | Final Development | 01.06.12 |

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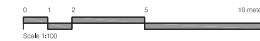
Project:
LIFETIME CARE
326 HARBOUR DRIVE, COFFS HARBOUR

Drawing:
SECOND FLOOR PLAN



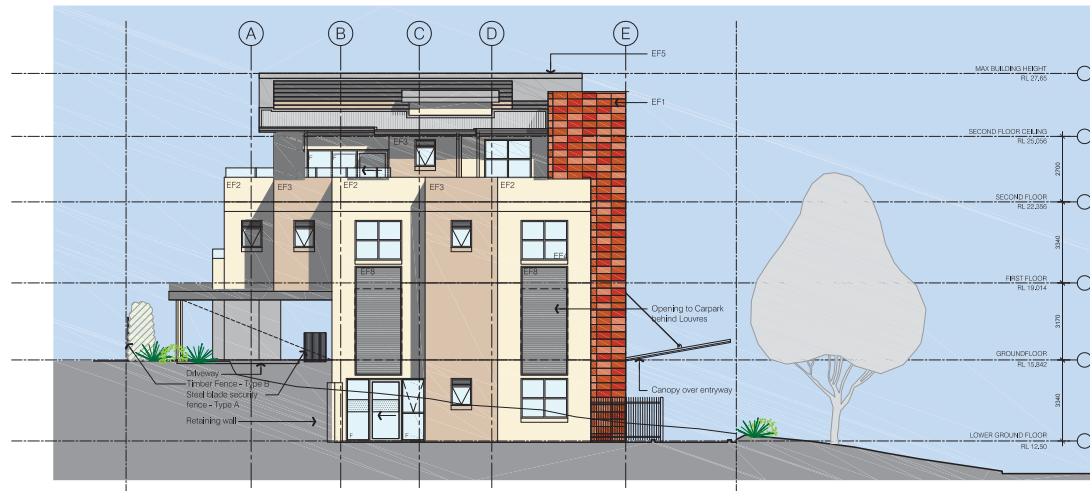
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100 King Street
Sydney NSW 2000
Tel: 02 9439 7000
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Email: info@brgroup.com.au



| | | |
|----------|--------------|---------------------|
| DATE | 05 JULY 2012 | 100% (N.C. Drawing) |
| SCALE | 1:100 (R.A.) | |
| PROJECT | 04 | 1008 / DA05 |
| REVISION | 2 | |

| LEGEND: | |
|---------|---------------------------------------|
| EF1 | Timber cladding |
| EF2 | Rendered and Painted - Colour 1 |
| EF3 | Rendered and Painted - Colour 2 |
| EF4 | Aluminium framed glass |
| EF5 | Culbored steel roof sheeting |
| EF6 | Pre-painted metal cladding and gutter |
| EF7 | JH Lines weatherboard wall cladding |
| EF8 | Stainless Steel Louve System |



NORTH ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100

| | | |
|---|---------------------------------|----------|
| 2 | Windows added to West Elevation | 28.06.13 |
| 1 | Issue for DA | 09.06.12 |
| 0 | Final Development | 01.06.12 |

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Project:

LIFETIME CARE

326 HARBOUR DRIVE, COFFS HARBOUR

Drawing:

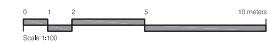
ELEVATIONS Sheet 2 of 2



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100/100/100
Level 7, Level 8, 9, 10, 11, 12
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100, 100, 100
100, 100, 100
100, 100, 100

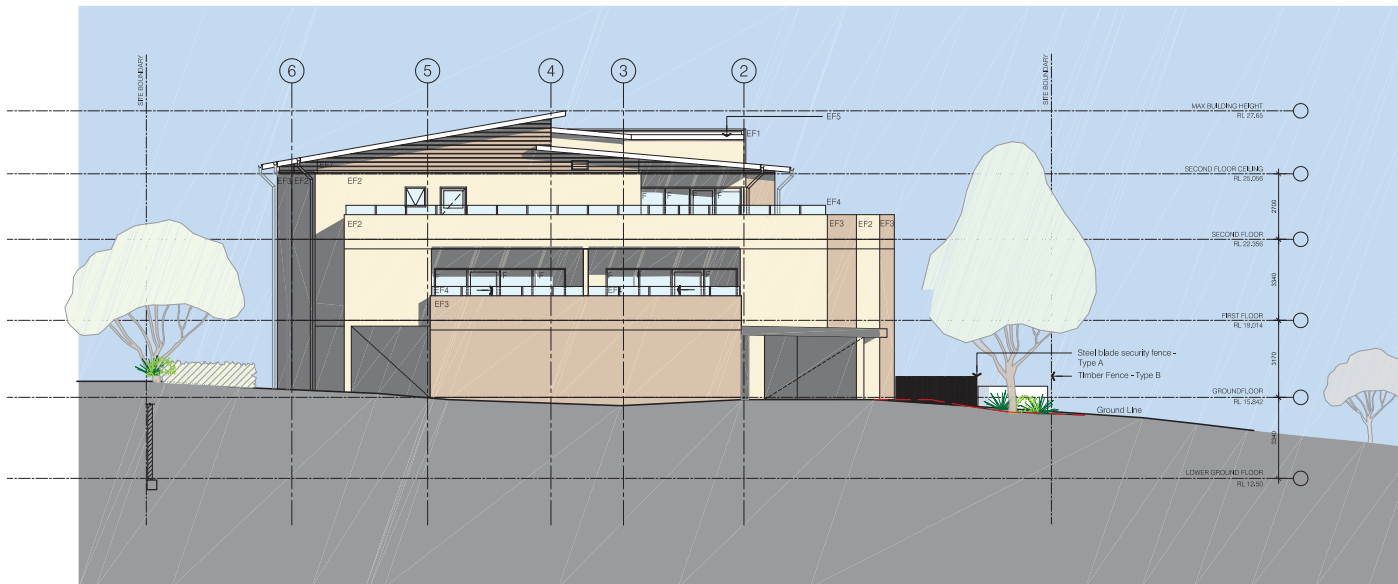
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| 01 | 14.08.2012 | 100/Mc | 1 drawing |
| 02 | 12.09.12 (A) | | |
| 03 | 04.10.12 | | |
| 04 | 10.08/DA07 | | |
| 05 | 10.08/DA07 | | |
| 06 | 10.08/DA07 | | |



| LEGEND: | |
|---------|--|
| EF1 | Timber Deck cladding |
| EF2 | Rendered and Painted - Colour 1 |
| EF3 | Rendered and Painted - Colour 2 |
| EF4 | Aluminium framed glass |
| EF5 | Culobond steel roof sheeting |
| EF6 | Pre-painted metal cladding and gutters |
| EF7 | JH Lines weatherboard wall cladding |
| EF8 | Stainless Steel Louve System |



WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100

| | | |
|---|---------------------------------|----------|
| 2 | Windows added to West Elevation | 28.6.13 |
| 1 | Issue for DA | 09.06.12 |
| 0 | Final Development | 01.06.12 |

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Project:
LIFETIME CARE
326 HARBOUR DRIVE, COFFS HARBOUR

Drawing:
ELEVATIONS Sheet 1 of 2

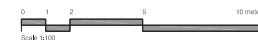


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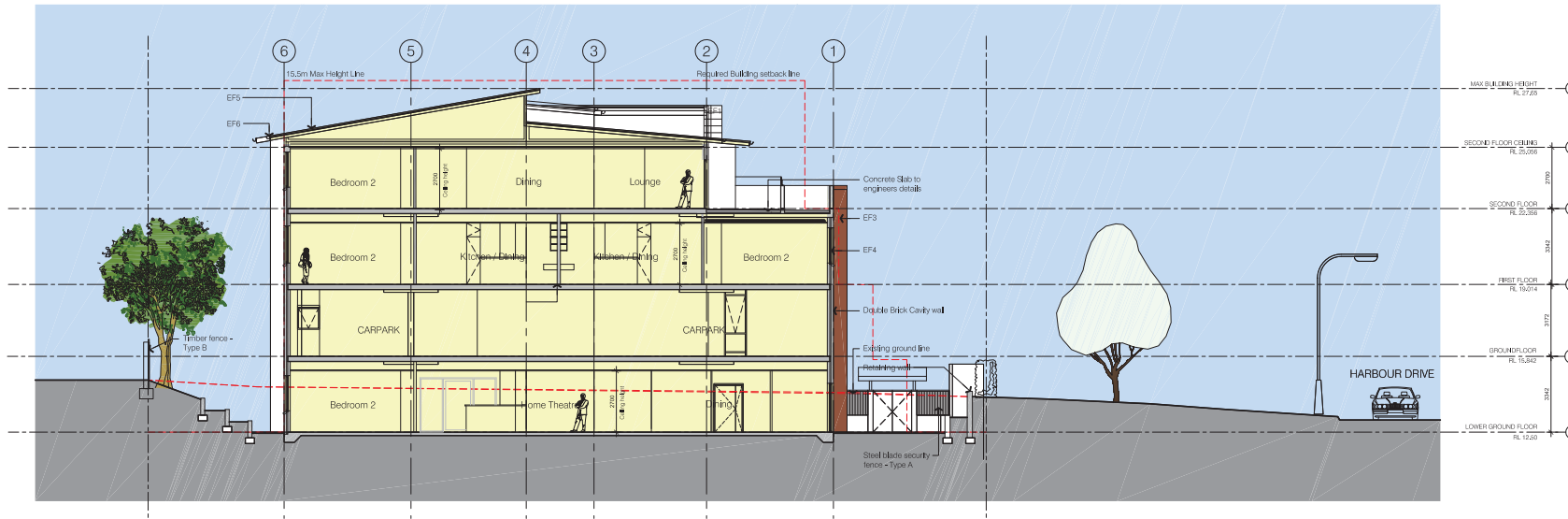
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jag

Suite 7, Level 1, 1008/1010, Pittwater Street
Crowswood, NSW 1585
Tel: 02 8408 7000
Fax: 02 8408 1000
Email: info@boffarobertson.com

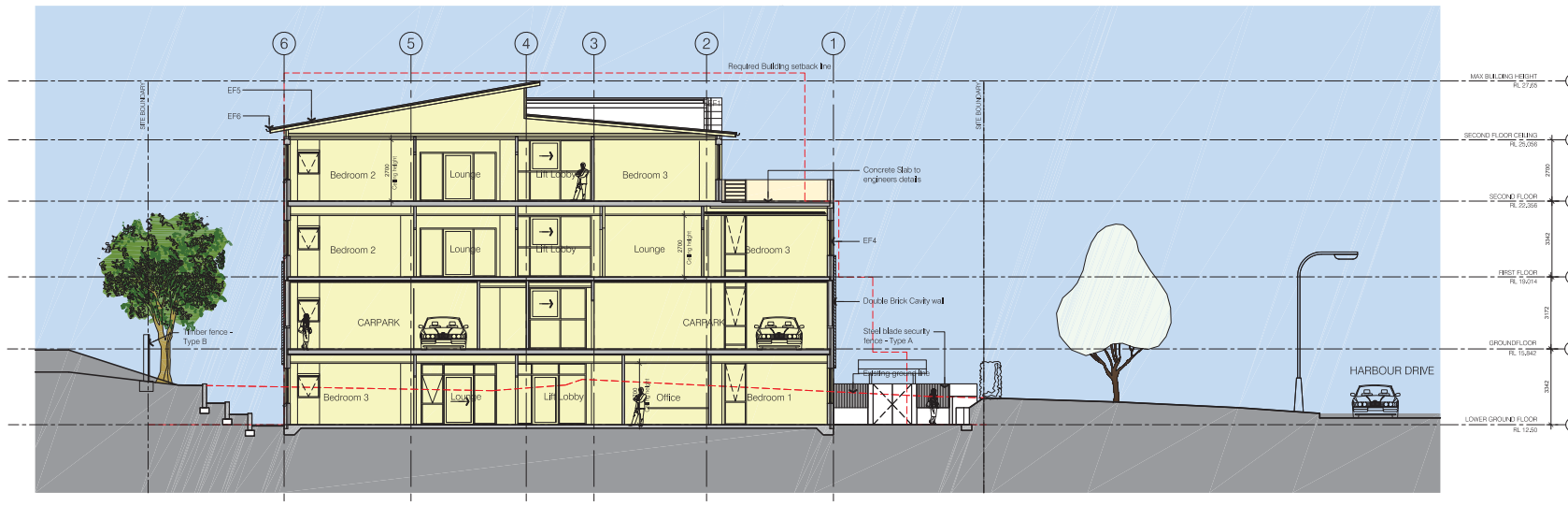
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| Drawn: B.H. | Scale: 1:100 (0.1) | Drawn: S. Crawley |
| Approved: S.H. | Scale: 1:100 | 1008 / DA06 |
| Drawn: B.H. | Scale: 1:100 | Drawn: S. Crawley |
| Approved: S.H. | Scale: 1:100 | 1008 / DA06 |
| Drawn: B.H. | Scale: 1:100 | Drawn: S. Crawley |
| Approved: S.H. | Scale: 1:100 | 1008 / DA06 |



| LEGEND: | |
|---------|--|
| EF1 | Timber (B) wall cladding |
| EF2 | Rendered and Painted - Colour 1 |
| EF3 | Rendered and Painted - Colour 2 |
| EF4 | Aluminium framed window |
| EF5 | Corkboard roof roof sheeting |
| EF6 | Pre-finished metal cladding and gutter |
| EF7 | JM Lines weatherboard wall cladding |
| EF8 | Stainless Steel Louvre System |



Section A-A
Scale 1:100



Section B-B
Scale 1:100

| | | |
|---|---------------------------------|----------|
| 2 | Windows added to West Elevation | 28.05.13 |
| 1 | Issue for CDA | 09.08.12 |
| 0 | Final Amendment | 1 Date |

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Project:
LIFETIME CARE
326 HARBOUR DRIVE, COFFS HARBOUR

Drawing:
SECTIONS
Sheet 1 of 2

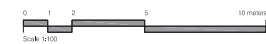


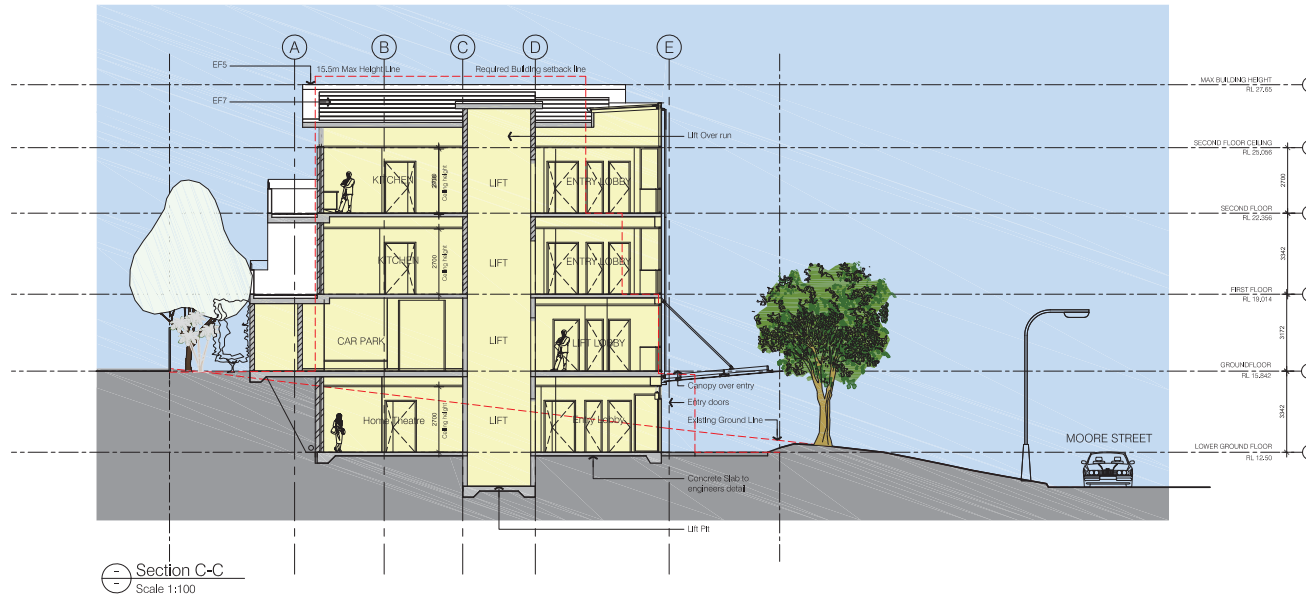
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br
rbg

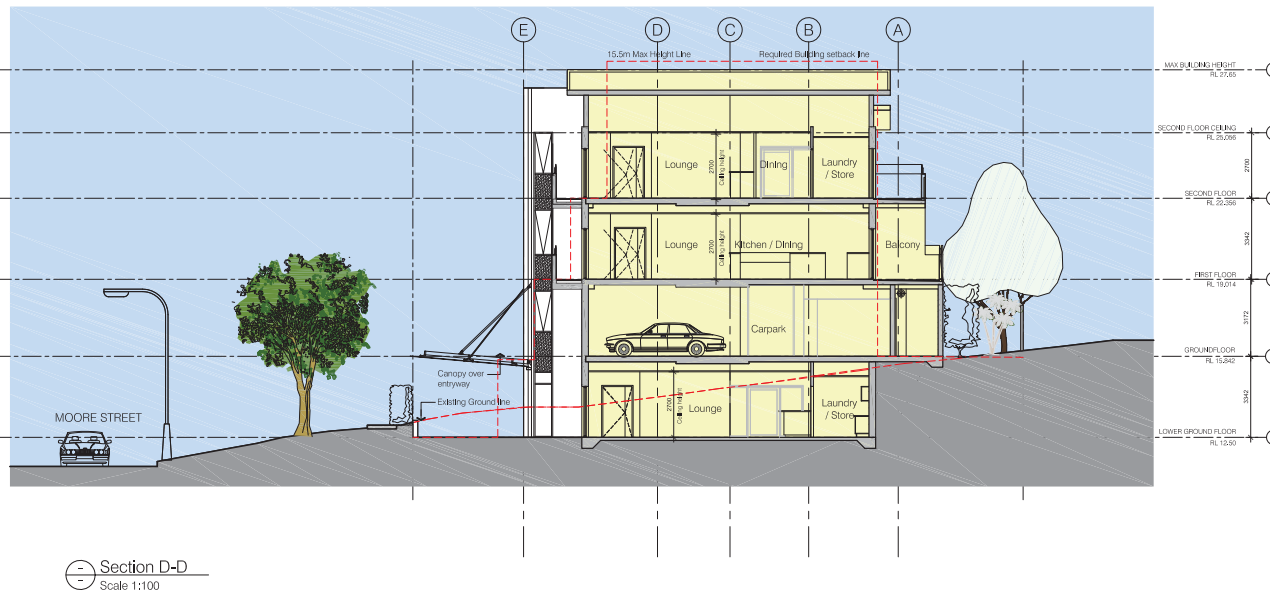
Suite 7, Level 11, 91 Riley Street
Coffs Harbour, NSW 2450
Ph: 02 6668 7000
Ph: 02 6668 1000
Email: info@brgroup.com.au

| | | | |
|----------|--------------|-------------|------------------|
| DATE | 24 JULY 2012 | DESCRIPTION | 1008 - 1 drawing |
| SCALE | 1:100 (A-A) | | |
| PROJECT | 04 | | 1008 / DA08 |
| REVISION | 2 | | |





| LEGEND: | |
|---------|-------------------------------------|
| EF1 | Timber park deck cladding |
| EF2 | Rendered and Painted - Colour 1 |
| EF3 | Rendered and Painted - Colour 2 |
| EF4 | Aluminium framed window |
| EF5 | Colorbond roof sheeting |
| EF6 | Powder coated metal back and gutter |
| EF7 | Zinc lined weatherboard cladding |
| EF8 | Stainless Steel Louvre System |



| | | |
|-------|---------------------------------|----------|
| 2 | Windows added to West Elevation | 28.05.13 |
| 1 | Issue for CA | 09.08.12 |
| No. 2 | Amendment | Date |

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Project:
LIFETIME CARE
326 HARBOUR DRIVE, COFFS HARBOUR

Drawing:
SECTIONS
Sheet 2 of 2

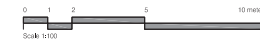


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br
jqg

Suite 7, Level 1, 1008 / DA09, 9 Railway Street
Crowswood, NSW 1585
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Fax: 02 8408 1000
Email: brog@boffarobertson.com

| | | |
|----------|--------------|-------------|
| DATE | 05 JULY 2012 | 1008 / DA09 |
| SCALE | 1:100 (R.A.) | 1008 / DA09 |
| PROJECT | 04 | 1008 / DA09 |
| REVISION | 2 | |



Attachment B2



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Created = 30/05/2013 3:11 PM

User = ctscath

Scale = 1:2,529



Projected Coordinate System- GDA 1994, MGA Zone 56



Development Application No. 393/13

Schedule of Draft Conditions

ADMINISTRATIVE CONDITIONS

Development Description:

1. Development consent is granted only to carrying out the development described in detail below:
 - ***Demolition and Residential Flat Building***

Prescribed Conditions:

2. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - of Environmental Planning and Assessment Regulation 2000 as are of relevance to this development.

Development is to be in accordance with approved plans:

3. The development is to be implemented in accordance with the plans set out in the following table except where modified by any conditions of this consent (Development Consent No. 393/13).

| Plan No. / Supporting Document(s) | Dated |
|---|-----------------|
| DA01; DA02; DA03, prepared by Boffa Robertson Group | 28 May 2013 |
| DA04; DA05; DA06; DA07; DA08; DA09, prepared by Boffa Robertson Group | 9 August 2012 |
| 11-014-01E, prepared by James Pfeiffer Landscape Architects | 31 January 2013 |
| C02 and C03, prepared by de Groot & Benson | July 2012 |

In the event of any inconsistency between conditions of this development consent and the plans referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

PRIOR TO COMMENCEMENT OF BUILDING WORKS

Building Works Certification:

4. No building work is to commence on site unless the work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws; as required by Section 109R of the Environmental Planning & Assessment Act 1979.

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Road Design and Services (Building):

5. The following works:

- Removal of existing footpaths and construction of replacement footpaths to both the Harbour Drive and Moore Street frontages to align with existing footpaths fronting adjoining properties.

shall be provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (Water Sensitive Urban Design).

Plans and specifications are to be submitted and approved by Council **prior to the commencement of building works**. Plan submissions are to be accompanied by payment of prescribed fee.

Plans and specifications submitted later than six (6) months from the date of development consent shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the developer's cost.

Water Management Act 2000:

6. **Construction works not being commenced** until a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

The current contribution rate is:

| | Amount/unit | Total |
|--|--------------------|----------------------|
| | \$ | \$ |
| Works to satisfy increased demand within the area for 3.5 ET's (10 beds) | | |
| Water | 3,334.72 | 33,347.20 |
| Sewer | 3,188.93 | 31,889.30 |
| Sub total | | 65,236.50 |
| Less credit for 1 lot | | 18,639.02 |
| TOTAL AMOUNT PAYABLE | | 46,597.48 |

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Stormwater and Drainage Works Design:

7. Stormwater being drained to Council's kerb inlet pit in Moore Street adjacent to the property via detention system. Design details of the system being approved by Council **prior to commencement of building works.**

The stormwater disposal details are to be designed by an appropriately qualified hydraulic engineer, demonstrating that all stormwater from hard stand areas and roof areas can be disposed on site in such a way that the estimated peak flow rate from the site for the average recurrence interval (ARI) of the receiving system is no greater than that which would be expected from existing site conditions.

Calculations showing the effect of the proposed development on design stormwater runoff rates and the efficiency of proposed measures to limit the flows set out in this condition are to be submitted with the design details.

The design is to achieve where applicable, compliance with the Coffs Harbour City Council Water Sensitive Urban Design Policy Targets.

Site Notice:

8. Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:
- (1) Details of the Principal Contractor and Principal Certifying Authority for all stages of the development;
 - (2) The approved hours of work;
 - (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
 - (4) To state that unauthorised entry to the site is not permitted.

Demolition Works:

9. All works including (where relevant) the handling and disposal of materials containing asbestos, are to be undertaken in accordance with the relevant requirements of WorkCover NSW, the Occupational Health and Safety Act and Australian Standard AS 2601-2001 "The Demolition of Structures".

Prior to demolition all services are to be disconnected and capped off. Disconnection of any sewer drainage lines shall be sealed to prevent ingress of water and debris into the sewerage system.

Where water and sewerage services are no longer required the required fee for disconnection being paid to Coffs Harbour Water prior to the commencement of any demolition work.

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Sanitary Plumbing and Draining:

10. A separate application is to be made to Council by the licensed plumber and drainer prior to the commencement of any sanitary plumbing and drainage work on site.

Construction Waste Management Plan:

11. **Prior to the commencement of building works**, the proponent shall submit to the satisfaction of Council a Waste Management Plan prepared by a suitably qualified person in accordance with Council's relevant waste policy.

The Plan shall include the following provisions: all waste building materials shall be recycled or disposed of to an approved waste disposal depot; no burning of materials is permitted on site.

Design Verification Statement – Residential Flat Buildings:

12. **Prior to the commencement of building works**, the proponent shall submit to the certifying authority a Design Verification Statement from a qualified designer, verifying that the plans and specifications for the development achieve or improve the design quality of the development, having regard to the design quality Principles set out in Part 2 of *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development*.

Note: as a BASIX certificate applies to the proposal the design quality Principles need not be verified to the extent which they aim:

- a) to reduce consumption of mains – supplied potable water, or reduce emissions of greenhouse gases, in the use of the building or in the use of the land on which the building is situated; or
- b) to improve the thermal performance of the building.

Removal of Hazardous Materials:

13. All hazardous materials shall be removed from the site and shall be disposed of at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. Details demonstrating compliance with the relevant legislative requirements, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Principal Certifying Authority prior to the removal of any hazardous materials.

Asbestos removal

- (a) Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the *Occupational Health and Safety Regulation 2001*.

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- (b) The person having the benefit of the development consent must provide the Principal Certifying Authority with a copy of a signed contract with such a person **prior to the commencement of the proposed works.**
- (c) Any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered.

DURING CONSTRUCTION

Approved Plans to be On-Site:

- 14. A copy of the approved and certified plans, specifications and documents incorporating the conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of Council or the Principal Certifying Authority.

Erosion and Sediment Control:

- 15. All erosion and sediment control measures, as designed in accordance with the approved plans are to be effectively implemented and maintained at or above design capacity for the duration of the construction works for each stage of the project, and until such time as all ground disturbance by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Hours of Work:

- 16. Demolition and Construction works are to be limited to the following hours:

Monday to Friday 7.00 a.m. - 6.00 p.m.
Saturday 7.00 a.m. - 1.00 p.m. if inaudible from adjoining residential properties, otherwise 8.00 a.m. - 1.00 p.m.

No construction work is to take place on Sundays and Public Holidays.

Protection of Trees - Street Trees:

- 17. Existing street trees at the sites frontages shall be protected at all times during construction. Any street trees which are damaged or removed during construction, shall be replaced, to the satisfaction of Council prior to the development being occupied.

Waste Storage:

- 18. The waste storage area being constructed in accordance with the approved plans (Plan No. DA03) and is to accommodate a minimum of eight (8) 240 litre bins including at least one (1) organics bin.

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Excavated Material:

19. Where excavated material is to leave the site it is to be disposed of at an approved landfill facility.

Alternatively, where it is proposed to dispose of the excavated material at another location no material is to leave the site until:

- Council has been advised in writing of the destination site(s); and
- Council has been advised of the quantity and makeup of the material; and
- Council has issued written approval for disposal to the alternate location(s).

Note: The exportation of fill or soil from the site must be in accordance with the provisions of the Protection of the Environment Operations Act (POEO) 1997 and the Office of Environment and Heritage "*Waste Classification Guidelines*" and shall comply with the terms of any approval issued by Council.

Construction Waste Management:

20. Compliance with the terms of approved construction waste management plan.

Cultural Heritage:

21. In the event that future works during any stage of the development disturb Aboriginal Cultural materials, works at or adjacent to the material must stop immediately. Temporary fencing must be erected around the area and the material must be identified by an independent and appropriately qualified archaeological consultant. The Office of Environment and Heritage (OEH), Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups must be informed. These groups are to advise on the most appropriate course of action to follow. Works must not resume at the location without the prior written consent of the OEH and Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups.

Height of Development:

22. The height of the development is not to exceed the design height as specified in the approved plans (*Dwg No. DA06 & DA07*).

Written certification from a registered surveyor is to be submitted to the Principal Certifying Authority at the following stages:

- a) upon completion of basement slab formwork, prior to placement of concrete;
- b) upon completion of the building and **prior to occupation of the development**.

The certification is to address the height and location of the formwork to achieve the approved design height. Construction work is not to proceed beyond these stages until authorised to do so by the Principal Certifying Authority.

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PRIOR TO OCCUPATION OF THE DEVELOPMENT

Access Works:

23. Sealed driveways being constructed over the footpath at right angles to the road in accordance with Council's standard drawings. Any existing driveways which are not required for the development are to be removed and the footpath reinstated. All such work is subject to a separate driveway application, fees and approval by Council.

These works are to be completed **prior to occupation of the development**.

Car Parking Spaces:

24. All car parking and manoeuvring areas being constructed in accordance with the provisions of Australian Standard AS 2890.1 "Parking Facilities: Off-Street Car Parking" and the provisions of AS/NZS 2890.6:2009 "Parking Facilities: Part 6: Off-Street parking for people with disabilities".

Stormwater Management Certification:

25. **Prior to occupation of the development** the consultant design engineer shall issue a certificate to the Principal Certifying Authority to the effect that the stormwater treatment system has been installed and complies with the approved design.

Design Verification Statement – Residential Flat Buildings:

26. **Prior to occupation of the development**, the proponent shall submit to the Principal Certifying Authority a Design Verification Statement from a qualified designer, verifying that the residential development achieves the design quality of the development as shown in the plans and specifications in respect of which the Construction Certificate was issued, having regard to the design quality Principles set out in Par 2 of *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development*.

Note: as a BASIX certificate applies to the proposal the statement need not be verified to the extent which they aim:

- a) To reduce consumption of mains – supplied potable water, or reduce emissions of greenhouse gases, in the use of the building or in the use of the land on which the building is situated; or
- b) To improve the thermal performance of the building.

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Street Numbering:

27. The street number allocated to your premises is to be clearly displayed **prior to occupation of the development.**

Proposed secondary address numbering (*i.e. unit numbering*) being undertaken in accordance with the Australian and New Zealand address standard AS/NZ 4819:2003 and approval from Australia Post being obtained with a copy of the approval to be submitted to the Principal Certifying Authority **prior to Occupation.**

Survey Report:

28. Submission of a survey report describing the completed development prepared by a registered surveyor to the Principal Certifying Authority **prior to occupation of the development.**

Rainwater Tanks:

29. A separate application being submitted to Coffs Harbour Water for approval of the rain water tank(s) prior to installation and any associated plumbing works. Evidence confirming such approval being submitted to the Principal Certifying Authority **prior to occupation of the development.**

Note: an application form may be downloaded from Council's web site www.coffsharbour.nsw.gov.au

Individual Water Meters:

30. Individual water meters are to be provided to all units and common areas **prior to occupation of the development.**

Road Design and Services:

31. The following works:

- Removal of existing footpaths and construction of replacement footpaths to both frontages of the site, to align with existing footpaths;

being provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (WSUD).

These works are to be completed **prior to occupation of the development.**

All work is to be at the developer's cost.

BASIX:

32. All of the commitments listed in the BASIX Certificate for the development being fulfilled **prior to occupation of the development.**

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Landscaping Works:

33. **Prior to the issue of a n Occupation Certificate** a works as executed plan from the landscape consultant is to be submitted to the Principal Certifying Authority certifying that all landscape works have been carried out in accordance with the approved plan.

OPERATIONAL MATTERS

Noise:

34. Noise emanating from the premises shall at all times be in accordance with the provisions of the *Protection of the Environment (Operations) Act 1997*.

Use:

35. The office being used only in association with the occupation and management of the residential flat building approved under this consent.