MINUTES
COFFS HARBOUR CITY COUNCIL
ORDINARY COUNCIL MEETING
COUNCIL ADMINISTRATION BUILDING
CNR COFF AND CASTLE STREETS, COFFS HARBOUR
ON THURSDAY, 14 FEBRUARY 2019 AT 5.00PM

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

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

LEAVE OF ABSENCE Cr Strom.

OPENING OF ORDINARY MEETING

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

ACKNOWLEDGEMENT OF COUNTRY

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

STATEMENT IN RELATION TO RECORDING OF MEETINGS

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

DISCLOSURE OF INTEREST

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<th>Councillor</th>
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<tr>
<td>Cr Michael Adendorff</td>
<td>BS19/04 City Centre Activation by Waiving Developer Contributions for Residential Development</td>
<td>Pecuniary interest as he is the owner of property in the CBD.</td>
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APOLOGIES

No apologies.

LEAVE OF ABSENCE

2019/1 RESOLVED (Cr John Arkan / Cr Sally Townley)
That Councillor Strom’s leave of absence be noted.

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

CARRIED

PUBLIC ADDRESSES

No public addresses.

PUBLIC FORUM

No public forum.

MAYORAL ACTIONS UNDER DELEGATED AUTHORITY

No Mayoral actions under delegated authority.

CONFIRMATION OF MINUTES

2019/2 RESOLVED (Cr John Arkan / Cr Michael Adendorff)
That the minutes of the Ordinary Meeting held on 6 December 2018 be confirmed.

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

CARRIED

MAYORAL MINUTE

MM19/01 ROYAL AUSTRALIAN NAVY - 725 SQUADRON

2019/3 RESOLVED (Cr Denise Knight)
That Council endorse the conduct of a Freedom of the City pre Anzac Day event to be held at the Jetty Foreshores by the 725 Squadron of the Royal Australian Navy and acknowledge that the
$28,000 required will result in an impact on Council’s 2018/19 budget. However, the required budget adjustment will be completed in Council’s next quarterly budget review and will consider an allocation from the events budget.

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

GENERAL MANAGER’S REPORTS

GM19/01 COMMUNITY SAFETY PRECINCT CONSULTATION

EXECUTIVE SUMMARY

Following a Mayoral Minute in December 2017, it was resolved:

“That Council support the Community Precinct Safety Consultation forum by way of trialling the conduct of the Community Precinct Safety Consultation forums to be conducted commencing at 4.30pm immediately preceding an Ordinary Council Meeting three times a year.”

Three forums were held in 2018 and were considered successful.

The purpose of this report is to consider the continuation of the Community Precinct Safety Consultation forums through 2019 and 2020, to be reviewed in 2021.

2019/4 RESOLVED (Cr Tegan Swan / Cr John Arkan)

That Council:

1. Continue support for the Community Precinct Safety Consultation forums by facilitating the conduct of another three forums annually in 2019 and 2020, preceding the Ordinary Council Meeting, with a review to be conducted at the end of this two-year period.

2. Inform the Coffs/Clarence Police Local Area Command of Council’s continued support for the forums.

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

GM19/02 COFFS HARBOUR BYPASS - COMMUNITY CONSULTATIVE COMMITTEE

EXECUTIVE SUMMARY

The Pacific Highway of Coffs Harbour has been in various stages of planning since around 2004. In August 2018, the State and Federal Governments announced the preferred concept design for the bypass, noting that this design no longer included the significant tunnels that had been mooted over many years, in preference for large scale cuttings at the Shephards Lane and Gateleys Road locations.

Council and the community generally have raised significant concerns at this announcement. On 15 January 2019, the NSW Deputy Premier, Hon John Barilaro, announced that a Coffs Harbour
Bypass Community Consultative Committee is to be formed to assist in progressing the bypass of Coffs Harbour. Council is now in receipt of correspondence for the NSW Department of Planning & Environment (NSW DPE) requesting Council nominate two representatives to the Community Consultative Committee.

This report recommends that Council nominate representatives to the NSW DPE and the Committee Chair.

2019/5 RESOLVED (Cr Sally Townley / Cr Paul Amos)
That Council:
1. Correspond with the NSW Department of Planning and Environment expressing appreciation for the opportunity to nominate representatives to the Coffs Harbour Bypass Community Consultative Committee.
2. Nominate the Mayor, Cr Denise Knight, and Council’s General Manager, or his delegate, to be Council’s representatives on the Coffs Harbour Bypass Community Consultative Committee.

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

CARRIED

DIRECTORATE REPORTS - BUSINESS SERVICES

BS19/01 BANK AND INVESTMENT BALANCES FOR NOVEMBER 2018

EXECUTIVE SUMMARY
Council’s Bank Balances and Investments as at 30 November 2018 totalled $214,816,178.78. Council receives independent advice and invests surplus funds in accordance with Council’s Investment Policy to maximise investment income and preserve capital to assist with funding requirements for projects listed under the My Coffs Community Strategic Plan.

Also included in the monthly report is a summary of Council’s Socially Responsible Investment Performance (refer Attachment 1).

2019/6 RESOLVED (Cr Paul Amos / Cr Michael Adendorff)
That Council note the bank balances and investments totalling $214,816,178.78 (including from loans, Developer Contributions and other avenues that form the restricted accounts and are committed for future works) as at 30 November 2018.

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

CARRIED
BS19/02    BANK AND INVESTMENT BALANCES FOR DECEMBER 2018

EXECUTIVE SUMMARY

Council’s Bank Balances and Investments as at 31 December 2018 totalled $207,747,543.98. Council receives independent advice and invests surplus funds in accordance with Council’s Investment Policy to maximise investment income and preserve capital to assist with funding requirements for projects listed under the My Coffs Community Strategic Plan.

Also included in the monthly report is a summary of Council’s Socially Responsible Investment Performance (refer Attachment 1).

2019/7    RESOLVED (Cr Tegan Swan / Cr George Cecato)

That Council note the bank balances and investments totalling $207,747,543.98 (including from loans, Developer Contributions and other avenues that form the restricted accounts and are committed for future works) as at 31 December 2018.

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

CARRIED

BS19/03    MONTHLY FINANCIAL PERFORMANCE REPORT FOR THE MONTH ENDED 30 NOVEMBER 2018

EXECUTIVE SUMMARY

This report presents the Monthly Financial Performance Report for 30 November 2018. The report provides information on the actual to budget position at the financial statement level and capital expenditure reports for the current financial year. The projected year to date surplus is $60.8M with the actual year to date being $63.8M. The surplus result will reduce over the course of the year as Council delivers services to the community.

The explanation of year to date variances is contained within the Income Statement commentary under Variance Comments for variances greater than 10%. There are individual recurrent revenue sources with variances but overall recurrent revenue is on track, similarly for recurrent expenditure. Capital revenue had a negative income primarily due to accrual reversals for grant income on major capital projects, the variances are timing differences which will decrease over the coming months.

The capital expenditure target for the current financial year is $89.5M with $19.9M expended to the end of November.

2019/8    RESOLVED (Cr Tegan Swan / Cr Michael Adendorff)


For:     Crs Knight, Adendorff, Arkan, Cecato, Rhoades, Swan and Townley
Against: Cr Amos

CARRIED
At 5:24 pm, Cr Michael Adendorff left the meeting and will take no part in the vote.

**BS19/04  CITY CENTRE ACTIVATION BY WAIVING DEVELOPER CONTRIBUTIONS FOR RESIDENTIAL DEVELOPMENT**

**EXECUTIVE SUMMARY**

At the Council meeting held on the 9 August 2018, a resolution was passed that a report be provided outlining the opportunities for activating the City Centre that can occur by exempting development contributions for residential development in the Coffs Harbour City Centre in the short term.

Many social and economic benefits have been identified with increasing public activity within the City Centre. With the recent introduction of the Business Incentive Policy, the opportunity to further enhance the growth of the City Centre is gaining momentum.

Over the last two financial years there has been very limited residential growth within the Coffs City Centre area. Providing financial incentives has proven to be an effective strategy to generate growth and investment across various local government areas. The opportunity to increase residential development within the Coffs CBD precinct could compliment the City Centre activation initiative and help stimulate overall investment in this area.

The additional benefits could be extended to improve the City Centre by way of enhancing a vibrant community and business space. This incentive has the potential to increase economic activity and in turn promote many positive social outcomes.

**2019/9  RESOLVED (Cr Paul Amos / Cr John Arkan)**

That Council:

1. Receives a further report presenting a draft Coffs Harbour City Centre Development Incentive Policy based on the following principles:
   a. an exemption of developer contribution charges for residential development, consisting of at least four Equivalent Tenements (ETs) for developments within the Coffs Harbour City Centre;
   b. an exemption of developer contributions charges for tourist accommodation and shop top housing, consisting of at least one Equivalent Tenements (ET) for developments within the Coffs Harbour City Centre;
   c. the period of exemption to run for two years from the date the policy is approved or until a maximum cap (incentive allowance) of $2,500,000 is reached, whichever comes first;
   d. to qualify for the exemption developments must be issued with an occupation certificate within three years from the time the application is lodged; and
   e. a review of the effectiveness of the policy after a twelve month period.

2. Receives applicable draft revised Developer Contributions Plans to reflect the proposed policy implications.

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

**CARRIED**

At 5:26 pm, Cr Michael Adendorff returned to the meeting.
BS19/05 DRAFT NORTH COAST REGIONAL BOTANIC GARDEN STRATEGIC PLAN 2018-2023 - POST EXHIBITION

EXECUTIVE SUMMARY

The draft North Coast Regional Botanic Garden (NCRBG) Strategic Plan 2018-2023 was placed on public exhibition for 28 days closing 28 November 2018 with four submissions being received during the exhibition period (Confidential Attachment 1).

This report brings to Council the outcomes of the public exhibition and a recommendation to progress the planning process for the Botanic Garden.

2019/10 RESOLVED (Cr Sally Townley / Cr Tegan Swan)

That Council:

1. Approve the priority development of a Plan of Management for Reserve 540000 (North Coast Regional Botanic Garden).

2. Utilise the Draft North Coast Regional Botanic Garden Strategic Plan 2018-2023, feedback received during the public exhibition period and input from the new Advisory Committee to inform the development of the Plan of Management.

3. Write to the advisory committee to:
   - Thank them for their input;
   - Explain the process that is being undertaken;
   - Invite them to participate actively in the new Plan of Management process.

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

CARRIED

NOTICES OF MOTION – SUSTAINABLE INFRASTRUCTURE

NOM19/01 ROTARY AUCTION WASTE DISPOSAL

2019/11 RESOLVED (Cr John Arkan / Cr George Cecato)

That CHCC liaise with the EPA to seek that fees for the service clubs, Rotary and Lions are not charged to dispose of rubbish generated from charitable events/activities at transfer stations and waste disposal facilities in the Local Government Area.

The Mayor asked Councillors if they had any objection to the change to the original motion. There were no objections received.

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

CARRIED
EXECUTIVE SUMMARY

Council manages the transportation and treatment of sewerage for approximately 25,000 properties in the Coffs Harbour local government area. The system is deliberately designed with an inbuilt short term excess capacity for sewer flows of between 5 to 7 times the Average Dry Weather Flow (ADWF).

This design component of the system is in recognition of the risk that sewer mains and manholes may malfunction from time to time and allow stormwater to enter the sewer system and will therefore need additional capacity during rain events to prevent overflows escaping the system.

Current analysis indicates that during wet weather sewer flows (bolstered by stormwater ingressing the sewer system) are now sometimes reaching between 16 and 18 times the ADWF, or twice the actual capacity of the system. This results in an increased risk of potential overflows to the environment, sewer surcharging into properties, and a significant increase in transport and treatment costs.

A major contributor to the wet weather inflow is the many private properties which are improperly discharging their stormwater into the sewer system. The ingress of household stormwater is primarily occurring by either an improper direct stormwater connection to the sewer system or through improperly placed household sewer gully traps which facilitate stormwater to drain into the sewer system from residential hardstand and grassed areas.

This report requests that Council adopt the House Sewer Connection Inflow Strategy to achieve a reduction of stormwater from house service connections into the sewer system. A copy of the House Sewer Connection Inflow Strategy is attached.

2019/12 RESOLVED (Cr Sally Townley / Cr Paul Amos)

That Council:

1. Adopt the House Sewer Connection Inflow Strategy.
2. Allocate an amount of $286,816 from the Sewer Fund for 2018/19 to commence the implementation of the Strategy.
3. Note that a report assessing the success of the Strategy over its first 12 months of operation will be provided to Council.

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

CARRIED
SI19/02  DETAIL DESIGN OF WHARF STREET WOOLGOOLGA

EXECUTIVE SUMMARY

At its meeting of 9 June 2016, Council adopted a concept design for the upgrade of Wharf Street Woolgoolga. Stage 1 of that Project (ie. the section from Beach Street to the new Caravan Park entrance) was completed in 2017. Detail Design of Stage 2, from the Caravan Park entrance northward to Pacific Street, has been finalised, and is due for construction in this current financial year.

This report provides information on the differences between the Original Concept, as resolved by Council in 2016, and the current Detail Design. This report seeks Council’s endorsement of the changes prior to proceeding to the construction of the final stage of the Project.

2019/13  RESOLVED (Cr John Arkan / Cr Tegan Swan)

That Council endorses the Detail Design of Stage 2 of the upgrade of Wharf Street, Woolgoolga.

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

CARRIED

REQUESTS FOR LEAVE OF ABSENCE

No requests for leave of absence.

QUESTIONS ON NOTICE

No questions on notice.

MATTERS OF AN URGENT NATURE

MUN19/01  BUS INTERCHANGE LOCATION ON CORAMBA ROAD

Cr Keith Rhoades asked whether Council was aware of the RMS plans in relation to the relocation of the Bus Interchange at Coramba Road near the intersection of Spagnolos Road and advised of concerns about the possible RMS plans for the interchange.

The General Manager advised that Council would request further information from RMS in order to seek input.
MUN19/02 UPGRADE OF THE COFFS HARBOUR HEALTH CAMPUS

Cr Keith Rhoades asked about proposed plans for vehicle parking or provisions for additional parking with the upgrade of the Coffs Harbour Health Campus.

The General Manager advised that there is no requirement for a Development Application from NSW Heath as it is a State Significant Project, however, Council could seek further information in regards to their future plans for parking.

CLOSE OF MEETING

The Meeting closed at 5.58pm.


Denise Knight
Mayor