

## **CORPORATE BUSINESS DEPARTMENT REPORTS**

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### **CB12/58 CENTRAL BUSINESS DISTRICT MASTER PLAN COMMITTEE**

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#### **Purpose:**

To make recommendations to Council for the appointment of the land owner, business owner and community representatives for the CBD Master Plan Committee.

#### **Description of Item:**

At the 14 June 2012 Council meeting, Council established the CBD Master Plan Committee as a Section 355 Committee of Council, adopted its Terms of Reference and resolved to advertise for the positions of the community membership under those Terms of Reference.

Following the meeting the positions were advertised, the advertising period closing on 7 July. Council received a number of applicants for the committee. Four applications were received for the three land owner positions with land values over \$1 million, two applications for the one land owner position with land values under \$1 million, one application for the community member position and no applications were received from businesses who are not land owners.

#### **Sustainability Assessment:**

- **Environment**

There are no environmental impacts as a result of the recommendations in this report.

- **Social**

A vibrant CBD is critical for the social benefits of a large number of people as it is a place to meet, to congregate, to engage in business etc. These activities are an important part of the social fabric of any vibrant and growing community.

- **Civic Leadership**

This proposal works towards achieving the outcomes identified within the Coffs Harbour 2030 Community Strategic Plan and is directly connected to the themes 'Places for Living' and 'Looking after our Community'.

Relevant strategies include:

- Build pride and identity in Coffs Harbour as a community and a place;
- Create facilities and services that allow the community to reach its full development potential;
- Develop inclusive community, sporting and recreational activities;
- Promote healthy living;
- Encourage the provision of facilities, services and resources which attract and support young people;
- Provide opportunities for all, including the Aboriginal community, to contribute to the local economy.
- Create community structures which capitalise on intergenerational knowledge, experience and capacity.
- Create opportunities for enhancement of the community's sense of well being.

- **Economic**

**Broader Economic Implications**

The past CBD special rate has had significant broader economic impact as can be seen by the fact that vacancies in the CBD have dropped from 20% to 3-5%, crime rates have dropped and valuations have increased. It is believed that the ongoing development of projects across a greater CBD area would bring broader benefits.

**Delivery Program/Operational Plan Implications**

The funding for the CBD Special Rate is included in the currently adopted Delivery Program and Operational Plan of Council.

**Consultation:**

The positions for the Committee were advertised from 15 June 2012 closing on 7 July 2012. Internal consultation has occurred in relation to assessing the applicants for the positions and finalising the recommendations for this report.

**Strategic Alignment**

The proposal aligns with Council's 2030 in relation to the provision of a vibrant CBD and also in relation to Council undertaking consultation with the community.

**Related Policy and / or Precedents:**

Council has a number of Section 355 committees that have terms of reference that they are to abide by.

**Statutory Requirements:**

Council has the ability, under Section 355 of the *Local Government Act 1993*, to delegate its function through the appointment of a committee of Council. In Section 377, 'The general power of the council to delegate', the Council may by resolution delegate to the General Manager or any other person or body, any of the functions of Council. This includes the CBD Master Plan Committee and the delegations as laid out in the Terms of Reference.

**Issues:**

The Committee has a Terms of Reference in which to operate. Those Terms of Reference specify membership consisting of three members with land values of more than \$1 million, one member with land values under \$1 million, one community member and one business owner who is not a property owner.

Council has received four applications for positions in the category of land owners with property values over \$1 million. These are:

- Mr David Doyle, President, Coffs Cex
- Mr Garth Grundy representing Gowings
- Mr Ian Hogbin who owns a number of properties within the CBD, and
- Mr Lance Cousins, likewise holding property within the CBD.

Each applicant offers a variety of skills and experience. Upon reviewing the applications and information provided and assessing them against the range of skills required in consultation with staff, it was agreed that there was little to separate the four applicants. On this basis it was agreed that the fairest way to determine the three to be recommended for the committee was to draw the one applicant to miss out from a hat with the other three being recommended.

A draw was arranged with the four names written on paper, folded, sealed and then placed in a box. A single piece of paper was drawn from the box. That being Mr Ian Hogbin. The whole process was witnessed by Councils Manager Governance Services, Risk Coordinator and Departmental Administrator. The draw was made by the Director of Corporate Business. On this basis it is being recommended that Messrs David Doyle, Garth Grundy and Lance Cousins be appointed to the Committee.

In relation to land owners with property under \$1 million, Council received two applications. Those being from:

- Mr John Buckland and
- Mr Allan Anderson.

Both applicants own property valued at less than \$1 million within the CBD Special Rate area. Mr Buckland has completed a form CBD Master Plan Committee Expression of Interest while Mr Anderson has provided Council with a letter just outlining his availability to attend meetings and no other details as required by the Expression of Interest form. On this basis, it is recommended that Mr Buckland be appointed to the Committee.

Council received only one application for a community member to be on the Committee and that was from Mr Rod McKelvey. Mr McKelvey is currently the Chair of the ETC (Enterprise and Training Company Limited) board. ETC have a strong presence in the CBD. Mr McKelvey is also a former councillor and has strong networks within the community and meets the required criteria for a Committee member.

Council received no applications for the business owner / non property owner position on the Committee. It is proposed that this position be held vacant and the Committee at its first meeting discusses a potential candidate that could be approached and recommended to Council for appointment for that position.

**Implementation Date / Priority:**

The members and all other unsuccessful applicants will be notified immediately after the resolution of Council in relation to their applications for membership of the Committee. It is envisaged that the Committee will meet for the first time in August.

**Recommendation:**

- 1. That Council appoints Messrs David Doyle, Garth Grundy and Lance Cousins as delegates with properties valued over \$1 million.**
- 2. That Council appoints Mr John Buckland as the delegate of property valued less than \$1 million.**
- 3. That Council appoints Mr Rod McKelvey as the community representative.**
- 4. That the Committee considers and makes recommendations to Council in relation to a prospective CBD business owner who is not a property owner to fill that vacant position in the future.**