

MINUTES OF THE PLANNING/COMMUNITY COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON WEDNESDAY, 14 JUNE 2006 COMMENCING AT 8.30 AM.

PRESENT: Cr P H Lloyd (Chairman), Crs B C Johnston, D F Baker, P J Harmon, D C Jones and D B Mudaliar.

Also in attendance: Crs J L Cameron (alternate) and H N Castledine.

Paul Henry (General Manager), Ken Beddie (Director Corporate Services) and Greg Moran (Director Technical Services).

APOLOGIES:

There were no apologies received.

SECTION A

1. DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS

There were no interests declared.

2. CONFIRMATION OF MINUTES

*RESOLVED (Baker/Mudaliar) that the Minutes of the Planning/Community Committee Meeting held on 10 May 2006, as circulated to members, be confirmed as a true and correct record of that meeting.*

3. BUSINESS ARISING FROM PREVIOUS MINUTES

Illegal Occupation of a Caravan, Wandera 24.12.1 & 7.2.6

It was noted that an order has been served.

Northern New England Equestrian Centre DA-25/2006

The development application has been signed and sent to the Equestrian Council. Work is progressing in respect of the securing of alternate land for the relocation of the cricket fields.

SECTION C  
GENERAL MANAGER'S REPORT

GM-A 1. WEEKEND TRADING – COMMONWEALTH BANK OF AUSTRALIA 8.15.1

*RESOLVED (Johnston/Harmon) that the Committee recommend to Council that Council advise the Director General that it supports the application from the Commonwealth Bank.*

GM-A 2. INVERELL CHRISTIAN LIFE CENTRE – SHINE PROJECT S12.22.1

*RESOLVED (Baker/Jones) that the Committee recommend to Council that:*

- a) *the Finance Committee consider providing a contribution of \$1,000.00 to the program;*
- and*
- b) *the Christian Life Centre be requested to consider the development of a similar program in Inverell for boys.*

SECTION F  
PLANNING AND DEVELOPMENT REPORT

- DPD-A 1. BAYFOYLE PTY LTD - SUBDIVISION OF LOT 122, DP 876662, CALOOLA DRIVE, INVERELL - SEALING OF SECTION 88B INSTRUMENT DA-28/2004

*RESOLVED (Jones/Mudaliar) that the Committee recommend to Council that approval be given to the fixing of Council's Seal to all necessary documents in relation to the release of the subdivision plan for the proposed subdivision of Lot 122, DP 876662, Caloola Drive, Inverell.*

- SP-A 2. DEVELOPMENT APPLICATION FOR FAGERLUND DA-80/2006

*RESOLVED (Johnston/Jones) that the Committee defer consideration of the matter pending the receipt of additional information.*

- SP-A 3. DEVELOPMENT APPLICATION FOR M HOLLANDS DA-38/2006

*RESOLVED (Jones/Harmon) that:*

- a) *the Committee consider the supplementary report; and*
- b) *the Committee recommend to Council that development application 38/06 be refused in that the land is outside of the area for small subdivision as set out in the Inverell Local Environmental Study 2004.*

- SP-A 4. SUBDIVISION – RESTRICTION ON USER DA-167/2002

*RESOLVED (Jones/Baker) that the Committee recommend to Council that approval be given to the fixing of Council's Seal on the Section 88B Instrument relating to the subdivision as per Development Application 167/02.*

- TPD-A 5. JD & CE LENARDUZZI – APPLICATION FOR RESIDENTIAL SUBDIVISION DA-85/2006

Motion (Jones/Johnston) that the Committee recommend to Council that the subdivision proposal be approved subject to the following conditions:

1. A development application is to be submitted to and approved by Council for each allotment, prior to the commencement of any building work on a dwelling. (To ensure compliance with the Inverell Local Environmental Plan 1988, and the Environmental Planning and Assessment Act 1979.)
2. Dual occupancy development is not permissible on Lot 2. (To ensure the protection of the amenity of the occupants of the surrounding properties.)
3. In the assessment of any such submitted development application for a dwelling on lot 2, Council would pay particular attention to the bulk and scale, visual amenity, and impact on adjoining properties of that dwelling.
4. A contribution under the Water Supply Authorities Act of \$4,236.00 is required for lot 2. This is to go towards water recoupment of past costs.
5. This figure will increase in the 2006/2007 financial year to \$6,783.00 and a further increase in the 2007/2008 financial year to \$9,330.00. This is as per Development Service Plan No 1. The level of contribution is calculated at the date of release of the subdivision certificate.
6. A contribution under the Water Supply Authorities Act of \$1,181.00 is required for lot 2. This is to go towards sewer recoupment of past costs.

7. This figure will increase in the 2006/2007 financial year to \$2,146.00 and a further increase in the 2007/2008 financial year will be to \$3,010.00. This is as per Development Service Plan No 1. The level of contribution is calculated at the date of release of the subdivision certificate.
8. A section 94 Contribution of \$115.00 is to be submitted for Lot 2. This is to go towards community services.
9. Water is to be connected to lot 2, at the applicant's expense. The water connection cost is subject to quotation and not Council's standard water connection fee. This is based on the location and the merits of each individual application.
10. Sewer is to be connected to lot 2, at the applicant's expense. The sewer connection cost is subject to quotation and not Council's standard sewer connection fee. This is based on the location and the merits of each individual application.
11. Provision for interallotment drainage along the boundary of the proposed two lots is to be provided, at the applicant's expense, to Council's satisfaction.
12. The applicant is required to make provision for all drainage impacts resulting from the future development within the proposed subdivision. As part of any future proposal to develop the site, the applicant will be required to submit to Council, a drainage management plan in addition to a Development Application. This management plan is to address any potential increase in overland flow and erosion caused by development of the site.
13. A new layback is to be provided in the kerb and gutter fronting Froude Street to provide access to lot 2. This cost will be by quotation, at the applicant's expense.
14. Electricity is to be supplied to each allotment in accordance with the requirements of Country Energy. (To ensure adequate and safe provision of electricity).
15. A telephone line is to be put to each allotment, at the applicant's expense. (To ensure adequate and safe provision of a telephone service.)
16. A Subdivision Certificate Application is to be lodged prior to the release of the linen plan. A linen subdivision plan and four (4) copies must be submitted to Council with the subdivision application.

*Amendment (Harmon/Mudaliar) that the Committee recommend to Council that the subdivision proposal be refused as the proposed subdivision configuration will not allow development to occur which is appropriate for the density and character of the area.*

The Amendment on being put to the meeting was CARRIED. It then becomes the Motion.

The Motion on being put to the meeting was CARRIED.

SUPPLEMENTARY  
SECTION F  
PLANNING & DEVELOPMENT REPORTS

SP-N      6.      DEVELOPMENT APPLICATION FOR FAGERLUND      DA-80/2006

Item considered as part of Item #2.

SP-N      7.      DEVELOPMENT APPLICATION FOR M HOLLANDS      DA-38/2006

Item considered as part of Item #3.

Adjournment

At this juncture, the time being 10 am, the Committee adjourned.

Resumption

At this juncture, the time being 10:25 am, the Committee reconvened.

SECTION J  
GENERAL BUSINESS

	General Manager	<u>Emergency Operations Centre (EOC)</u> The General Manager informed the Committee that the expected date of the handover of the new EOC is 3 July 2006.
	General Manager	<u>Recycling Strategy</u> The General Manager noted the processing facility is undergoing trialing at present. The new garbage tip fees will apply from 1 July 2006. The quantum of materials for recycling has doubled since the trial commenced.
GM-A	General Manager	<u>Campbell Park Redevelopment</u> _____ <u>S21.8.11</u> Copies of the redevelopment plan were tabled for the information of Councillors.  The General Manager noted that construction fencing will be erected in the coming weeks and the playground equipment will be removed.  Cr Cameron asked that appropriate power and water outlets be included with the provision for CCTV in the future. Cr Cameron asked whether a Christmas tree could also be considered.
	General Manager	<u>Lions Park Redevelopment</u> The General Manager noted that Council staff have received strong complaints by a neighbouring resident in respect of the redevelopment.
	Cr Mudaliar	<u>Strategic Plan</u> Cr Mudaliar enquired as to the next step in the strategic planning process. The General Manager advised that this matter is being considered to determine the appropriate approach.
	Cr Harmon	<u>Old Visitors Centre</u> Cr Harmon enquired whether some form of recognition could be made in respect of the old Visitors Centre on Captain Cook Drive, which is proposed for removal. The General Manager advised that action is progressing in this matter.
GM-A	Cr Harmon	<u>Young Peoples Nursing Home</u> _____ <u>3.15.9</u> Cr Harmon noted that this matter has been discussed in the media and asked whether the matter has been considered by H N McLean Nursing Home.

- DTS-N Cr Harmon Bus Stops 30.17.5  
Cr Harmon noted the report to the Works/Services Committee Meeting in this matter. Cr Harmon noted the need for a quick turn around in applications for bus stops and the need for the involvement of bus operators in the decision making process.
- DTS-A Cr Cameron Runnymede Developments 28.10.IN 181  
Cr Cameron noted the works being undertaken in the new areas and the need for Council to closely monitor these works.
- MED-A Cr Lloyd Noxious Weeds S11.12.6  
Cr Lloyd noted the CMA had not reviewed any grant applications for weed control and asked that staff raise this matter with the Weeds Officer.
- GM-A Cr Lloyd Inland Railway 30.16.7  
Cr Lloyd noted the discussions at the Shires Association Conference and the requirement for Councils to support the need for an Inland Railway irrespective of the route.

There being no further business, the meeting closed at 11:41 am.

P H LLOYD

CHAIRMAN