

MINUTES OF THE PLANNING/COMMUNITY COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON WEDNESDAY, 9 APRIL, 2008, 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 Cr J L Cameron (alternate).

Also in attendance:

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

APOLOGIES:

RESOLVED (Harmon/Baker) that the apology from Cr W J Irvine and Cr D B Mudaliar. for business and personal reasons be noted.

SECTION A

1. CONFIRMATION OF MINUTES

RESOLVED (Harmon/Baker) that the Minutes of the Planning/Community Committee Meeting held on 12 March, 2008, as circulated to members, be confirmed as a true and correct record of that meeting.

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

There were no interests declared.

3. PUBLIC FORUM 13.5.4

At this juncture, the time being 8.34 am, the Chair welcomed the members of the public and opened the Public Forum Session by inviting members of the public to speak:

Mrs Parnell DA 29/2008

Mrs Parnell expressed her strong objection to the approval of DA 29/2008.

Mr Parnell DA 29/2008

Mr Parnell spoke in support of Mrs Parnell's (his mother's) comments.

It was noted that it is his opinion the objectors views would be obscured, shading would occur, natural light would be diminished into the applicants premises, their would be social impact on the objector and their would be privacy impact on the objectors pool area.

At this juncture, the time being 9.43 am, the Public Forum Session closed and the Committee resumed the balance of the Agenda.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

SECTION F
PLANNING AND DEVELOPMENT REPORTS

1. IMPROVING THE NSW PLANNING SYSTEM S18.6.11

RESOLVED (Baker/Harmon) that the Committee recommend to Council that the information be received and noted and the Director of Planning and Development be authorised to make submission in this matter if a submission is warrant.

2. GEOGRAPHICAL LOCALITY OF 'KINGSLAND' 28.13.1

RESOLVED (Johnston/Cameron) that the Committee recommend to Council that the following process be undertaken to re-instate the locality of 'Kingsland':

- i) Upon obtaining the 'Kingsland' locality map, Council prepares a draft plan showing new locality boundaries.*
- ii) Council notifies all landholders that have properties which would be affected of changes. In addition to the landholders, Council should also notify the following:*
 - Glen Innes Severn Shire Council as adjoining Local Government Association.*
 - New South Wales Police Force.*
 - New South Wales Ambulance.*
 - Rural Fire Service.*
 - Australia Post.*

All notifications will be in writing with an attached copy of the draft map.

The proposal will be advertised within the Inverell Times.

The advertisement period is to be one (1) month to ensure all affected parties have a sufficient time period to lodge submissions.

- iii) If no objections are made, then Council submits an application to the Geographical Names Board to complete the process.*
- iv) If any submissions by way of objection are received, then a further report to the Committee is made.*
- v) Action be pursued in this matter subject to the availability of resources.*

3. DEVELOPMENT APPLICATION NO. DA-29/2008 - COMPLETION OF ADDITIONS TO EXISTING DECK AT REAR OF DWELLING. DA - 29/2008

RESOLVED (Baker Jones) that:

- i) Discussions between the Director Planning and Development and the applicant are held on the basis of the proposed conditions of consent and a further report be presented to Council in this matter.*
- ii) That any subsequent consent be issued subject to a deferred commencement provision requiring a Building Certificate to be obtained for the work completed without consent and subject to the following conditions*

Conditions:

1.

Preliminary

Inverell Shire Council issues its consent, subject to conditions stated hereunder, in accordance with Section 80A of the Environmental Planning and Assessment Act 1979.

Consent is granted for the Completion of Additions to an Existing Deck.

To confirm and clarify the terms of consent, the development shall be carried out in accordance with the plans prepared by John Williams 3D Design, numbered 2080303a, dated 06.03.08 and amended 27.03.08.

Any deviation from this will require the consent of Council.

2.

Opaque or translucent screening is to be installed for the full height of the southern elevation of the existing deck and the proposed addition for the purpose of preventing overlooking into the adjoining property. The screening is to include a minimum 900mm return on the eastern elevation of the proposed deck. Details of the screening are to be provided to Council for its approval prior to completion of this stage.

3.

Mature plants no less than 2m in height are to be incorporated into the existing landscaping along the southern boundary where it adjoins the neighbouring pool yard. This is to prevent overlooking into the neighbouring pool area. Details of the plantings, including species, are to be provided to Council for its approval.

4.

Prior to Construction

Prior to the commencement of any building works on the site a Construction Certificate is to be obtained from Council or an Accredited Certifier. The application for a Construction Certificate shall include plans and specifications demonstrating full compliance with the Building Code of Australia and associated standards. In the case of Council being the Principal Certifying Authority, the following specific information is to be provided with the Construction Certificate application:

- i) A certification from a practising structural engineer that the existing footings for the addition are structurally adequate and sound.*
- ii) Manufacturer's details of the 'Spanline' roof.*
- iii) Bracing and tie down/connection details.*

5.

A Principal Certifying Authority is to be appointed, this may be either Council or an Accredited Certifier. In the case of an Accredited Certifier being appointed, residential building work must not be carried out unless the principal certifying authority for the development to which the work relates has given the council [written notice](#) in accordance with clause 98B Environmental Planning & Assessment Regulation 2000.

6. *A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out, such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed. The sign must include the following:*

- *showing the name, address and telephone number of the principal certifying authority for the work, and*
- *showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and*
- *stating that unauthorised entry to the work site is prohibited.*

7. **During Construction**

*Conditions relating to critical stage inspections.
Council, in the case of being the Principal Certifying Authority, is to be given 24 hours notice of the following critical stage inspections where applicable;*

- (a) *at the commencement of the building work, and*
- (b) *prior to covering of the framework for any floor, wall, roof or other building element, and*
- (c) *prior to covering any stormwater drainage connections, and*
- (d) *after the building work has been completed and prior to any occupation certificate being issued in relation to the building.*

8. *For the duration of any work on site, the builder must maintain a copy of the specification, stamped approved plans, copy of Development Consent and Construction Certificate on site.*

Reason: To ensure compliance with the conditions in the development consent.

9. **Prior to Occupation**

*All roof stormwater to be drained to the satisfaction of Council.
(Pursuant to Australian Standard 3500.3.)*

10. *Any other condition deemed appropriate by the Director of Planning and Development.*

Ongoing

11. *All required landscaping is to be appropriately maintained.*

4. DRAFT LOCAL ORDERS POLICY 4.14.1

RESOLVED (Johnston/Cameron) that the Committee recommend to Council that the Draft Local Orders Policy be placed on public exhibition and submissions invited in accordance with the provisions of Section 160 of the Local Government Act 1993.

SECTION I
INFORMATION REPORTS

1. CORRESPONDENCE RECEIVED FROM THE NSW DEPARTMENT OF PRIMARY INDUSTRIES - AUTHORISATION OF TIMBER PLANTATIONS S18.6.48
2. CORRESPONDENCE RECEIVED - FLOODPLAIN MANAGEMENT AUTHORITIES CONCERNS 18.6.18

3. REVIEW OF NSW HERITAGE ACT 1977 S18.6.36

RESOLVED (Johnston/Baker) that the item contained in the Information Report to the Planning/Community Committee Meeting held on Wednesday, 9 April, 2008 be received and noted.

SECTION J
GENERAL BUSINESS

- DPD-N DPD Pasterfield Carpark S3.11.62
- The rezoning of this area is continuing.
- DPD Comprehensive Local Environment Plan (LEP) S18.6.34
- The Director of Planning and Development is continuing to liaise with consultant Kerry Nichols on this issue regarding current Strategic Planning work including the Employment Lands Strategy and Traffic Study. These works are highlighting a number of important strategic planning issues Council will need to consider. Whilst the time frame for the completion of the LEP is a high priority, this also needs to be balanced with ensuring sound strategic planning.
- DTS-A Cr Baker Oliver Street 28.10.IN 129
- Noted the current upgrade works and the unloading of large trucks which may conflict with traffic. Can the Director Technical Services investigate this matter?
- DTS-A Cr Baker Footpaths 28.9.15
- Noted a new footpath design being utilised in Glen Innes.
- Can the Director Technical Services investigate this matter?
- DTS-N Cr Lloyd Campbell Park S21.8.11
- Noted the bare path in Campbell Park which will not grow grass.
- The Director Technical Services noted that this area will be rejuvenated in the coming weeks.
- DTS-A Cr Lloyd Evans Street 28.10.IN 82
- Can some form of linkage be provided between the Library and Gallery in the footpath design?
- DPD-N Cr Johnston Rural Addressing 18.6.27
- Noted a recent discussion with Gwydir Shire Council and the need for some work across the Shire Boundaries to occur. Can staff pursue action in this matter?
- DPD-A Cr Baker Medical Precinct S18.6.49
- Can the concept of a Medical Precinct be considered in the Employment Lands Strategy.

There being no further business, the meeting closed at 10.37 am.

CR P H LLOYD

CHAIRMAN