

MINUTES OF THE PLANNING/COMMUNITY COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON WEDNESDAY, 9 AUGUST, 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: Cr J L Cameron (alternate) and Cr H Castledine.

Paul Henry (General Manager), David Pryor (Director Planning and Development), Ken Beddie (Director Corporate Services), Greg Moran (Director Technical Services) and Joerg Schmidt-Liermann (Management Executive Officer).

APOLOGIES:

There were no apologies received.

SECTION A

1. CONFIRMATION OF MINUTES

RESOLVED (Baker/Harmon) that the Minutes of the Planning/Community Committee Meeting held on 12 July, 2006, 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. BUSINESS ARISING FROM PREVIOUS MINUTES

'Slade' – Licence of Part Lot 3 DP 1080168, Brissett Street, Inverell S5.10.106

The General Manager advised that an offer had been made in respect of the licensing of this area of land.

Wandera

A brief discussion was held regarding recent developments.

SECTION C
GENERAL MANAGER'S REPORT

GM-A 1. COMMUNITY INFORMATION OFFICER'S REPORT – LINKING TOGETHER CENTRE ACTIVITIES 2.14.3

RESOLVED (Harmon/Johnston) that the Committee recommend to Council that:

- a) *the information be received and noted; and*
- b) *Council issue an invitation to the Department of Housing Manager for the Moree Region to meet with representatives from Council and the South Inverell Residents Association.*

SECTION F
PLANNING AND DEVELOPMENT REPORTS

- SP-A 1. SUBDIVISION – RESTRICTION TO USER DA-114/06
RESOLVED (Baker/Jones) 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 114/06.
- SP-A 2. SUBDIVISION – RESTRICTION TO USER DA-107/06
RESOLVED (Baker/Jones) 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 107/06.
- SP-A 3. SUBDIVISION – RESTRICTION TO USER DA-98/06
RESOLVED (Baker/Jones) 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 98/06.
- SP-A 4. SUBDIVISION – RESTRICTION TO USER DA-113/06
RESOLVED (Baker/Jones) 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 113/06.
- SP-A 5. SUBDIVISION – RESTRICTION TO USER DA-115/06
RESOLVED (Baker/Jones) 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 115/06.
- DPD-A 6. DRAFT RECOVERY PLAN AND THREAT ABATEMENT PLAN S11.12.4
RESOLVED (Jones/Harmon) that the Committee recommend to Council that Council approve the lodgement of a submission on the urban flooding issue in relation to the Draft Threat Abatement Plan.
- DPD-A 7. UN-NAMED LANES, INVERELL 28.13.2
RESOLVED (Jones/Harmon) that the Committee recommend to Council the adoption of the following:
- a) *that the lane between Campbell Street and Campbell Lane be named Delbridge Lane;*
 - and*
 - b) *that the lane between Byron and Sweaney Streets be named Farrier Place.*
- DPD-A 8. INDIAN MYNAH BIRDS 11.10.1
RESOLVED (Johnston/Jones) that the Committee recommend to Council that the resident making the suggestion be advised to contact the NSW Scientific Committee, the Department of Primary Industries or the State Council of Rural Lands Protection Board's with a view to progressing the matter.

GM-A 9. GWYMAC – CATCHMENT MANAGEMENT PLAN 11.15.3

RESOLVED (Johnston/Jones) that the Committee recommend to Council that Council authorise a sub-committee of Council's Planning & Development Committee, comprising the Chairman of the Planning & Development Committee, Cr Jones and the General Manager, to enter into discussions with Gwymac with a view to exploring the opportunity offered to develop a Catchment Management Plan project for funding through the local CMA.

DPD-A 10. WASTE MANAGEMENT – ST VINCENT DE PAUL SOCIETY, CHARGES AT INVERELL LANDFILL S31.8.1

RESOLVED (Harmon/Mudaliar) that the Committee recommend to Council that for a six month trial, Council allow access to the Inverell Landfill by the St Vincent de Paul Society for 50% of the usual fee schedule. During this time a record is to be kept of the volume and nature of waste deposited and the amount of material diverted to recycling by the Society. This arrangement will be reviewed after a period of six months.

DPD-A 11. RELOCATION OF SHIPPING CONTAINER DA-126/06

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

- a) *Development Application 126/06 be dealt with under delegated authority; and*
- b) *Council prepare an interim policy to control the alternative use of shipping containers.*

SECTION I INFORMATION REPORTS

1. INVERELL LEP 1998 (AMENDMENT NO 11) S18.6.34

RESOLVED (Harmon/Jones) that the item contained in the Information Report to the Planning/Community Committee Meeting held on Wednesday, 9 August, 2006 be received and noted.

SECTION J GENERAL BUSINESS

Director Ashford Caravan Park – Pool Management

Planning and
Development

Council's Director Planning and Development advised that a request has been received from the current Contractor to withdraw from the Contract. Various alternative management options for both facilities are being investigated.

DTS-A Cr Cameron Disused Toilet Block 5.11.43

Cr Cameron sought the Committee's views on the possible demolition or repair of the disused toilet block located at the golf driving range.

RESOLVED (Mudaliar/Harmon) that the Committee recommend to Council that Council seek the views of the Inverell Lions Club and Inverell Skill Share P/L on the future retention or removal of the Toilet Block.

Cr Johnston Control of Rural Residential Blocks

Cr Johnston sought confirmation of the application of the subdivision/development controls applicable to rural residential blocks.

- DPD-A Cr Baker Bearing Centre/Jones Plumbing – Litter 19.10.7
Cr Baker noted that the area located between the buildings appeared to be used for the depositing of litter and requested this matter be investigated.
- DTS-A Cr Baker Ashford Road – Location of Access Way to Property 28.3.2
Cr Baker inquired as to the existence of a policy regarding the location of access points onto roads. The Director Technical Services to investigate the location of access points to ensure compliance with sight distances etc.
- DTS-A Cr Baker Roundabout – Signage S28.9.12
Cr Baker inquired as to whether the roundabout signage could be lowered to allow for greater visibility.
- Cr Baker Access to Tip
Cr Baker inquired as to Council's policy on access to local village tips.
- DTS-A Cr Baker Gas Pipeline 10.10.1
Cr Baker noted with some interest the location of the proposed Gas Pipeline at Moree, and requested Council investigate the possibility of establishing a spur line.
RESOLVED (Baker/Jones) that the Committee recommend to Council that Council hold discussions with the proponents of the Gas Pipe line in order to explore the feasibility of establishing a spur line to Inverell.
- Cr Mudaliar Local Environmental Plan (LEP) – Managing Urban-Residential Growth
Cr Mudaliar inquired as to the key issues considered in the management of urban growth. The Director Planning and Development provided an overview of key issues to be taken into consideration in the development of appropriate planning strategies to manage urban and residential, as well as rural residential development.
- Cr Lloyd Promotion of Inverell
Cr Lloyd inquired what additional steps could be taken to promote Inverell as a tourist destination.

There being no further business, the meeting closed at 10:35 am.

CR P H LLOYD

CHAIRMAN