

MINUTES OF THE PLANNING/COMMUNITY COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON WEDNESDAY, 10 OCTOBER, 2007, COMMENCING AT 8.30 AM.

PRESENT: Cr P H Lloyd (Chairman), Crs B C Johnston, W J Irvine, P J Harmon, D C Jones, D B Mudaliar and J L Cameron (alternate).

Also in attendance: Cr H N Castledine

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

APOLOGIES:

RESOLVED (Harmon/Mudaliar) that the apology from Cr Baker be noted.

SECTION A

1. CONFIRMATION OF MINUTES

RESOLVED (Jones/Johnston) that the Minutes of the Planning/Community Committee Meeting held on 12 September, 2007, as circulated to members, be confirmed as a true and correct record of that meeting, noting the amendment that Cr Castledine was in attendance at the meeting.

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

There were no interests declared.

3. ELECTION OF CHAIRPERSON

The General Manager advised Councillors of the requirements of Council's Meeting Code and the need to elect a Chairperson for the next twelve (12) month term.

The General Manager advised Councillors of the entitlement under the Code for the Mayor to Chair Committee Meetings. Cr Johnston declined to exercise the right to Chair the Meeting, inviting the General Manager to call for nominations for the Chair.

The General Manager called for nominations for the Chair.

There being one (1) nomination received for Cr Lloyd, Cr Lloyd was then elected as Chairperson of the Planning/Community Committee and assumed the Chair.

4. PUBLIC FORUM 13.5.4

There were no Public Forum items.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

Review of Land Use Planning in Central West

Progress in this matter was discussed. This matter is being considered by the State Government. The Local Government Shires Association are further pursuing this issue.

Companion Animal Management Plan

Procedures were noted that exist in Queensland.

SECTION F
PLANNING AND DEVELOPMENT REPORTS

- DPD-A 1. CORRUPTION RISKS IN THE NSW DEVELOPMENT APPROVAL PROCESS
14.6.1

RESOLVED (Harmon/Jones) that the Committee recommend to Council that the contents of the ICAC position paper titled 'Corruption Risks in the NSW Development Approval Process' be noted.

- DP-A 2. NEW DWELLING – LOT 72, DP 754861, ONUS ROAD, COPETON
TTP-A DA-129/2007

RESOLVED (Johnston/Jones) that the Committee recommend to Council that the Development Application 129/2007 be approved subject to the following conditions:

Preliminary

1. *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 construction of a new dwelling.

To confirm and clarify the terms of consent, the development shall be carried out in accordance with the approved plans and accompanying supportive documentation. Any deviation from this will require the prior consent of Council.

2. *At the commencement of building works and in perpetuity the property around the existing dwelling to a distance of 20 metres shall be managed as an 'Inner Protection Area' as outlined within Planning for Bush Fire Protection 2006 and the Service's document 'Standards for asset protection zones'.*
3. *Native vegetation is not to be removed from the site as a result of the development without the prior consent of Council.*

Prior to Construction

4. *A Construction Certificate is to be issued prior to the commencement of any site or building works. This certificate can be issued by Council as the Principal Certifying Authority or by a private certifier. Plans showing full compliance with the Building Code of Australia are to be submitted with the Construction Certificate.*
5. *Separate applications for the installation and operation of an on-site sewerage management system are to be submitted to and approved by Council.*
6. *To ensure satisfactory utility services are provided to the site, the applicant is required to submit to Council, certificates from:*
 - *Country Energy indicating that satisfactory arrangements have been made for the provision of electricity to site.*
 - *An approved telecommunications service provider indicating that satisfactory arrangements have been made for the provision of telecommunications to the site.*
7. *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.*

During Construction

8. *To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:*
 - a) *Works on site are to be carried out in accordance with the Protection of the Environment Operations Act 1997 in relation to noise, dust and associated nuisances from the site. The carrying out of works shall not interfere with the quiet enjoyment of the surrounding neighbourhood.*
 - b) *Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path of easement, natural watercourse, footpath, kerb or road surface and shall measures in place to prevent the movement of such material off site.*
 - c) *Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.*
 - d) *Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a Waste Disposal Depot.*

Prior to Occupation

9. *The dwelling is to be provided with a rural address number. A Rural Addressing fee of \$30.00 is to be paid to Council.*
10. *In recognition that no reticulated water supply exists, the dwelling is to be provided with a minimum 20,000 litre dedicated water supply tank (non flammable or shielded from the threat) for fire fighting purposes.*
11. *The existing access from Onus Road servicing the Right of Way along the eastern boundary is to be upgraded to prevent overland drainage scouring the edge of the road. This is to be completed to a standard acceptable by Council, at the applicant's expense.*
12. *All commitments of the approved BASIX Certificate are to be fulfilled prior to occupation of the dwelling. Certification that the requirements have been completed in accordance with the Certificate is to be submitted to Council by the owner/builder prior to occupation of the building.*
13. *Any other conditions as determined appropriate by the Director Planning and Development.*

DPD-A 3. NSW LOCAL GOVERNMENT EMISSIONS TRADING SCHEME 11.8.5

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

- a) *Council decline the invitation to participate in the NSW Local Government Emissions Trading Scheme at this time; and*
- b) *Council maintain a watching brief in this matter.*

DPD-A 4. CLEARING OF NATIVE VEGETATION – ENVIRONMENTALLY SENSITIVE LANDS 18.6.30

RESOLVED (Harmon/Jones) that the Committee recommend to Council that a 'letter drop' be undertaken to all properties within an identified environmentally sensitive area reminding owners of their responsibility in relation to native vegetation and drawing their attention to regulatory actions should they fail to comply.

SECTION I
INFORMATION REPORTS

1. GAZETTAL OF NEW STATE ENVIRONMENTAL PLANNING POLICY (TEMPORARY STRUCTURES AND PLACES OF PUBLIC ENTERTAINMENT) 18.6.29

RESOLVED (Mudaliar/Harmon) that the item contained in the Information Report to the Planning/Community Committee Meeting held on Wednesday, 10 October, 2007 be received and noted.

SECTION J
GENERAL BUSINESS

Cr Jones Inland Rail Corridor

Cr Jones noted the current status of this issue and that a better route may be through Ashford, based on some research he has undertaken.

DTS-A Cr Harmon Litter 31.16.6

Cr Harmon enquired whether a roadside litter bin could be placed at the intersection of Bundarra Road and Cunningham Lane.

DTS-A Cr Harmon Bus Stop 30.17.5

Cr Harmon enquired whether a motorbike sign could be placed on the motorbike parking space adjacent to the Town Hall.

GM-A Cr Harmon Snackfood Factory S5.2.41

Cr Harmon asked that Council actively promote the Snackfood building for sale.

Cr Johnston DA Fishers Lane

Cr Johnston noted that he has received an enquiry in respect of land in Fishers Lane and enquired whether Council staff are aware of this matter.

DPD-A Cr Johnston Commercial Recycling 31.16.13

Cr Johnston enquired whether consideration could be given to establishing a recycling service for commercial premises.

General Manager Carparking

The General Manager noted a number of issues have been followed up as a result of the CBD inspection. A number of issues are being pursued in this matter.

Cr Lloyd Water Issues

Cr Lloyd noted the imposition of water restrictions across Australia, including areas where restrictions were not required.

The Mayor noted this issue has been discussed by the Local Government Shires Association who are working with the Water Directorate and a number of involved parties. Some discussions have been held with the State Government.

The Director Technical Services noted Councils current actions in respect of waterwise activities.

There being no further business, the meeting closed at 10.01 am.

CR P H LLOYD

CHAIRMAN