

MINUTES OF THE PLANNING/COMMUNITY COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON WEDNESDAY, 12 APRIL 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)

Paul Henry (General Manager), David Pryor (Director Planning and Development), 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 (Harmon/Mudaliar) that the Minutes of the Planning/Community Committee Meeting held on 8 March 2006, as circulated to members, be confirmed as a true and correct record of that meeting.*

3. BUSINESS ARISING FROM PREVIOUS MINUTES

Library Service

Northaven have commenced providing 'end-processing' services in respect of new library resources.

Identification of Council Employees

The Director Planning and Development noted that badges have been ordered.

SECTION C  
GENERAL MANAGER'S REPORT

GM-A 1. RIFLE RANGE ROAD LAND – RURAL FIRE SERVICE 5.2.26

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

- a) *Lot 2 in the Rifle Range Industrial Subdivision be allocated to the Rural Fire Service for the purpose of housing their new station; and*
- b) *if necessary, any documentation be completed under the Common Seal of Council.*

At this juncture, the time being 8:34 am, Cr B C Johnston arrived.

GM-A 2. AUSTRAL BAND HALL – EXPRESSIONS OF INTEREST 5.10.91

*RESOLVED (Johnston/Baker) that the Committee recommend to Council that Council offer the Macintyre Lions Club of Inverell a five (5) year lease of the Austral Band Hall subject to the following conditions:*

- a) *an annual lease fee of \$520 (subject to the normal annual adjustments),*
- b) *the Club being responsible for carrying out a schedule of improvement works agreed upon between the Club and the General Manager,*
- c) *that any necessary documentation be completed under the Common Seal of Council.*

SECTION F  
PLANNING AND DEVELOPMENT REPORTS

TTP-A 1. STREET NAMING AT GILGAI 28.13.2 & 18.6.27

*RESOLVED (Jones/Johnston) that the Committee recommend to Council that Council approve the naming of part of Wood Street and the access road across Crown Land as part of "Park Street" and that the appropriate steps be taken to implement the naming process.*

TTP-A 2. SUBDIVISION – RESTRICTION ON USER DA-32/2006

*RESOLVED (Jones/Harmon) that the Committee recommend to Council that Council authorise that the Council Seal be used on the Section 88B Instrument relating to the subdivision as per Development Application 32/2006.*

TTP-A 3. SUBDIVISION – RESTRICTION ON USER DA-36/2006

*RESOLVED (Jones/Harmon) that the Committee recommend to Council that Council authorise that the Council Seal be used on the Section 88B Instrument relating to the subdivision as per Development application 36/2006.*

4. IMPLEMENTATION OF THE BUILDING PROFESSIONALS ACT 2005  
7.11.1

*RESOLVED (Johnston/Baker) that the information be noted.*

5. STANDARD INSTRUMENT (LOCAL ENVIRONMENTAL PLANS) ORDER 2006  
7.11.1

*RESOLVED (Mudaliar/Baker) that the information be noted.*

6. CHANGES TO EXISTING USE RIGHTS 7.11.1

*RESOLVED (Baker/Mudaliar) that the information be noted.*

7. BUILDING CODE OF AUSTRALIA 2006 7.11.1

*RESOLVED (Jones/Harmon) that the information be noted.*

MED-A 8. UTILISE EXISTING SHED FOR CONSTRUCTION OF CABINS – LOT 1  
DP 748404, 6104 GWYDIR HIGHWAY INVERELL DA-45/2006

Additional submissions were tabled in this matter from K D Packman, B and W Arentz, R and J Attwood, L and B Thatcher and D and C Blackwell.

*RESOLVED (Harmon/Johnston) that the Committee recommend to Council that Development Application 45/2006 be refused on the following grounds:*

- (i) the proposed development is not consistent with the aim of Zone No. 1(a) (Rural(Agricultural) Zone);*
- (ii) the proposed development is not consistent with the objectives 2(d) (h) (i) of Zone No. 1(a) (Rural(Agricultural) Zone);*
- (iii) because of the likely impact of the development on the natural environment and the social and economic impacts in the locality;*

- (iv) *the site is not suitable for this type of development;*
- (v) *the number of submissions received objecting to the development on a variety of grounds; and*
- (vi) *in the public interest, as the land has been identified in the Inverell Local Environmental Study as land suitable for future rural residential subdivision.*

SECTION I  
INFORMATION REPORTS

- 1. LICENSED PREMISES 19.7.12
- 2. NSW SCIENTIFIC COMMITTEE – PRELIMINARY LISTING S11.12.4
- 3. BASIX COMPLETION CERTIFICATES 7.2.1

*RESOLVED (Mudaliar/Baker) that the items contained in the Information Report to the Planning/Community Committee Meeting held on Wednesday, 12 April 2006 be received and noted.*

SECTION J  
GENERAL BUSINESS

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| Director<br>Planning and<br>Development | <u>Footpath Obstructions – Advertising Boards</u> 28.27.10<br><br>The Director Planning and Development advised that Council has received a complaint in respect of sandwich boards located on footpaths outside the CBD, noting safety concerns. Staff are currently investigating this issue.<br><br><i>RESOLVED (Johnston/Harmon) that the Committee recommend to Council that no action be taken in this matter.</i> |
| Director<br>Planning and<br>Development | <u>CBD Parking</u><br><br>The Director Planning and Development noted that on each inspection it appears that 15 – 16 vehicles are parked incorrectly between the lines. The majority of vehicles are parked correctly.  |
| Director<br>Planning and<br>Development | <u>Customer Service</u><br><br>The Director Planning and Development noted that in one week during March 2006, reception staff received 350 enquiries. This compares with 250 for the same period last year.   |
| Director<br>Planning and<br>Development | <u>Equestrian Centre Development Application</u><br><br>The Director Planning and Development noted an amended proposal has been received in this matter, taking into consideration a number of issues raised by the community. Staff are reviewing this matter.   |

SUPPLEMENTARY  
SECTION B  
ELECTED MEMBER'S REPORT

*RESOLVED (Baker/Mudaliar) that the Committee consider the following Supplementary Section B, Elected Member's Report, Item #1, 'Northern New England Equestrian Council Progress Report as at 19 April 2006'.*

EPRO-A 1. NORTHERN NEW ENGLAND EQUESTRIAN COUNCIL PROGRESS REPORT AS AT 19 APRIL 2006 26.3.13

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

- a) *Council continue working with the Equestrian Council to secure the new location of the cricket pitches, and*
- b) *Council advise the Equestrian Council of Council's policy in respect of the provision of assistance to voluntary organisations.*

DTS-A General Manager Equestrian Centre 26.3.13 & 21.8.10

The General Manager advised that he had received a request from the Equestrian Council asking that Council maintain the area adjacent to the Cameron Park cricket wickets.

*RESOLVED (Harmon/Baker) that the Committee recommend to Council that staff investigate this matter.*

#### ADJOURNMENT

At this juncture, the time being 9:50 am, the Committee adjourned.

#### RESUMPTION

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

DPD-A Cr Johnston Rural Addressing 18.6.27  
BPC-A

Cr Johnston enquired as to how the rural addressing system worked when a private road was involved.

The Director Planning and Development advised the Committee of the process which is used and how it operates in respect of private roads.

Cr Johnston enquired as to how this would impact on postal and garbage services.

The Director Planning and Development advised that these services are provided to the start point of the private road.

Can new residents be advised of these matters in the new resident's kits?

MED-A Cr Johnston Waste Disposal – Charitable Organisations S31.8.1

Cr Johnston noted he had received further approaches in this matter following Council's recent resolution.

Can staff write to these organisations in this matter?

Cr Baker Skilled Immigration/Promotion

Cr Baker noted a recent presentation to the Regional Development Board. During the presentation it was noted that Inverell has the only online promotional video readily available which could be easily accessed by skilled migrants.

- Cr Lloyd            Campbell Park Redevelopment
- Cr Lloyd requested an update on the redevelopment of Campbell Park.
- The Director Planning and Development noted the difficulty in obtaining tradesmen. The next area to be addressed is in the vicinity of the toilets back to the rotunda. The lighting should be complete prior to the festival. The parking has been put on hold pending the outcome of development issues.
- Cr Lloyd            Arts Society
- Cr Lloyd enquired as to where this issue was up to.
- A Business Plan is currently being prepared.
- Cr Lloyd            Conservatorium of Music
- Cr Lloyd requested an update in this matter.
- The Conservatorium of Music is currently seeking funds for the acquisition of premises.
- General Manager    New Developments
- The General Manager noted that the Development of State and Regional Development (DSARD) has approached Council in respect of a possible new development. Council is working with DSARD in this matter.
- General Manager    Delungra Village
- The General Manager noted that an underground fuel tank has been discovered under the footpath in the village which requires removal. The property owner has been advised appropriately in this matter.
- Cr Harmon           Inverell Wheelers
- Cr Harmon notified Council that an approach may be made to Council to assist in the sealing of additional roads at the showground.
- Cr Harmon           Mining
- Cr Harmon noted a number of councils are participating in a Mining Related Council Group. This may be of benefit to Council if mining commences in the Shire.
- DPD-A      Cr Cameron    Rotunda            S21.8.11
- Cr Cameron noted a number of slats need to be replaced and asked that this matter be pursued.
- Cr Cameron        Development Application            DA-195/2005
- Cr Cameron requested an update in this matter.
- The Director Planning and Development advised that progress is being made in this matter.

There being no further business, the meeting closed at 10:52 am.

P H LLOYD

CHAIRMAN