

MINUTES OF THE PLANNING/COMMUNITY COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON WEDNESDAY, 14 FEBRUARY, 2007, COMMENCING AT 8.35 AM.

PRESENT: Cr P H Lloyd (Chairman), Crs B C Johnston, D F Baker, P J Harmon, D C Jones 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), Greg Moran (Director Technical Services) and Joerg Schmidt-Liermann (Assistant General Manager).

APOLOGIES:

*RESOLVED (Jones/Baker) that the apology from Cr D B Mudaliar be noted.*

SECTION A

1. CONFIRMATION OF MINUTES

*RESOLVED (Baker/Harmon) that the Minutes of the Planning/Community Committee Meeting held on 8 November, 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

The following interest was declared:

- Cr Cameron declared a pecuniary interest in Section J, General Business, "Swanbrook Road – Garbage Services". The nature of the interest relating to Cr Cameron living along the service route.

3. PUBLIC FORUM 13.5.4

No Attendance.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Pasterfield Carpark

Investigations are continuing on the archeological issues. The Director Planning and Development indicated that a more definitive report would be provided to the Committee at its March meeting.

Wandera

Cr Cameron queried the status of the project. The Director Planning and Development advised that the project was proceeding.

Community Bus

The General Manager appraised Committee members of developments.

SECTION D  
CORPORATE SERVICES REPORTS

- MLS-A 1. LIBRARY SCHOOL BASED TRAINEE 22.8.4

*RESOLVED (Baker/Jones) that the Committee recommend to Council that the Library continue to provide employment opportunities for the youth of the Shire through School Based Traineeships and casual employment.*

2. LIBRARY REDEVELOPMENT S5.9.2

*RESOLVED (Baker/Harmon) that the information be received and noted.*

SECTION F  
PLANNING AND DEVELOPMENT REPORTS

- DPD-A 1. RURAL LAND USE STUDY 18.6.34

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

- a) the Rural Land Use Study as presented be endorsed; and*
- b) the Mayor, Deputy Mayor, General Manager and Director Planning & Development meet with representatives from the Department of Planning on 20 February, 2007.*

- DPD-A 2. GWYMAC REQUEST FOR FINANCIAL ASSISTANCE 11.15.3

*RESOLVED (Johnston/Jones) that the Committee recommend to Council that Council agree to support the proposal in providing gold sponsorship to GWYMAC in the form of providing \$1,000 towards promotional activities to be funded from Council's donations budget.*

- DP-A 3. CONVERSION OF A DWELLING – BRAE STREET, INVERELL DA-221/2006

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

- a) Development Application 221/2006 to use the existing dwelling for short term accommodation be approved subject to the following conditions:*

**Preliminary**

- 1. This approval is based upon the endorsed plans, specifications and related information as submitted with the development application. Any deviation will require an amended application to be submitted;*
- 2. The dwelling is to provide short term accommodation only for a period of not more than three (3) months at any one time to the tenant;*

**Prior to the Occupation Certificate**

- 3. The applicant is to provide smoke alarms and emergency lighting within the dwelling as per the approved plan. This is to be inspected by Council, once it has been completed;*
- 4. The driveway is to be upgraded to a standard acceptable by Council, at the applicant's expense. The type of upgrade is to be approved by Council and must compliment the character of the dwelling and streetscape;*
- 5. The applicant is to provide soft and hard landscaping on-site. A landscaping plan is to be submitted to and approved by Council;*

**Ongoing Use of the site**

6. *All cars and vehicles should be encouraged to use on site car parking facilities; and*
  7. *The use of the building accommodation should not interrupt the quiet enjoyment of the neighbourhood by reason of noise.*
- b) *Any other conditions deemed appropriate by the Director Planning and Development.*

DPD-A 4. FREE ACCESS TO INVERELL LANDFILL S31.8.1

*RESOLVED (Johnston/Jones) that the Committee recommend to Council, that they agree to providing free access to the Inverell Landfill for the disposal of domestic waste by local residents on a maximum of two (2) nominated days per year subject to appropriate use protocols being developed by the Director Planning & Development.*

DP-A 5. PROPOSED SUBDIVISION – 41 FROUDE STREET, INVERELL DA-85/2006

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

- a) *Development Application DA 85/2006 for a one (1) into two (2) lot subdivision be approved subject to the following conditions:*

**Preliminary**

1. *Consent is granted for a one (1) into two (2) lot subdivision. All works are to be undertaken in accordance with the approved plans and supporting documentation; Any modification to plans requires prior consent from Council;*

**Prior to the release of Plan of Subdivision**

2. *The final plan of subdivision is to include an 88(b) Instrument creating a restriction as to user for the provision of :*
  - o *Providing for inter-allotment drainage;*
3. *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. 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;*
4. *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. 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;*
5. *A section 94 contribution of \$115.00 is to be submitted for Lot 2. This is to go towards community services;*
6. *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;*

7. 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;
  8. Provision for interallotment drainage along the boundary of the proposed two (2) lots is to be provided, at the applicant's expense, to Council's satisfaction;
  9. 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;
  10. Electricity is to be supplied to each allotment in accordance with the requirements of Country Energy. A certificate is required to be submitted to Council stating satisfactory arrangements have been met;
  11. A telephone line is to be put to each allotment, at the applicant's expense. A certificate is required to be submitted to Council stating satisfactory arrangements have been met;
  12. A Subdivision Certificate Application is to be lodged prior to the release of the linen plan. A Plan of Subdivision and four (4) copies must be submitted to Council with the subdivision application;
  13. Any other conditions as determined by the Director Planning and Development; and
- b) That the information relating to potential development restrictions be disclosed in Council's Property Information Register.

SECTION I  
INFORMATION REPORTS

1. NSW SCIENTIFIC COMMITTEE – PRELIMINARY DETERMINATION TO LIST THE INVASION AND ESTABLISHMENT OF SCOTCH BROOM AS A KEY THREATENING PROCESS IN SCHEDULE 3 OF THE ACT S11.12.4
2. DEPARTMENT OF ENVIRONMENT AND CONSERVATION (NSW) – NATIONAL AND NSW RECOVERY PLAN FOR REGENT HONEYEATER (XANTHOMYZA PHRYGIA) 11.12.8
3. CORRESPONDENCE RECEIVED FROM MRS WENDY ARENTZ 31.16.11
4. IMPLEMENTATION OF DEVELOPMENT ASSESSMENT TEAM (DAT) S18.6.47
5. PROPOSED DECLARATION OF GALVANISED BURR AS CLASS 4 NOXIOUS WEED 11.12.6
6. DEVELOPMENT STATISTICS S18.6.11
7. PROPOSED WINDFARM PROJECT, GLEN INNES S18.6.11
8. CONSTRAINTS AND OPPORTUNITIES MAPPING FOR ASHFORD S5.2.4

*RESOLVED (Baker/Jones) that the items contained in the Information Report to the Planning/Community Committee Meeting held on Wednesday, 14 February, 2007 be received and noted.*

SECTION J  
GENERAL BUSINESS

	Director Planning & Development	<u>Northern Foreshores Boat Ramp</u> The Director Planning and Development advised that the boat ramp had been closed due to a reduced dam level.
	Director Planning & Development	<u>Salvation Army Development</u> The Director Planning and Development advised that the matter has been resolved following discussions between Council staff and the project manager for the site. An interim Occupation Certificate has been issued.
	Director Planning & Development	<u>Potential Motel Development</u> The Director Planning and Development appraised Committee members of discussions with the developer of a potential motel development.
GM-A	Cr Jones	<u>Mobile Phone Coverage</u> 10.10.3 Cr Jones advised Councillors that it appeared that Telstra was reluctant to resell its 3G network to a competitor as a consequence there is little likelihood of the 3G network being expanded to smaller centers given Telstra's decision not to accept federal government funding. Cr Jones suggested that perhaps Council could seek to lobby Telstra or the relevant federal ministers on this issue.  <i>RESOLVED (Jones/Johnston) that the Committee recommend to Council that Council make representations to its local member on the extension of the 3G network through additional federal government funding.</i>
DTS-A	Cr Harmon	<u>Fernhill Road Speed Limit (80km/h)</u> 28.10.SR 141 Cr Harmon noted the concerns of residents over the speed limit on Fernhill Road, indicating potential conflict with pedestrian traffic resulting from School Bus pick up and set off. Cr Harmon suggested the establishment of a specific zone (through signposting) reducing the allowable speed limit at times when the School Bus is picking up or dropping off students.  The Director Technical Services appraised Committee members of a potential funding opportunity, indicating that the details of this approach would be further investigated by Council staff.
	Cr Castledine	<u>Landfill</u> Cr Castledine noted his views on the recurring problems associated with the illegal dumping of rubbish and landfill charges.

At this juncture, the time being 10.05 am, the meeting adjourned.

At this juncture, the time being 10.19 am, the meeting reconvened.

DPD-A	Cr Cameron	<u>Cherry Hill Garbage Tip</u>	<u>31.8.3</u>	<p>Cr Cameron noted concerns expressed by ratepayers in relation to the lack of work being undertaken by the contractor in maintaining the tip. The Director Planning and Development to ascertain maintenance regime for small village tips.</p>
	Cr Cameron	<u>Community Newsletter – Barking Dogs</u>		<p>Cr Cameron noted several complaints from residents suggesting that Council may not be as strict as it could be in monitoring barking dogs.</p>
DPD-A	Cr Cameron	<u>Bikes on Footpaths</u>	<u>S3.16.2</u>	<p>Cr Cameron expressed concern over the increasing incidence of young children riding their bikes on Council footpaths. The General Manager indicated that the new police liaison officer may be able to assist in resolving this complaint.</p>
	Cr Cameron	<u>Swanbrook Road - Garbage Services</u>		<p>Cr Cameron noted the ongoing concerns of a number of residents on the subject matter, expressing their concerns about the imposition of the service on residents that do not require or want the service nor wish to pay for the service.</p>
	Cr Cameron	<u>Air Park Development</u>		<p>Cr Cameron sought information on the status of the development. The Director Technical Services advised Councillors of the actions taken by Council involving the establishment of security measures etc.</p>
	Cr Baker	<u>Amenities - Cemetery</u>		<p>Cr Baker enquired as to the condition of the amenities at the cemetery.</p>
	Cr Baker	<u>Parking Space – Salvation Army Site</u>		<p>Cr Baker queried the status of parking arrangements at the site. The General Manager confirmed that the space was privately owned.</p>
DTS-A	Cr Johnston	<u>Villages – Water Supply (Stannifer)</u>	<u>32.12.1</u>	<p>Cr Johnston questioned if Council could investigate providing a low cost non-potable water supply to the village of Stannifer. The Director Technical Services to investigate.</p>
GM-A DPD-A	General Manager	<u>Weeds Service Level Agreement</u>	<u>11.15.14</u>	<p>The General Manager commented on developments in this area, including the proposed termination of a key member of staff undertaking the weeds service. The General Manager and the Director Planning and Development to review arrangements for the provision of this service to the Inverell Shire with a detailed report to be presented to Council outlining various options for consideration.</p>

- GM-A      General      Campbell Park      S21.8.11  
                 Manager
- The Inverell Rural Fire Service (RFS) held a function at Campbell Park with considerable damage done to the surface area of the Park and other infrastructure. This leads to questions about the use of this area. The General Manager recommending the development of a management plan outlining arrangements for the future use of the site for community groups.
- RESOLVED (Johnston/Baker) that the Committee recommend to Council that the General Manager review management practices for use of Campbell Park in consultation with stakeholders.*
- Cr Johnston      Resource Sharing
- Cr Johnston noted that Council could not justify the deployment of resources to employ a road safety officer individually and wondered if it would be possible to enter into a joint arrangement with neighboring Councils. The Director Technical Services indicated that previous discussions on this topic some twelve (12) months ago had not been fruitful.
- Cr Johnston      Copeton Northern Foreshores
- A general discussion was held regarding various issues relating to the subject matter.
- Cr Johnston      CMA Developments
- Cr Johnston provided an update on developments in relation to the operations of CMA's at the request of the Committee's Chair, Cr P Lloyd.
- Cr Jones      Flood Gauges
- Cr Jones noted concerns about deteriorating flood gauge infrastructure, indicating that approximately \$7K in funding would be required to address immediate infrastructure requirements.

There being no further business, the meeting closed at 11.20 am.

CR P H LLOYD

CHAIRMAN