

MINUTES OF THE PLANNING/COMMUNITY COMMITTEE MEETING HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON WEDNESDAY, 9 NOVEMBER 2005 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 and Cr H N Castledine.

Paul Henry (General Manager), Graham Price (Manager Environment 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
MINUTES

1. CONFIRMATION OF MINUTES

RESOLVED (Jones/Harmon) that the Minutes of the Planning/Community Committee Meeting held on 12 October 2005, as circulated to members, be confirmed as a true and correct record of that meeting.

2. BUSINESS ARISING FROM PREVIOUS MINUTES

Draft Environmental Planning Templates

Cr Johnston confirmed that the template had been reviewed by Council's Director Planning and Development with appropriate submissions made. The latest draft appears to reflect many of the changes recommended by Council's Director Planning and Development.

SECTION F
PLANNING AND DEVELOPMENT REPORTS

SP-A 1. SUBDIVISION – RESTRICTION TO USER DA-220/2004

RESOLVED (Baker/Harmon) that the Committee recommend to Council that the Seal of Council be affixed to the Section 88B Instrument relating to the subdivision of Lot 27 DP 850753 as per Development Application 220/2004.

SP-A 2. CAVEAT NUMBER 9608067 – J D HIGGINS DA-164/2004

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

- i) Consent be given to the discharge of the Mortgage held with Westpac and consent to the registration of the new Mortgage in favour of Ryvest Pty Ltd.*
- ii) Council authorise the use of the Council Seal on the relevant documentation.*

SP-A 3. SUBDIVISION – RESTRICTION TO USER DA-54/2005

RESOLVED (Johnston/Jones) that the Committee recommend to Council that the Seal of the Council be affixed to the Section 88B Instrument relating to the subdivision of Lot 2 DP 1017253 as per Development Application 54/2005.

MED-A 4. NORTHAVEN SERVICE LEVEL AGREEMENT – RECYCLING 31.2.6

RESOLVED (Harmon/Jones) that the Committee recommend to Council that a Service Level Agreement be prepared between Northaven Ltd and Council.

5. APPLICATION FOR 1000 HEAD CATTLE FEED LOT DA-164/2005

RESOLVED (Jones/Baker) that the Committee consider the Supplementary Report.

MED-A 6. C W HALL – RELOCATE A DWELLING AND ERECTION OF FARM SHEDS, HALLS LANE, BUKKULLA DA-254/2004

RESOLVED (Baker/Mudaliar) that the Committee recommend to Council that Council approve Development Application 254/2004 to erect a dwelling subject to:

1. *Lot 155 DP 726325, Lots 56 & 60 DP 750113 and Lot 3 DP 1064155 are to be held in the same ownership. This is to be registered against each title. A copy of the registration is to be provided to Council prior to the release of the Construction Certificate. The dwelling on the property will be considered illegal until such time as this has been finalised. A notation to this effect will be placed on Council's property system for the information of any prospective purchaser.*
2. *All new accesses in rural areas require a Rural Address Number for physical identification purposes. Upon construction of the new accesses, a number will be allocated relevant to the distance from the start of the road. A Rural Address Number post will be erected by Council clearly showing the number. The cost per post is \$30.00 and is payable prior to the release of the linen plan of subdivision. The post will then be erected as soon as possible after the construction of each access.*
3. *All internal driveways must be constructed in a position to ensure the integrity of existing drainage patterns and overland flow. Run-off from new driveways must not impact on the formation and drainage structures of Council road.*
4. *A distance of twenty (20) metres from the dwelling is to be kept free of vegetation or materials likely to catch alight from flames, heat or sparks; such asset protection zone is to be maintained in accordance with the Planning for Bushfire Planning Guidelines.*
5. *A minimum of 22,500 litres of water storage is provided for the purpose of fire fighting, such storage to be fitted with a suitable fitting approved by the Rural Fire Service.*
6. *The proposed sheds for agricultural use must not be used for human habitation or for any commercial or industrial use.*
7. *The proposed sheds are to be located a minimum of 40m from Frazer's Creek and 0.5m above flood level.*
8. *The proposed sheds are to be bunded adequately to ensure any spoilage from chemicals or fuel stored in the building is caught and contained.*
9. *A cattle grid is to be provided in lieu of any new gates erected on Halls Lane. Such grid is to comply with Council's policy for Gates and Motor Traffic Bypasses (ramps and grids).*
10. *Any other condition as deemed necessary by the Director Planning and Development.*

SUPPLEMENTARY
SECTION F
PLANNING & DEVELOPMENT REPORT

RESOLVED (Harmon/Baker) that the Committee consider the following Supplementary Section F, Planning and Development Report, Item #7, 'Construct New Dwelling – Restriction to User'.

TTP-A 7. CONSTRUCT NEW DWELLING – RESTRICTION TO USER DA-60/2005

RESOLVED (Johnston/Baker) that the Committee recommend to Council that the Seal of the Council be affixed to the Section 88B instrument relating to Lot 227 DP 754840, as per Development Application 60/2005.

At this juncture of the meeting Cr Lloyd declared a non pecuniary interest in the following matter, noting the involvement of his son, Michael Lloyd, as the author of the EIS prepared for the DA.

SP-A 8. DEVELOPMENT APPLICATION FOR 1000 HEAD CATTLE FEED LOT – LANE PASTORAL COMPANY DA-164/2005

RESOLVED (Johnston/Jones) that the Committee recommend to Council that Development Application 164/05 be approved subject to the following conditions:

- (i) The existing access will require upgrading to cater for any possible semi trailer/B-Double movements. This access is to be upgraded to a standard suitable for a semi trailer, but if the Nullamanna Road meets the assessment criteria for a B-Double Route, this access will need to be upgraded to cater for all B-Double movements.*
- (ii) The water licence issued by the Department of Natural Resources be finalised prior to the stocking of the feedlot pens.*
- (iii) All effluent structures are to be maintained in good order to prevent failure.*
- (iv) All efforts are to be made to keep the fly population to a minimum. This is to include good house keeping practices and the laying of traps.*
- (v) An effluent management plan is to be submitted to Council for approval prior to the stocking of the feedlot pens. Such plan should be prepared in accordance with the Department of Environment & Conservation Environmental Guidelines: Use of Effluent by Irrigation.*
- (vi) No effluent is to be disposed of within 50m of a natural waterway.*
- (vii) The proposed feedlot is to be managed in accordance with the Environmental Guidelines as per Chapter 8 of the Statement of Environmental Effects prepared by Red Frog Environmental Solutions dated July 2005 Version Number 1.*
- (viii) Any other condition as deemed necessary by the Director Planning & Development.*

SUPPLEMENTARY
SECTION C
GENERAL MANAGER'S REPORT

RESOLVED (Jones/Harmon) that the Committee consider the following Supplementary Section C, General Manager's Report, Item #1, 'Leasing of Band Hall'.

GM-A 1. LEASING OF BAND HALL 5.10.91

RESOLVED (Harmon/Mudaliar) that the Committee recommend to Council that Council seek expressions of interest from community organisations interested in leasing the Austral Band Hall.

