

The Meeting commenced at 3.44pm.

IN ATTENDANCE

Administrators Ms Lucy Turnbull (Chairman), Mr Garry Payne, Mr Max Boyd.

Also present were Mr Mike Rayner (Acting General Manager), Mr Reg Norvill (Director Governance & Corporate Services), Mr Patrick Knight (Acting Director Engineering & Operations), Mr Noel Hodges (Director Planning & Development), Mr Don Buckley (Director Environment & Community Services), Mr Neil Baldwin (Governance Officer/Public Officer) and Mrs Meredith Smith (Minutes Secretary)

CONFIRMATION OF MINUTES

Minutes of the Planning Committee Meeting held Wednesday 30 November 2005

P 91 COUNCIL DECISION:

Administrator Boyd
Administrator Turnbull

RESOLVED that the Minutes of the Planning Committee Meeting held Wednesday 30 November 2005 be adopted as a true and accurate record of proceedings of that meeting.

FOR VOTE - Unanimous

APOLOGIES

Nil.

DISCLOSURE OF INTEREST

Nil.

ITEMS TO BE MOVED FROM ORDINARY TO CONFIDENTIAL - CONFIDENTIAL TO ORDINARY

Nil.

REPORTS THROUGH ACTING GENERAL MANAGER

REPORTS FROM DIRECTOR PLANNING & DEVELOPMENT

- 1 [PD] Section 96 Applications D88/0057.02, D87/0618.01 & 1615.01 for Amendments to Development Consents D88/0057, D87/0618 & 1615 which all Granted Approval for Part of the Cabarita Gardens Lakes Resort Motel at Lot 9 DP 238880, Tamarind Avenue, Bogangar

This item was dealt with later in the Meeting at Minute No 93.

- 2 [PD] S96 Application D87/0874.03 for Amendment to Development Consent D87/0874 for Erection of 6x3 Storey Holiday Resort Buildings Comprising 60x2 Bedroom Units, Sports Complex & Additional 72 Car Parking Spaces - Lot 9 DP238880 Tamarind Avenue, Bogangar

This item was dealt with later in the Meeting at Minute No 94.

- 3 [PD] Section 96 Application DA03/1855.08 for an Amendment to Development Consent DA03/1855 for Twenty-Three (23) Factory/Industrial Units at Lot 130 DP 817783, Traders Way, Tweed Heads South

This item was dealt with later in the Meeting at Minute No 100.

- 4 [PD] Section 96 Application DA02/1983.07 for an Amendment to Development Consent DA02/1983 for the Use of Property for Filming and Producing a Television Program at Part Lot 74 DP 755715, Lot 77 DP755715, Lot 93, DP755715, No 366 Dungay Creek Road, Dungay

This item was dealt with later in the Meeting at Minute No 95.

- 5 [PD] Development Application DA04/1024 for Multi Dwelling Housing Comprising of Six Dwellings at Lot 1 DP 1058988, No 70 Adelaide Street, Tweed Heads

This item was dealt with later in the Meeting at Minute No 96.

- 6 [PD] Review of Tweed Local Environmental Plan 2000

This item was dealt with later in the Meeting at Minute No 97.

- 7 [PD] Tweed Local Environmental Plan 2000, Amendment No 70 (Exempt and Complying Development) and Accompanying Amendment No 4 to Development Control No 40

This item was dealt with later in the Meeting at Minute No 98.

8 [PD] Kingscliff Locality Plan - Community Values

The following persons addressed the meeting of the Planning Committee on this matter.

Ms Rose Wright
Mr Ron Cooper
Mr Jeremy Cornford

P 92 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Payne**

RECOMMENDED that the Director Planning and Development reports to the 7 February 2006 Meeting of the Planning Committee on the preferred process and workplan for locality planning in the Kingscliff area which will afford the maximum community input.

FOR VOTE - Unanimous

a8 [PD] S96 Application DA03/1620.07 for Amendment to Development Consent DA03/1620 for a 3 Storey Mixed Use Development Comprising Residential Units, Restaurants & Shops at Lot 29 DP979920, Lot 2 DP 549719 & Lot 1 DP 1005806, No 52 Marine Parade, Kingscliff

This item was dealt with later in the Meeting at Minute No 99.

1 [PD] Section 96 Applications D88/0057.02, D87/0618.01 & 1615.01 for Amendments to Development Consents D88/0057, D87/0618 & 1615 which all Granted Approval for Part of the Cabarita Gardens Lakes Resort Motel at Lot 9 DP 238880, Tamarind Avenue, Bogangar

The following persons addressed the meeting of the Planning Committee on this matter.

Mr Anthony Doedee
Tammy Cowan
Mr Greg Cree

P 93 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Payne**

RECOMMENDED that:-

A. The application for the relocation of the pool, pool gazebo, and aviary and the larger roof lobby area is not approved.

- B. Section 96 Applications D88/0057.02, D87/0618.01 & 1615.01 for Amendments to Development Consents D88/0057, D87/0618 & 1615 which all granted approval for part of the Cabarita Gardens Lakes Resort Motel at Lot 9 DP 238880, Tamarind Avenue, Bogangar be approved subject to the following additional conditions of consent being added to each consent (NB Condition No. 3 (as detailed below) replaces condition No. 3 in D87/618 and replaces condition No. 2 in D88/0057) -

GENERAL

1. The development shall be completed in accordance with the following amended plans (excluding relocation of pool, pool gazebo, and aviary and the larger roof lobby area):

- Plan Nos DA/01 Revision B prepared by LVO Architecture and dated 30 September 2005;
- Plan Nos DA/02 Revision A prepared by LVO Architecture and dated 19 August 2005;
- Plan Nos DA/03 Revision A prepared by LVO Architecture and dated 19 August 2005;
- Plan Nos DA/04 Revision A prepared by LVO Architecture and dated 19 August 2005;
- Plan Nos DA/05 Revision A prepared by LVO Architecture and dated 19 August 2005;
- Plan Nos DA/06 Revision B prepared by LVO Architecture and dated 30 September 2005;
- Plan Nos DA/07 Revision B prepared by LVO Architecture and dated 30 September 2005;
- Plan Nos DA/08 Revision B prepared by LVO Architecture and dated 30 September 2005;
- Plan Nos DA/09 Revision B prepared by LVO Architecture and dated 30 September 2005;
- Plan Nos DA/10 Revision B prepared by LVO Architecture and dated 30 September 2005;

except where varied by the conditions of this consent.

[GEN0005]

2. Notwithstanding the issue of this development consent, separate consent from Council under Section 138 of the Roads Act 1993, must be obtained prior to any works taking place on a public road including the construction of new driveway access (or modification of access). Applications for consent under Section 138 must be submitted on Council's standard application form and be accompanied by the required attachments and prescribed fee.

[GEN0045]

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

3. The developer shall provide 53 parking spaces including parking for the disabled in accordance with DCP2, AS 2890 and Austroads Part 11.

Full design detail of the proposed parking and manoeuvring areas including integrated landscaping shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a construction certificate.

[PCC0065]

4. Waste material (soil, concrete, timber, masonry, steel and the like) generated by the development shall be disposed of in accordance with a Waste Management Plan which shall be submitted to and approved by the Principal Certifying Authority PRIOR to the issue of a construction certificate.

The Plan shall specify how the waste is to be treated and/or where the waste is to be disposed of.

[PCC1065]

5. A construction certificate application for works that involve any of the following:-
 - connection of a private stormwater drain to a public stormwater drain
 - installation of stormwater quality control devices
 - erosion and sediment control works

will not be approved until prior separate approval to do so has been granted by Council under section 68 of the Local Government Act 1993.

Applications for these works must be submitted on Council's standard s68 stormwater drainage application form accompanied by the required attachments and the prescribed fee.

[PCC1145]

6. Erosion and Sediment Control shall be provided in accordance with the following:
 - (a) The Construction Certificate Application must include a detailed erosion and sediment control plan prepared in accordance with Section D7.07 of *Development Design Specification D7 - Stormwater Quality*.
 - (b) Construction phase erosion and sediment control shall be designed, constructed and operated in accordance with *Tweed Shire Council Development Design Specification D7 - Stormwater Quality* and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works".

[PCC1155]

7. The proposed new entry canopy adjacent to the existing Porte Cochere shall be designed so as not to impact on the proposed access ramp to Unit Block 1 identified in Development Consent 87/0874.03

[PCCNS01]

PRIOR TO COMMENCEMENT OF WORK

8. Prior to commencement of work on the site all erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area where required to the satisfaction of the Principal Certifying Authority.

In addition to these measures the core flute sign provided with the stormwater approval under Section 68 of the Local Government Act is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided.

Please note that this sign is to remain in position for the duration of the project.

9. Prior to commencement of work all required sedimentation and siltation control measures are to be installed and operational to the satisfaction of the General Manager or his delegate. Erosion and sedimentation control devices shall be installed in accordance with the publication, "Managing Urban Stormwater - Soil and Construction", prepared by the NSW Department of Housing. All erosion and sedimentation controls shall be maintained throughout the period of construction.

[PCW0985]

[PCWNS01]

DURING CONSTRUCTION

10. Construction site work including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council: -

Monday to Saturday from 7.00am to 7.00pm

No work to be carried out on Sundays or Public Holidays

The proponent is responsible to instruct and control subcontractors regarding hours of work.

[DUR0205]

11. All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

- A. Short Term Period - 4 weeks.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.

- B. Long term period - the duration.
L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.
- [DUR0215]
12. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).
- [DUR0375]
13. Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.
- [DUR0395]
14. If the work involved in the erection or demolition of a building:
- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
 - (b) building involves the enclosure of a public place,
- a hoarding or fence must be erected between the work site and the public place in accordance with the WorkCover Authority of NSW Code of Practice and relevant Australian Standards.
- Where necessary the provision for lighting in accordance with AS 1158 - Road lighting and provision for vehicular and pedestrian traffic in accordance with AS 1742 shall be provided.
- Any such hoarding, fence or awning is to be removed prior to the issue of an occupation certificate/subdivision certificate.
- Application shall be made to Tweed Shire Council including associated fees for approval prior to any structure being erected within Council's road reserve.
- [DUR0435]
15. All demolition work is to be carried out in accordance with the provisions of Australian Standard AS 2601 "The Demolition of Structures" and to the relevant requirements of the WorkCover Authority.
- [DUR0645]
16. All demolition works are to observe the guidelines set down under the Environment Protection Authority publication "A Renovators Guide to the Dangers of Lead" and the WorkCover guidelines on working with and handling of asbestos.
- [DUR0655]

17. All practicable measures must be taken to prevent and minimise harm to the environment as a result of the construction, operation and, where relevant, the decommissioning of the development.

[DUR1025]

18. An automatic fire detection and alarm system, designed to ensure the occupants are given adequate warning so they can evacuate the building in an emergency, must be installed in Class 2 and 3 buildings and Class 4 part of a building in accordance with the provisions of Specification E2.2a of the Building Code of Australia. Smoke alarms must be installed:

- (a) within each sole occupancy unit, located on or near the ceiling in any storey -
- (i) containing bedrooms -
 - * between each part of the sole occupancy unit containing bedrooms and the remainder of the sole occupancy unit; and
 - * where bedrooms are served by a hallway, in that hallway; and
 - (ii) not containing any bedrooms, in egress paths; and
- (b) in a building not protected with a sprinkler system, in public corridors and other internal public spaces, located in accordance with the requirements for smoke detectors in AS 1670 and connected to activate a building occupant warning system in accordance with Specification 2.2a(6) of the Building Code of Australia which states:
- A building occupant warning system must comply with Clause 8.7 of AS 1670 to sound through all occupied areas except-
- (c) in a Class 2 and 3 building or Class 4 part provided with a smoke alarm system:
- (i) the sound pressure level need not be measured within a sole occupancy unit if a level of not less than 85dB(A) is provided at the door providing access to the sole occupancy unit; and
 - (ii) the inbuilt sounders of the smoke alarms may be used to wholly or partially meet the requirements.

A Certificate of Compliance is to be submitted to the PCA prepared by the licensed Electrical Contractor certifying that the installation complies with the above, prior to occupation of the building.

[DUR1245]

19. All materials used in the building must comply with the smoke developed and spread of flame indices specified in Specification C1.10 of the Building Code of Australia.

Note: Many materials including some timbers such as western red cedar do not comply and it is the applicants responsibility to ensure that all materials to be used are within the criteria specified.

[DUR1275]

20. Appropriate arrangements to the satisfaction of Council's General Manager or his delegate shall be provided for the storage and removal of garbage and other waste materials. A screened, graded and drained garbage storage area shall be provided within the boundary.

[DUR2205]

21. Appropriate measures are to be put in place during the construction period to prevent the transport of sediment from the site. Should any material be transported onto the road or any spills occur it is to be cleaned up prior to cessation of same days work and/or commencement of any rain event.

[DUR2405]

22. Vehicles leaving the premises shall be sufficiently free from dirt, aggregate or other materials such that materials are not transported onto public roads.

[DUR2415]

23. Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:

- (a) internal drainage, prior to slab preparation;
- (b) water plumbing rough in, and/or stackwork prior to the erection of brick work or any wall sheeting;
- (c) external drainage prior to backfilling.
- (d) completion of work and prior to occupation of the building.

[DUR2485]

24. Plumbing

- (a) A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.
- (b) The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the NSW Code of Practice for Plumbing and Drainage.

[DUR2495]

25. All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-

- * 45⁰C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and
- * 50⁰C in all other classes of buildings.

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

[DUR2555]

26. All work associated with this approval is to be carried out so as not to cause a nuisance to residents in the locality from noise, water or air pollution.

[DURNS01]

27. All necessary precautions shall be taken to minimise impact from dust during filling operations from the site and also from construction vehicles.

[DURNS02]

28. If dewatering is required the applicant is to obtain all the necessary permits from the Department of Natural Resources.

[DURNS03]

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

29. A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).

[POC0205]

30. The building is not to be occupied or a final occupation certificate issued until a fire safety certificate has been issued for the building to the effect that each required essential fire safety measure has been designed and installed in accordance with the relevant standards.

[POC0225]

31. All existing essential fire safety measures are to be certified by a qualified person to the effect that each of the fire safety measures has been assessed and were found to be performing to a standard not less than that to which it was originally designed.

[POC0525]

32. Redundant road pavement, kerb and gutter or foot paving including and existing disused vehicular laybacks/driveways or other special provisions shall be reinstated in accordance with Councils adopted Development Design and Construction Specifications.

[POC0755]

33. The creation of easements for services, rights of carriageway and restrictions as to user as may be applicable under Section 88B of the Conveyancing Act including the following:

- (a) Easements for sewer, water supply and drainage over ALL services on private property.
- (b) Creation of a right of Carriageway over Lot 618 DP 508200 in favour of Lot 9 DP 238880.

Pursuant to Section 88BA of the Conveyancing Act (as amended) the Instrument creating the right of carriageway/easement to drain water shall make provision for maintenance of the right of carriageway/easement by the owners from time to time of the land benefited and burdened and are to share costs equally or proportionally on an equitable basis.

Any Section 88B Instrument creating restrictions as to user, rights of carriageway or easements which benefit Council shall contain a provision enabling such restrictions, easements or rights of way to be revoked, varied or modified only with the consent of Council.

[POCNS01]

USE

34. The use to be conducted so as not to cause disruption to the amenity of the locality, particularly by way of the emission of noise, dust, fumes or the like. [USE0125]
35. All activities associated with the occupancy of the building are to comply with the Protection of the Environment Operations Act, 1997. [USE0135]
36. The LA10 noise level emitted from any activity shall not exceed the background noise level (LA90) by more than 5dB(A) at the boundary of any affected residence. [USE0165]
37. All externally mounted air conditioning units and other mechanical plant or equipment are to be located so that any noise impact due to their operation which may be or is likely to be experienced by any neighbouring premises is minimised, notwithstanding this requirement all air conditioning units and other mechanical plant and or equipment is to be acoustically treated or shielded where considered necessary to the satisfaction of the General Manager or his delegate such that the operation of any air conditioning unit, mechanical plant and or equipment does not result in the emission of offensive noise. [USE0175]
38. All external artificial lighting shall be shielded where required to the satisfaction of Councils General Manager or his delegate to ensure that the spill of light or glare from such lighting does not create a nuisance to any adjoining or neighbouring premises. [USE0205]
39. All wastes shall be collected, stored and disposed to the satisfaction of the General Manager or his delegate. [USE0875]
40. A Strata Certificate shall not be issued for a Strata Plan or a Strata Plan of Subdivision unless the provision of the Strata Schemes (Freehold Development) Act 1973 and/or the Strata Schemes (Leasehold Development) Act 1986 have been complied with. [USE1235]

FOR VOTE - Unanimous

- 2 [PD] S96 Application D87/0874.03 for Amendment to Development Consent D87/0874 for Erection of 6x3 Storey Holiday Resort Buildings Comprising 60x2 Bedroom Units, Sports Complex & Additional 72 Car Parking Spaces - Lot 9 DP238880 Tamarind Avenue, Bogangar**

The following persons addressed the meeting of the Planning Committee on this matter.

Tammy Cowan
Mr Greg Cree

P 94 COMMITTEE DECISION:

Administrator Turnbull
Administrator Payne

RECOMMENDED that Section 96 Application D87/0874.03 for an amendment to Development Consent D87/0874 for the erection of 6 x 3 storey holiday resort buildings comprising 60 x 2 bedroom units, sports complex and additional 72 car parking spaces at Lot 9 DP 238880, Tamarind Avenue, Bogangar be approved subject to the following new conditions (NB New Condition No. 2 replaces old No. 18; New Condition No. 6 replaces old No. 2; New Condition No. 7 replaces old No. 7; New Condition No. 16 replaces old No. 8) and New Condition No. 17 replaces old No. 14).

GENERAL

1. The development shall be completed in accordance with the with the following amended plans:

- DA/00 Revision A prepared by LVO Architecture and dated 30/09/2005;
- DA/01 Revision A prepared by LVO Architecture and dated 30/09/2005;
- DA/02 Revision A prepared by LVO Architecture and dated 30/09/2005;
- DA/03 Revision A prepared by LVO Architecture and dated 30/09/2005;
- DA/04 Revision A prepared by LVO Architecture and dated 30/09/2005;
- DA/05 Revision A prepared by LVO Architecture and dated 30/09/2005;
- DA/06 Revision A prepared by LVO Architecture and dated 30/09/2005;
- DA/07 Revision A prepared by LVO Architecture and dated 30/09/2005;
- DA/08 Revision A prepared by LVO Architecture and dated 30/09/2005;
- DA/09 Revision A prepared by LVO Architecture and dated 30/09/2005;

except where varied by the conditions of this consent.

[GEN0005]

2. The development shall be completed in accordance with the following stage plan:

- Stage 1 construct Block 6;
- Stage 2 construct Block 5;
- Stage 3 construct Block 4,
- Stage 4 construct Block 3;
- Stage 5 construct Block 2;
- Stage 6 construct Block 1;
- Stage 7 construct recreation area

[GEN0005]

3. Notwithstanding the issue of this development consent, separate consent from Council under Section 138 of the Roads Act 1993, must be obtained prior to any works taking place on a public road including the construction of new driveway access (or modification of access). Applications for consent under Section 138 must be submitted on Council's standard application form and be accompanied by the required attachments and prescribed fee. [GEN0045]
4. Advertising structures/signs to be the subject of a separate development application, where statutorily required. [GEN0065]

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

5. Any car parking floodlighting shall not spill beyond the boundaries of the site. Lighting shall comply with AS 4282 and other relevant Australian Standards. A plan of the lighting shall be approved by the Principal Certifying Authority PRIOR to the issue of a Construction Certificate. [PCC0055]
6. The developer shall provide 62 parking spaces including parking for the disabled in accordance with DCP2, AS 2890 and Austroads Part 11.

This will necessitate a total of 115 onsite parking spaces including that required for the existing Cabarita Gardens Lakes Motel.

Full design detail of the proposed parking and manoeuvring areas including integrated landscaping shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a construction certificate.

7. A detailed plan of landscaping is to be submitted and approved by Council prior to the issue of a Construction Certificate. [PCC0065]
[PCC0585]
8. The basement car parking is to be protected against the inflow of water to a level of 500mm above the design flood level of RL 3.4m AHD in accordance with DCP5 - Development of Flood Liable Land. A detailed design of the basement stormwater pump out system is to be provided designed for a storm event with a 10 year average return interval (ARI 10) and the consequences of pump failure and the 100 year ARI storm event must be addressed and included with the above details prior to the issue of a Construction Certificate. [PCC0685]
9. Permanent stormwater quality treatment shall be provided in accordance with the following:
 - (a) The Construction Certificate Application shall include a detailed stormwater management plan (SWMP) for the occupational or use stage of the development prepared in accordance with Section D7.07 of Councils *Development Design Specification D7 - Stormwater Quality*.

- (b) Permanent stormwater quality treatment shall comply with section 5.5.3 of the Tweed Urban Stormwater Quality Management Plan and Councils Development Design Specification D7 - Stormwater Quality.
- (c) The stormwater and site works shall incorporate water sensitive design principles and where practical, integrated water cycle management. Typical water sensitive features include infiltration, maximising permeable/landscaped areas, stormwater retention /detention/reuse, and use of grass swales in preference to hard engineered drainage systems.
- (d) Specific Requirements to be detailed within the Construction certificate application include:
- (i) Shake down area along the haul route immediately before the intersection with the road reserve.
- (ii) All runoff from basement areas and exposed basement driveways must be treated to remove oil and sediment contaminants prior to discharge to an approved drainage system. Permanent quality control devices shall be sized in accordance with Section D7.12 of Development Design Specification D7 - Stormwater Quality. Engineering details of treatment devices, including maintenance schedules, must be submitted with a s68 Stormwater Application for Council approval.
- (iii) Basement car wash bays must be bunded to prevent contamination of basement stormwater. All captured car wash runoff shall be treated to remove oil and sediment contaminants prior to discharge to sewer as trade waste, requiring a Tweed Shire Council Trade Waste Application.
10. A construction certificate application for works that involve any of the following:-
- connection of a private stormwater drain to a public stormwater drain
 - installation of stormwater quality control devices
 - erosion and sediment control works

[PCC1105]

will not be approved until prior separate approval to do so has been granted by Council under section 68 of the Local Government Act 1993.

Applications for these works must be submitted on Council's standard s68 stormwater drainage application form accompanied by the required attachments and the prescribed fee.

[PCC1145]

11. Erosion and Sediment Control shall be provided in accordance with the following:

- (a) The Construction Certificate Application must include a detailed erosion and sediment control plan prepared in accordance with Section D7.07 of *Development Design Specification D7 - Stormwater Quality*.
- (b) Construction phase erosion and sediment control shall be designed, constructed and operated in accordance with *Tweed Shire Council Development Design Specification D7 - Stormwater Quality* and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works".
- [PCC1155]
12. A construction management plan shall be submitted for the approval of the Director Environment & Community Services prior to issue of a Construction Certificate. All works shall comply with the approved plan.
- [PCCNS01]
13. An updated acid sulphate soils management plan shall be submitted for the approval of the Director Environment & Community Services prior to issue of a Construction Certificate. All works shall comply with the approved plan.
- [PCCNS01]
14. A dewatering management plan and water quality management plan shall be submitted for the approval of the Director Environment & Community Services prior to issue of a Construction Certificate. All works shall comply with the approved plan.
- [PCCNS01]
15. Prior to issue of a Construction Certificate details of a car wash facility shall be submitted for the approval of the Director Environment & Community Services.
- [PCCNS01]
16. A certificate of compliance (CC) under Sections 305, 306 and 307 of the Water Management Act 2000 is to be obtained from Council to verify that the necessary requirements for the supply of water and sewerage to the development have been made with the Tweed Shire Council.

Pursuant to Clause 146 of the Environmental Planning and Assessment Regulations, 2000, a Construction Certificate shall NOT be issued by a Certifying Authority unless all Section 64 Contributions have been paid and the Certifying Authority has sighted Council's "Contribution Sheet" and a "Certificate of Compliance" signed by an authorised officer of Council.

Annexed hereto is an information sheet indicating the procedure to follow to obtain a Certificate of Compliance:

Stage 1

Water DSP6: 10 ET @ \$4230	\$42,300
Sewer Hastings Point: 10 ET @ \$2634	\$26,340

Stage 2

Water DSP6: 10 ET @ \$4230	\$42,300
Sewer Hastings Point: 10 ET @ \$2634	\$26,340

Stage 3

Water DSP6: 10 ET @ \$4230	\$42,300
Sewer Hastings Point: 10 ET @ \$2634	\$26,340
Stage 4	
Water DSP6: 10 ET @ \$4230	\$42,300
Sewer Hastings Point: 10 ET @ \$2634	\$26,340
Stage 5	
Water DSP6: 10 ET @ \$4230	\$42,300
Sewer Hastings Point: 10 ET @ \$2634	\$26,340
Stage 6	
Water DSP6: 10 ET @ \$4230	\$42,300
Sewer Hastings Point: 10 ET @ \$2634	\$26,340

These charges are valid for the date of the consent only and thereafter in accordance with the rates applicable in Council's adopted Fees and Charges current at the time of payment.

A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT.

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an Accredited Certifier.

[PCC0265/PSC0165]

PRIOR TO COMMENCEMENT OF WORK

17. The erection of a building in accordance with a development consent must not be commenced until:
- (a) a construction certificate for the building work has been issued by council and
 - (b) the person having the benefit of the development consent has:
 - (i) appointed Council as the principal certifying authority for the building work.
18. Prior to work commencing, a "Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least 2 days prior to work commencing.

[PCW0215]

[PCW0225]

- (a) a standard flushing toilet connected to a public sewer, or
 - (b) if that is not practicable, an accredited sewage management facility approved by the council
- [PCW0245]
20. An application to connect to Council's sewer or carry out plumbing and drainage works, together with any prescribed fees including inspection fees, is to be submitted to and approved by Council prior to the commencement of any building works on the site.
- [PCW1065]
21. Where any pumps used for dewatering operations are proposed to be operated on a 24-hour basis, the owners of adjoining premises shall be notified accordingly prior to commencement of such operations.
- [PCW0125]
22. Prior to commencement of work on the site all erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area where required to the satisfaction of the Principal Certifying Authority.

In addition to these measures the core flute sign provided with the stormwater approval under Section 68 of the Local Government Act is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided.

Please note that this sign is to remain in position for the duration of the project.

- [PCW0985]
23. Prior to commencement of work all required sedimentation and siltation control measures are to be installed and operational to the satisfaction of the General Manager or his delegate. Erosion and sedimentation control devices shall be installed in accordance with the publication, "Managing Urban Stormwater - Soil and Construction", prepared by the NSW Department of Housing. All erosion and sedimentation controls shall be maintained throughout the period of construction.
- [PCWNS01]

DURING CONSTRUCTION

24. Construction site work including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council: -

Monday to Saturday from 7.00am to 7.00pm

No work to be carried out on Sundays or Public Holidays

The proponent is responsible to instruct and control subcontractors regarding hours of work.

[DUR0205]

25. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

[DUR0375]

26. Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.

[DUR0395]

27. If the work involved in the erection or demolition of a building:

- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
- (b) building involves the enclosure of a public place,

a hoarding or fence must be erected between the work site and the public place in accordance with the WorkCover Authority of NSW Code of Practice and relevant Australian Standards.

Where necessary the provision for lighting in accordance with AS 1158 - Road lighting and provision for vehicular and pedestrian traffic in accordance with AS 1742 shall be provided.

Any such hoarding, fence or awning is to be removed prior to the issue of an occupation certificate/subdivision certificate.

Application shall be made to Tweed Shire Council including associated fees for approval prior to any structure being erected within Council's road reserve.

[DUR0435]

28. All demolition work is to be carried out in accordance with the provisions of Australian Standard AS 2601 "The Demolition of Structures" and to the relevant requirements of the WorkCover Authority.

[DUR0645]

29. All demolition works are to observe the guidelines set down under the Environment Protection Authority publication "A Renovators Guide to the Dangers of Lead" and the WorkCover guidelines on working with and handling of asbestos.

[DUR0655]

30. An automatic fire detection and alarm system, designed to ensure the occupants are given adequate warning so they can evacuate the building in an emergency, must be installed in Class 2 and 3 buildings and Class 4 part of a building in accordance with the provisions of Specification E2.2a of the Building Code of Australia. Smoke alarms must be installed:

- (a) within each sole occupancy unit, located on or near the ceiling in any storey -

- (i) containing bedrooms -

- * between each part of the sole occupancy unit containing bedrooms and the remainder of the sole occupancy unit; and
 - * where bedrooms are served by a hallway, in that hallway; and
- (ii) not containing any bedrooms, in egress paths; and
- (b) in a building not protected with a sprinkler system, in public corridors and other internal public spaces, located in accordance with the requirements for smoke detectors in AS 1670 and connected to activate a building occupant warning system in accordance with Specification 2.2a(6) of the Building Code of Australia which states:
A building occupant warning system must comply with Clause 8.7 of AS 1670 to sound through all occupied areas except-
- (c) in a Class 2 and 3 building or Class 4 part provided with a smoke alarm system:
- (i) the sound pressure level need not be measured within a sole occupancy unit if a level of not less than 85dB(A) is provided at the door providing access to the sole occupancy unit; and
 - (ii) the inbuilt sounders of the smoke alarms may be used to wholly or partially meet the requirements.

A Certificate of Compliance is to be submitted to the PCA prepared by the licensed Electrical Contractor certifying that the installation complies with the above, prior to occupation of the building.

[DUR1245]

31. All materials used in the building must comply with the smoke developed and spread of flame indices specified in Specification C1.10 of the Building Code of Australia.

Note: Many materials including some timbers such as western red cedar do not comply and it is the applicants responsibility to ensure that all materials to be used are within the criteria specified.

[DUR1275]

32. Swimming Pools (Building)
- (a) The swimming pool is to be installed and access thereto restricted in accordance with Council's "Code for the Installation of New Swimming Pools" and Australian Standard AS 1926-1986 (Copy of code enclosed).
 - (b) Swimming pools shall have suitable means for the drainage and disposal of overflow water.
 - (c) The pool filter is to be enclosed and located in a position so as not to cause a noise nuisance to adjoining properties.

[DUR2075]

33. Backwash from swimming pool is to be connected to the sewer in accordance with Australian Standard AS 3500.2 Section 10.9.

[DUR2085]

34. Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:
- (a) internal drainage, prior to slab preparation;
 - (b) water plumbing rough in, and/or stackwork prior to the erection of brick work or any wall sheeting;
 - (c) external drainage prior to backfilling.
 - (d) completion of work and prior to occupation of the building.

[DUR2485]

35. Plumbing
- (a) A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.
 - (b) The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the NSW Code of Practice for Plumbing and Drainage.

[DUR2495]

36. Back flow prevention devices shall be installed wherever cross connection occurs or is likely to occur. The type of device shall be determined in accordance with AS 3500.1 and shall be maintained in working order and inspected for operational function at intervals not exceeding 12 months in accordance with Section 4.7.2 of this Standard.

[DUR2535]

37. All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-

- * 45⁰C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and
- * 50⁰C in all other classes of buildings.

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

[DUR2555]

38. All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

- A. Short Term Period - 4 weeks.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.

- B. Long term period - the duration.
- L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.
- [DUR0215]
39. All pumps used for any onsite dewatering operations shall be acoustically shielded to the satisfaction of the General Manager or his delegate so as to prevent the emission of offensive noise as a result of their operation.
- [DUR0235]
40. Pumps used for dewatering operations are to be electrically operated. Diesel pumps are not to be used unless otherwise approved by Tweed Shire Council.
- [DUR0255]
41. Practical measures to the satisfaction of the General Manager or his delegate are to be taken to acoustically shield all pumps used for dewatering operations to minimise any noise disturbance to neighbouring or adjacent premises.
- [DUR0265]
42. All practicable measures must be taken to prevent and minimise harm to the environment as a result of the construction, operation and, where relevant, the decommissioning of the development.
- [DUR1025]
43. Landscaping of the site shall be carried out in accordance with the submitted/approved landscaping plans.
- [DUR1045]
44. All walls in the food preparation and food storage areas shall be of solid construction, easily washable, lightly coloured and tiled to a height of at least 2 metres above floor level, or where not tiled, cement rendered to provide a smooth even finish to ceiling. Note: Stud framed walls will not be acceptable. Intersections of all floors with walls shall be covered to a radius of not less than 25 millimetres.
- [DUR1495]
45. All flooring materials in the food preparation and storage areas are to be impervious, non slip, non abrasive and capable of withstanding heavy duty operation. Where tiling is to be used epoxy grout finished flush with the floor surface is to be used in joints or alternatively all tiles are to be butt joined and free of cracks or crevices.
- [DUR1505]
46. All internal fitout is to comply with Australian Standard AS4674 - Design, Construction and Fitout of Food Premises.
- [DUR1535]
47. Separate hand washing facilities must be provided with warm water and located in a position where it can be easily accessed by food handlers and be of a size that allows easy and effective hand washing to the satisfaction of the General Manager or his delegate.
- [DUR1545]
48. A garbage storage area shall be provided in accordance with Council's "Code for Storage and Disposal of Garbage and Other Solid Waste".
- [DUR2195]

49. Appropriate arrangements to the satisfaction of Council's General Manager or his delegate shall be provided for the storage and removal of garbage and other waste materials. A screened, graded and drained garbage storage area shall be provided within the boundary. [DUR2205]
50. Appropriate measures are to be put in place during the construction period to prevent the transport of sediment from the site. Should any material be transported onto the road or any spills occur it is to be cleaned up prior to cessation of same days work and/or commencement of any rain event. [DUR2405]
51. Vehicles leaving the premises shall be sufficiently free from dirt, aggregate or other materials such that materials are not transported onto public roads. [DUR2415]
52. All waters that are to be discharged from the site shall a pH between 6.5 and 8.5 and suspended solids not greater than 50mg/kg. The contractor shall nominate a person responsible for monitoring of the quality of such discharge waters on a daily basis and the results recorded. Such results shall be made available to Council's Environmental Health Officer(s) upon request. [DUR2435]
53. During construction, a "satisfactory inspection report" is required to be issued by Council for all s68h2 permanent stormwater quality control devices, prior to backfilling. The proponent shall liaise with Councils Engineering and Operations Division to arrange a suitable inspection. [DUR2445]
54. A grease arrestor shall be provided to the recreation centre kitchenette where deemed applicable by Council's trade waste officer. The arrestor shall comply with any requirements of the trade waste officer. [DURNS01]
55. All work associated with this approval is to be carried out so as not to cause a nuisance to residents in the locality from noise, water or air pollution. [DURNS02]
56. All necessary precautions shall be taken to minimise impact from dust during filling operations from the site and also from construction vehicles. [DURNS03]
57. If dewatering is required the applicant is to obtain all the necessary permits from the Department of Natural Resources. [DURNS04]

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

58. A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units). [POC0205]
59. The building is not to be occupied or a final occupation certificate issued until a fire safety certificate has been issued for the building to the effect that each required essential fire safety measure has been designed and installed in accordance with the relevant standards. [POC0225]

60. All existing essential fire safety measures are to be certified by a qualified person to the effect that each of the fire safety measures has been assessed and were found to be performing to a standard not less than that to which it was originally designed. [POC0525]
61. All landscaping work is to be completed in accordance with the approved plans prior to any use or occupation of the building. [POC0475]
62. Prior to the issue of an occupation certificate, the applicant shall produce a copy of the "satisfactory inspection report" issued by Council for all s68h2 permanent stormwater quality control devices. [POC0985]
63. The creation of easements for services, rights of carriageway and restrictions as to user as may be applicable under Section 88B of the Conveyancing Act including the following:
- (a) Easements for sewer, water supply and drainage over ALL services on private property.
 - (b) Creation of a right of Carriageway over Lot 618 DP 508200 in favour of Lot 9 DP 238880.

Pursuant to Section 88BA of the Conveyancing Act (as amended) the Instrument creating the right of carriageway/easement to drain water shall make provision for maintenance of the right of carriageway/easement by the owners from time to time of the land benefited and burdened and are to share costs equally or proportionally on an equitable basis.

Any Section 88B Instrument creating restrictions as to user, rights of carriageway or easements which benefit Council shall contain a provision enabling such restrictions, easements or rights of way to be revoked, varied or modified only with the consent of Council.

[POCNS01]

USE

64. Swimming Pools (Building)
- (a) It is the responsibility of the pool owner to ensure that the pool fencing continues to provide the level of protection required regardless of and in response to any activity or construction on the adjoining premises. Due regard must be given to the affect that landscaping will have on the future effectiveness of the security fencing. (Section 7 Swimming Pool Act 1992).
 - (b) The resuscitation poster must be permanently displayed in close proximity to the swimming pool. (Section 17 Swimming Pool Act 1992). [USE1295]
65. The use to be conducted so as not to cause disruption to the amenity of the locality, particularly by way of the emission of noise, dust, fumes or the like. [USE0125]

66. All activities associated with the occupancy of the building are to comply with the Protection of the Environment Operations Act, 1997. [USE0135]
67. The LA10 noise level emitted from the premises shall not exceed the background noise level (LA90) by more than 5dB(A) at the boundary of any affected residence. [USE0165]
68. All externally mounted air conditioning units and other mechanical plant or equipment are to be located so that any noise impact due to their operation which may be or is likely to be experienced by any neighbouring premises is minimised, notwithstanding this requirement all air conditioning units and other mechanical plant and or equipment is to be acoustically treated or shielded where considered necessary to the satisfaction of the General Manager or his delegate such that the operation of any air conditioning unit, mechanical plant and or equipment does not result in the emission of offensive noise. [USE0175]
69. All external artificial lighting shall be shielded where required to the satisfaction of Councils General Manager or his delegate to ensure that the spill of light or glare from such lighting does not create a nuisance to any adjoining or neighbouring premises. [USE0205]
70. All wastes shall be collected, stored and disposed to the satisfaction of the General Manager or his delegate. [USE0875]
71. A Strata Certificate shall not be issued for a Strata Plan or a Strata Plan of Subdivision unless the provision of the Strata Schemes (Freehold Development) Act 1973 and/or the Strata Schemes (Leasehold Development) Act 1986 have been complied with. [USE1235]
72. All chemicals and fuels shall be stored in a flood free location and not permitted to flow or percolate to any watercourse. [USENS01]

FOR VOTE - Unanimous

- 4 [PD] Section 96 Application DA02/1983.07 for an Amendment to Development Consent DA02/1983 for the Use of Property for Filming and Producing a Television Program at Part Lot 74 DP755715, Lot 77 DP755715, Lot 93 DP755715, No. 366 Dungay Creek Road, Dungay

The following persons addressed the meeting of the Planning Committee on this matter.

Mr Gary Fidler

Mr Jason Moody, Executive Director of Granada Productions

Ms Karen Jones, Granada Productions

P 95 COMMITTEE DECISION:

Administrator Turnbull

Administrator Payne

RECOMMENDED that Section 96 Application DA02/1983.07 for an amendment to Development Consent DA02/1983 for the use of property for filming and producing a television program at part Lot 74 DP 755715, Lot 77 DP 755715, Lot 93 DP 755715, No. 366 Dungay Creek Road, Dungay be approved subject to the following amendments: -

1. **Add after condition 34 the following: -**

34A. Prior to the commencement of any productions after 31 December 2005, a Site Management Plan is to be prepared by the applicant and approved by the Director, Planning and Development that addresses, but not limited to the following: -

- (i) Traffic to and from the site as well as within the site
- (ii) Noise associated with the production
- (iii) Night time lighting
- (iv) Hours of use of the site
- (v) Use of helicopters
- (vi) Removal of solid waste from the site
- (vii) The extent of notification of the event to affected residents as required by condition 34C

34B. Prior to the commencement of any productions after 31 December 2005, a Community Liaison Committee is to be established by Council that consists of a representative of the local community, a representative of Granada Productions Pty Ltd, representatives from Council's Planning and Development Division, Environment and Community Services Division and Engineering and Operations Division. This Committee shall monitor the performance of the Management Plan referred to in Condition 34A.

34C. A community liaison officer and community contact phone number shall be available on a 24 hour basis on the days of the production (including 24 hours pre and post the commencement of the production). Details of the name of the contact person and the contact telephone number must be provided to Council, locally advertised a minimum of fourteen (14) days prior to the commencement of production and affected residents notified of these details by means of an individual letter drop to each household.

2. Amend the consent to state at the end:

The consent to lapse on 1 June 2008 unless commenced prior to that date.

The consent to expire on 1 June 2008

FOR VOTE - Unanimous

5 [PD] Development Application DA04/1024 for Multi Dwelling Housing Comprising of Six Dwellings at Lot 1 DP 1058988, No. 70 Adelaide Street, Tweed Heads

The following person addressed the meeting of the Planning Committee on this matter.

Mr Ian Manwaring

P 96 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Payne**

RECOMMENDED that this item be deferred until a suitable site inspection can be organised and that Mr Ian Manwaring and the applicant be advised of the site inspection arrangements.

FOR VOTE - Unanimous

6 [PD] Review of Tweed Local Environmental Plan 2000

P 97 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that:

1. Council informs the Director-General of the Department of Planning that, pursuant to Section 54 of the Environmental Planning & Assessment Act, it intends to prepare a draft Local Environmental Plan to review Tweed Local Environmental Plan 2000. To accompany the draft Local Environmental Plan Council intends to prepare an Integrated Land Use Strategy.
2. Council seeks funding of \$200,000 from the Department of Planning for the Local Environmental Plan Review process.
3. The estimated cost of completing the Local Environmental Plan Review be considered in the 2006/07 Budget and the 7 Year Infrastructure Plan.
4. Council notes that the anticipated programme for the completion of the review of the Tweed Local Environmental Plan is 2 years.

FOR VOTE - Unanimous

7 [PD] Tweed Local Environmental Plan 2000, Amendment No 70 (Exempt and Complying Development) and Accompanying Amendment No 4 to Development Control Plan No 40

P 98 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Payne**

RECOMMENDED that:-

1. Tweed Local Environmental Plan No. 70 (Exempt and Complying Development) and accompanying Amendment No 4 to Development Control Plan No 40 be exhibited in accordance with statutory requirements.
2. The following additional amendments be made to DCP 40 Amendment No 4:

- Delete the following words from the Requirement for Business identification signs in Zone 4(a): *"If over a public road, signs erected at a height not less than 2.6 metres above ground level"*.
 - Delete the following words from the Requirement for Business identification signs in Zone 4(a): *"Signs not exceeding 10m² in area"* and replace with the words: *"Signs not exceeding 5m² in area"*.
 - Insert the following words in the Requirements for Business identification signs in Zone 3(a), 3(b), 3(c), 3(d) and 3(e):
 - *"No more than two signs from any of the following categories"*.
 - Insert in Schedule 2 Complying Development Requirements wherever there is a reference to a minimum amount of a site which must be soft landscaped the following words: *"half of which must be for deep soil planting"*.
 - In Schedule 2 Complying Development Requirements, in respect of temporary buildings, replace the words: *"is to be used for a maximum of 5 years"* with the words: *"is to be used for a maximum of 12 months"*.
3. Council delegates to the Chair of the Planning Committee and the Director of Planning & Development amendments to Complying Development Requirements in respect of External Additions to Multi-Dwelling Housing. The intent of this amendment is:
- To require the body corporate to ensure consistent colours, styles and treatments;
 - To require that any additions do not materially affect the overall design of the building.

FOR VOTE - Unanimous

a8 [PD] S96 Application DA03/1620.07 for Amendment to Development Consent DA03/1620 for a 3 Storey Mixed Use Development Comprising Residential Units, Restaurants & Shops at Lot 29 DP979920, Lot 2 DP549719 & Lot 1 DP1005806, No. 52 Marine Parade, Kingscliff

The following persons addressed the meeting of the Planning Committee on this matter.

Mr Jeremy Cornford
Ms Julie Murray
Mr Ron Cooper
Mr Idwall Richards

P 99 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that:-

1. This item be deferred to the Planning Committee Meeting of 7 February 2006.
2. The applicant be requested to provide details of design amendments which will enable the provision of the required amount of car parking within the development.

FOR VOTE - Unanimous

- 3 **[PD] Section 96 Application DA03/1855.08 for an Amendment to Development Consent DA03/1855 for Twenty-Three (23) Factory/Industrial Units at Lot 130 DP 817783, Traders Way, Tweed Heads South**

P 100 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Payne**

RECOMMENDED that Section 96 Application DA03/1855.08 for an amendment to Condition No 6 of Development Consent DA03/1855 for twenty-three (23) factory/industrial units at Lot 130 DP 817783 Traders Way, Tweed Heads South be refused.

FOR VOTE - Unanimous

REPORTS FROM DIRECTOR GOVERNANCE & CORPORATE SERVICES

Nil.

REPORTS FROM ACTING DIRECTOR ENGINEERING & OPERATIONS

Nil.

REPORTS FROM DIRECTOR ENVIRONMENT & COMMUNITY SERVICES

Nil.

CONFIDENTIAL MATTERS

Nil.

There being no further business the Meeting terminated at 5.40pm.



**The Minutes of Planning Committee Meeting held xxx were Confirmed at the
Planning Committee Meeting held xxx**

**The Recommendations of the Planning Committee Meeting
held on 14 December 2005 were adopted
by Council at the Meeting held 14 December 2005**

Chairman