

The Meeting commenced at 4.30pm.

IN ATTENDANCE

Administrators Ms Lucy Turnbull (Chair), Mr Garry Payne (Director General, Department of Local Government), Mr Max Boyd.

Also present were Dr John Griffin (General Manager), Mr Reg Norvill (Executive Manager-Office of the General Manager), Mr Mike Rayner (Director Engineering and Operations), Mr Noel Hodges (Director Planning & Environment), Mr Don Buckley (Director Environment & Community), Mr Neil Baldwin (Governance Officer/Public Officer) and Mrs Meredith Smith, (Minutes Secretary)

The meeting was opened by Administrator Turnbull (Chair) who advised that the order of business would be determined on the maximum number of speakers addressing the Committee on agenda items.

CONFIRMATION OF MINUTES

Nil.

APOLOGIES

Nil.

DISCLOSURE OF INTEREST

Nil.

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

Nil.

COMMUNITY ACCESS

The following persons addressed the meeting of the Planning Committee:-

Name	Subject
Mrs Joan Etheridge	Item Deferred 7 DA04/0517 - 75 Tweed Coast Road, Hastings Point
Mr Frank Skinner, Secretary, Hastings Point Progress Association	Item Deferred 7 DA04/0517 - 75 Tweed Coast Road, Hastings Point
Mr Glen Petersen	Item Deferred 7 DA04/0517 - 75 Tweed Coast Road, Hastings Point
Ms Helen Gooley	Item 6 DA04/1288 29 Moss Street, Kingscliff
Mr Adam Smith or Mr Chris Larkin, Planit Consulting	Item 6 DA04/1288 (Item 6) 29 Moss Street, Kingscliff
Mr Malcolm Raward	Item 5 DA04/1300 Integrated Housing at 19 Moss Street, Kingscliff
Mr Don Wren	Item 5 DA04/1300 Integrated Housing at 17 & 19 Moss Street, Kingscliff
Mr A P Hichisey	Item 8 DA04/1058 Subdivision McAllister Road, Bilambil Heights
Ms B Luff	Item 8 DA04/1058 Subdivision McAllister Road, Bilambil Heights
Mr Gordon Rhodes South Tweed Sports	Item Deferred 6 Section 96 - DA04/0723 for a Pylon Sign at Lot 2 DP 1045941, Minjungbal Dr, THS

ITEMS DEALT WITH IN ORDER OF SPEAKERS

ITEM DEFERRED

- 7 [ID] [PE] Development Application DA04/0517 for Demolition of Existing Dwelling and Erection of Multi Dwelling Housing Comprising of Five (5) Dwellings at Lot 415 DP 755701, No. 75 Tweed Coast Road, Hastings Point

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

Mrs Joan Etheridge

Mr Frank Skinner, Secretary, Hastings Point Progress Association

Mr Glen Petersen

P1 COMMITTEE DECISION:

Administrator Turnbull
Administrator Boyd

RECOMMENDED that this Consent be amended to provide for consent only on the condition that the building envelopes are complied with and that there be a much greater proportion of permeable surfaces within the landscaping plan and provision for stormwater run-off retention and recycling on the site

It is noted that the development costs have risen from \$1.5M to approximately \$2.2M.

FOR VOTE - Unanimous

REPORT FROM DIRECTOR PLANNING & ENVIRONMENT

- 6 [PE] Development Application DA04/1288 for Multi Dwelling Housing Development Comprising of Five (5) Dwellings in a Part Two (2) and Three (3) Storey Building at Lot 34 DP 21680, No. 29 Moss Street, Kingscliff

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

Ms Helen Gooley

Mr Adam Smith

P2 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that this item be deferred to the next meeting of the Planning Committee meeting where better consideration of the application can be given, by potential objectors/supporters and the administrators.

FOR VOTE - Unanimous

- 5 [PE] Development Application DA04/1300 for an Integrated Housing Development Incorporating 6 Dwellings Being Part Two (2) and Part Three (3) Storey at Lot 15 DP 21680, Lot 14 Sec 6 DP 17606, No. 17 & 19 Moss Street, Kingscliff**

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

Mr Malcolm Raward
Mr Don Wren

P3 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Payne**

RECOMMENDED that this item be deferred to the next Planning Committee meeting where the requested images can be before Council to allow further consideration of this item.

FOR VOTE - Unanimous

- 8 [PE] Development Application DA04/1058 for a 45 Lot Subdivision Comprising of 36 Urban Residential Lots and 9 Rural Residential Lots at Lot 1 DP 302949, Lot 1 DP 725165, Lot 5 DP 574986 and Lot 2 DP 30714, No. 38 & 142 McAllisters Road, Bilambil Heights**

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

Mr A P Hichisey
Ms B Luff

P4 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Payne**

RECOMMENDED that this item be deferred, without recommendation, for consideration at the Council Meeting of 6 July 2005.

FOR VOTE - Unanimous

ITEMS DEFERRED

- 6 [ID] [PE] Section 96 Application DA04/0723.01 for an Amendment to Development Consent DA04/0723 for a Pylon Sign at Lot 2 DP 1045941, Minjungbal Drive, Tweed Heads South**

Mr Gordon Rhodes addressed the meeting of the Planning Committee on this matter.

P5 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that Section 96 Application DA04/0723.01 for an amendment to Development Consent DA04/0723 for pylon sign at Lot 2 DP 1045941, Minjungbal Drive, Tweed Heads South be amended as follows: -

1. Condition No. 7 should be amended to read as follows:
 7. The pylon sign is to be located so that it is completely outside the 3 metre clear zone as measured from the lip of the adjacent gutter. A survey plan clearly displaying the location of the sign outside the prescribed clear zone is to be submitted to the satisfaction of the Director of Planning and Environment, prior to the issue of a construction certificate.

OR

The pylon sign is to be designed to include either;

- a) a guardrail system,
- b) be of frangible design, or
- c) an appropriately designed physical barrier

The desired treatment is to meet NSW RTA design guidelines. The design/plans shall be designed and certified by a suitably qualified structural design engineer. Plans and specifications are to be submitted to the satisfaction of the Director of Planning and Environment, prior to the issue of a construction certificate.”

2. The requested deletion of Condition No. 8 be refused for the following reasons: -
 1. Pursuant to Section 79C(1)(a)(i) the development application has not had due regard to relevant provisions of Tweed Local Environmental Plan 2000, in particular Clause 47.
 2. Pursuant to Section 79C(1)(a)(iii) the development proposal has not demonstrated due consideration or compliance with Tweed Shire Development Control Plan No.15 - Advertising Signs Code, as it relates primarily to the proposal complementing and conforming to the building or the locality.

FOR VOTE - Unanimous

Administrator Turnbull noted that there were no further speakers. The remaining items were dealt with in agenda order.

ITEMS DEFERRED

- 1 [ID] [PE] Amendment to Section 94 Contribution Plan No. 6 - Street Trees

P6 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that Council: -

1. Adopts the amended exhibited Section 94 Contribution Plan No.6 – Street Trees.
2. Gives public notice in the Tweed Link of its decision in accordance with the Environmental Planning and Assessment Regulations 2000, specifying that the amended Section 94 Contribution Plan comes into effect on the date of the notice.

FOR VOTE - Unanimous

2 [ID] [PE] Amendment to Section 94 Contribution Plan No. 10 - Cobaki Lakes

P7 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that Council:

1. Adopts the amended exhibited Section 94 Contribution Plan No.10 – Cobaki Lakes.
2. Gives public notice in the Tweed Link of its decision in accordance with the Environmental Planning and Assessment Regulations 2000, specifying that the amended Section 94 Contribution Plan come into effect on the date of the notice.

FOR VOTE - Unanimous

3 [ID] [PE] Amendment to Section 94 Contribution Plan No. 12 - Bus Shelters

P8 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that Council: -

1. Adopts the amended exhibited Section 94 Contribution Plan No.12 – Bus Shelters.
2. Gives public notice in the Tweed Link of its decision in accordance with the Environmental Planning and Assessment Regulations 2000, specifying that the amended Section 94 Contribution Plan comes into effect on the date of the notice.

FOR VOTE - Unanimous

4 [ID] [PE] Amendment to Section 94 Contribution Plan No. 13 - Cemeteries

P9 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that Council: -

1. Adopts the amended exhibited Section 94 Contribution Plan No.13 – Cemeteries.
2. Gives public notice in the Tweed Link of its decision in accordance with the Environmental Planning and Assessment Regulations 2000, specifying that the amended Section 94 Contribution Plan come into effect on the date of the notice.

FOR VOTE - Unanimous

**5 [ID] [PE] Amendment to Section 94 Contribution Plan No. 16 -
Emergency Facilities (Surf Lifesaving)**

P10 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that Council: -

1. Adopts the amended exhibited Section 94 Contribution Plan No.16 – Emergency Facilities (Surf Lifesaving).
2. Gives public notice in the Tweed Link of its decision in accordance with the Environmental Planning and Assessment Regulations 2000, specifying that the amended Section 94 Contribution Plan come into effect on the date of the notice.

FOR VOTE - Unanimous

**6 [ID] [PE] Section 96 Application DA04/0723.01 for an Amendment to
Development Consent DA04/0723 for a Pylon Sign at Lot 2 DP 1045941,
Minjungbal Drive, Tweed Heads South**

This item was dealt with earlier in the meeting at Minute Number P5.

- 7 [ID] [PE] Development Application DA04/0517 for Demolition of Existing Dwelling and Erection of Multi Dwelling Housing Comprising of Five (5) Dwellings at Lot 415 DP 755701, No. 75 Tweed Coast Road, Hastings Point

This item was dealt with earlier in the meeting at Minute Number P1.

- 8 [ID] [PE] Development Application DA04/0449 for a dual occupancy & demolition at Lot 475 DP 755740, No. 10 Charles Street Tweed Heads

P11 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Payne**

RECOMMENDED that this item be further deferred to the next Council meeting, with a redrafted recommendation, for the Administrator's consideration.

***FOR VOTE - Administrator Turnbull, Administrator Payne
AGAINST VOTE - Administrator Boyd***

- 9 [ID] [PE] Amendment to Tweed Local Environmental Plan 2000

P12 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that this item be dealt with in conjunction with Item 2 (Page 111) of the Agenda (Minute No P15 refers).

FOR VOTE - Unanimous

10 [ID] [PE] Draft Tweed Local Environmental Plan 2000, Amendment No 67 - Two Storey Height Limit, SALT, Coast Road, South Kingscliff

P13 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Payne**

RECOMMENDED that Council:

1. Adopts draft Tweed Local Environmental Plan 2000, Amendment No 67, as exhibited.
2. Forwards draft Tweed Local Environmental Plan 2000, Amendment No 67, to the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration) and requests the Minister to make the Plan in accordance with section 70 of the Environmental Planning and Assessment Act 1979.
3. A Plan be provided to Council

FOR VOTE - Unanimous

REPORTS THROUGH GENERAL MANAGER

REPORTS FROM DIRECTOR PLANNING & ENVIRONMENT

1 [PE] Tweed Local Environmental Plan 2000 Amendment No. 64 - Tweed Heads Master Plan

P14 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that Council proceeds with the exhibition of a draft Local Environmental Plan to implement the Tweed Heads Master Plan.

FOR VOTE - Unanimous

2 [PE] Amendment to Tweed Local Environmental Plan 2000

P15 COMMITTEE DECISION:

**Administrator Boyd
Administrator Turnbull**

RECOMMENDED that pursuant to Section 54 of the Environmental Planning and Assessment Act, Council informs the Director-General of the Department of Infrastructure, Planning and Natural Resources of its intention to prepare a draft Local Environmental Plan to amend Clause 58 and Schedule 5 Clauses 2 and 11 of Tweed Local Environmental Plan 2000.

FOR VOTE - Unanimous

3 [PE] Youth Needs Analysis

P16 COMMITTEE DECISION:

**Administrator Boyd
Administrator Turnbull**

RECOMMENDED that Council endorses the evaluation of the responses to the Expression of Interest to carry out the Youth Needs Analysis, and approves the appointment of the preferred consultants, 'Plan C and Fieldworx'.

FOR VOTE - Unanimous

4 [PE] Tweed Economic Development Strategy

P17 COMMITTEE DECISION:

**Administrator Boyd
Administrator Turnbull**

RECOMMENDED that Council: -

1. Place the draft Tweed Economic Development Strategy on public exhibition for a period of 42 days,

2. Provides a copy of the draft Tweed Economic Development Strategy to the Tweed Heads Chamber of Commerce, Murwillumbah Chamber of Commerce, Kingscliff and District Chamber of Commerce and the Kingscliff & Tweed Coast Business Association , Tweed Heads Ratepayers & Progress Association, Murwillumbah Ratepayers & Progress Association, Kingscliff Ratepayers and Progress Association, Pottsville Ratepayers and Progress Association, Cabarita/Bogangar Ratepayers and Residents Association.

FOR VOTE - Unanimous

- 5 [PE] Development Application DA04/1300 for an Integrated Housing Development Incorporating 6 Dwellings Being Part Two (2) and Part Three (3) Storey at Lot 15 DP 21680, Lot 14 Sec 6 DP 17606, No. 17 & 19 Moss Street, Kingscliff

This item was dealt with earlier in the meeting at Minute No P3.

- 6 [PE] Development Application DA04/1288 for Multi Dwelling Housing Development Comprising of Five (5) Dwellings in a Part Two (2) and Three (3) Storey Building at Lot 34 DP 21680, No. 29 Moss Street, Kingscliff

This item was dealt with earlier in the meeting at Minute No P2.

- 7 [PE] Development Application DA04/0858 for a 5 Unit Residential Development in 6 Storeys at Lot 106 DP 237806, No. 6 Ivory Crescent, Tweed Heads

P18 COMMITTEE DECISION:

**Administrator Turnbull
Administrator Boyd**

RECOMMENDED that this item be deferred to the next Planning Committee to be scheduled for further consideration including a review of the profile plans.

FOR VOTE - Unanimous

- 8 [PE] Development Application DA04/1058 for a 45 Lot Subdivision Comprising of 36 Urban Residential Lots and 9 Rural Residential Lots at Lot 1 DP 302949, Lot 1 DP 725165, Lot 5 DP 574986 and Lot 2 DP 30714, No. 38 & 142 McAllisters Road, Bilambil Heights

This item was dealt with earlier in the meeting at Minute No P4.

ITEM NOT ON THE AGENDA

COUNCIL MEETING TIMETABLE

The Administrators agreed to hold a Planning Committee meeting prior to the Council Meeting on 6 July 2005. The timetable for meetings on 6 July 2005 is as follows:-

3.45pm	Reserves Trust
4.00pm to 5.00pm	Community Access
5.00pm to 6.00pm	Planning Committee
6.00pm to 6.30pm	Council Meeting

REPORTS FROM EXECUTIVE MANAGER-OFFICE OF THE GENERAL MANAGER

Nil.

REPORTS FROM DIRECTOR ENGINEERING & OPERATIONS

Nil.

REPORTS FROM DIRECTOR ENVIRONMENT & COMMUNITY SERVICES

Nil.

CONFIDENTIAL MATTERS

Nil.

There being no further business the Meeting terminated at 6.21pm.



Minutes of Planning Committee Meeting Confirmed at Meeting held

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**I hereby certify that I have authorised the affixing of my
electronic signature to the previous pages numbered 1 to 14 of these Minutes**

Chairman