



Report on a Public Hearing regarding a
Draft Plan of Management
Community Land at Lot 6 DP 872039
Hastings Road, Bogangar
PLANNERS NORTH, November, 2017

COMPLIANCE AND USAGE STATEMENT

This report has been prepared and submitted by:

Preparation

Name: Kate Singleton
Company: PLANNERS NORTH
Address: P.O. Box 538
Lennox Head NSW 2478

In respect of: A Public Meeting regarding a Draft Plan of Management Community Land at Lot 6 DP 872039 Hastings Road, Bogangar, prepared for Tweed Shire Council

Certificate

I certify that I have prepared the content of this report and it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

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Kate Singleton



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ABN 56 291 496 553
6 Porter Street, Byron Bay
PO Box 538
Lennox Head NSW 2478

T: 1300 66 00 87
E: kate@plannersnorth.com.au
W: plannersnorth.com.au

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1. INTRODUCTION

PLANNERS NORTH has been engaged by Tweed Shire Council as an independent chair for a Public Meeting in relation to a draft Plan of Management in respect of Community Land identified as Lot 6 DP 872039 Hastings Road, Bogangar. The Public Meeting was held on 31 October 2017.

2. BACKGROUND

A Plan of Management was adopted by Tweed Shire Council on 3 May 2000 in relation to land parcels at Bogangar comprising:

- Lot 6 DP872039 – Hastings Road Bogangar
- Lot 3 DP842350 – cnr Hastings Road and Rosewood Avenue Bogangar; and
- Lot 2 DP831562 – land adjacent to Lot 6, now dedicated as Road.

The three parcels were categorised as General Community use in the 2000 Plan of Management (2000 Plan). The intent of the plan was to provide car parking for the public on Lots 3 and 6. The plan also identified the acquisition of land between the two land parcels to enable them to provide an access laneway for properties fronting Tweed Coast Road. This was to be achieved via dedication of land to Council.

The 2000 Plan anticipated the construction of public car parking on Lot 6 by January 2000 and a public car park on Lot 3 by January 2006. The construction of public car parking on these lots has not proceeded.

Lot 2 land was transferred to Council as operational land and dedicated as road in 2005.

A report to Council on 20 August 2003 identified Lot 3 as containing limited potential for public car parking and the topography of the land between the Tweed Coast Road and Hastings Road as a constraint. The report identified the potential for the provision of multi-storey car parking on Lot 6 and proposed at that time that this would be funded by the commercial development of or the sale of Lot 3. Council resolved to commence the process of the reclassification of Lot 3 to facilitate the sale or development of the land and to proceed with the development of the multi-storey car park on Lot 6.

Lot 3 was subsequently classified as Operational Land in March 2005. As a result of the above changes in policy direction the 2000 Plan now applies only in relation to Lot 6. The proposed draft Plan of Management seeks to identify Lot 6 for future development of the site for the purpose of multi-storey car parking. The Plan also identifies the utilisation of the parcel for access from parcels having a boundary with Lot 6 that front the Tweed Coast Road and parcels on Hastings Road presently benefitted by a right of carriageway.

The draft Plan of Management for Community Land at Lot 6 DP 872039 Hastings Road Bogangar was reported to the Council meeting of 21 September 2017. Council resolved at that meeting to place the draft Plan of Management on public exhibition for 28 days, allowing a submission period of 42 days. Council also resolved to hold a Public Meeting in respect of the plan, during the exhibition submission period.

3. PUBLIC MEETING

The Public Meeting was held on 31 October 2017. The meeting was facilitated at the Cabarita Beach Sports Centre, 223 Tweed Coast Road Bogangar and commenced at 7pm. The meeting was attended by approximately 6 local residents, primarily residing opposite Lot 6.

The background of the site and intent of the draft Plan of Management were outlined at the meeting. It was also advised at the meeting that the amendment to the draft Plan of Management intends to reflect the changes to Council's intention for the land as resolved at the Council Meeting in August 2003.

Attendees were advised that the draft Plan of Management does not change the current categorisation of the land which will continue to be identified as providing for car parking and access.

Those attending the meeting were particularly interested in details of the proposed multi-storey car park in terms of its height, design, visual appearance and impact on the outlook from surrounding properties. It was explained that any future development application to construct a multi-storey car park on the land



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would be notified to surrounding residents with an opportunity to make submissions in relation to these issues.

The timeframe for pursuing the construction of the car park is unknown at this stage and will be triggered if and when sufficient demand is identified.

Those attending the meeting were advised that submissions to the draft Plan of Management close on Tuesday 28 November and that any concerns regarding the draft Plan of Management should be communicated to Council via the submission process.

Kate Singleton RPIA
Certified Practising Planner