

MINUTES OF THE CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING  
HELD IN THE COMMITTEE ROOM, 144 OTHO STREET, INVERELL ON  
WEDNESDAY, 13 FEBRUARY, 2019, COMMENCING AT 9.00 AM.

PRESENT: Cr D F Baker (Chairperson), Crs S J Berryman, J A Watts, C M Dight, and A A Michael.

Also in attendance:

Paul Henry (General Manager), Brett McInnes (Director Civil and Environmental Services), Scott Norman (Director Corporate and Economic Services), Justin Pay (Manager Civil Engineering), Michael Bryant (Manager Environmental Engineering) and Anthony Alliston (Manager Development Services).

SECTION A

APOLOGIES:

Apologies were received from Crs P J Harmon, M J Peters, P A King and J N McCosker. All could not attend due to personal reasons.

*RESOLVED (Michael/Dight) that the apology from Crs P J Harmon, M J Peters, P A King and J N McCosker be noted.*

1. CONFIRMATION OF MINUTES

*RESOLVED (Berryman/Michael) that the Minutes of the Civil and Environmental Services Committee Meeting held on 14 November, 2018, 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 interests were declared:

- Cr Harmon declared a pecuniary interest in Section D, Destination Reports, Item 6, "DA-143/2018 Medical Centre and Offices 3 Rivers St, Inverell". The nature of the interest relates to Cr Harmon having a family member with a business interest in 129-135 Otho St, Inverell.

3. PUBLIC FORUM S13.5.6/10

At this juncture, the time being 9.03 am, the Chair welcomed the members of the public and opened the Public Forum Session by inviting members of the public to speak:

Helen Lockwood

DA-156/2018 – Dual Occupancy and Subdivision – 43 Brae Street, Inverell

Helen Lockwood spoke against the proposed one into two lot subdivision and dual occupancy at 43 Brae Street (Item 7). Davey Street will be the entry to the proposed new dual occupancy building. Ms Lockwood believes Davey Street is too narrow to safely accommodate the increased traffic and probable increase in on street parking. She also believes the increased traffic will put the pedestrian traffic along Davey Street at risk.

Patrick Miller

DA-156/2018 – Dual Occupancy and Subdivision – 43 Brae Street, Inverell

Patrick Miller also spoke against the proposed one into two lot subdivision and dual occupancy at 43 Brae Street (Item 7). He reiterated Ms Lockwood's concerns and added that he was concerned it would have a negative impact on the value of his property in Davey Street. He also argued the development did not meet planning requirements in relation to parking and this could set a precedent. He concluded that he thought the report only highlighted the positives of the development and ignored any negative impacts.

At this juncture, the time being 9.11 am, the Public Forum Session closed and the Committee resumed the balance of the Agenda.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

SECTION B  
ADVOCACY REPORTS

Nil

SECTION D  
DESTINATION REPORTS

1. LOCKABLE BOOM GATE - MAY STREET LOOKOUT S21.8.41

*RESOLVED (Michael/Watts) that the Committee recommend to Council that Council install a lockable boom gate at the vehicular entrance to May Street Lookout.*

2. MACINTYRE RIVER FOUNTAIN, CAMPBELL PARK S21.8.11

*RESOLVED (Berryman/Watts) that Committee recommend to Council:*

- i) To discontinue operation of the Macintyre River fountain, Campbell Park due to the complexities associated with the river environment and a sustainable operating outcome; and*
- ii) Council investigates other options for water features to beautify Campbell Park.*

3. USE OF GRAMAN RECREATION RESERVE – SAPPHIRE CITY MOTOR SPORTS CLUB INCORPORATED S21.8.18

*RESOLVED (Michael/Berryman) that Committee recommend to Council that:*

- i) Council require the Sapphire City Motor Sports Club to rehabilitate the site to the satisfaction of Council;*
- ii) Formally advise the Sapphire City Motor Sports Club to cease using the reserve unless any activities are undertaken in accordance with the original proposal;*
- iii) Advise the Sapphire City Motor Sports Club that Council is not prepared to provide it's consent for the submission of a Development Application for a concrete (burnout) pad until all other matters have been satisfactorily resolved; and*

- iv) Council commences discussions with the Sapphire City Motor Sports Club with a view to try and identify a site that would be more suitable to their actual long term interests.

4. RESTRICTED ACCESS VEHICLE PERMIT REQUEST – CLASS 2 PBS ROAD TRAIN - EDWARDS STREET INVERELL S28.15.3/08

*RESOLVED (Berryman/Dight) that the Committee recommend to Council that the RAV application for a permit for a Class 2 PBS Combination on the route between Gwydir Highway and Edwards Street via Runnymede Drive, Swanbrook Road, Byron Street and Ring Street be approved.*

5. SAPPHIRE WIND FARM COMMUNITY CONSULTATIVE COMMITTEE S18.6.52/01

*RESOLVED (Berryman/Michael) that the Committee recommend to Council that Council approach the Local Government Association of NSW and requests their assistance with lobbying for a consistent approach to aviation lighting requirements on wind turbines.*

6. DA-143/2018 - MEDICAL CENTRE AND OFFICES - 3 RIVERS STREET, INVERELL - VARIATION TO CAR PARKING DEVELOPMENT STANDARDS DA-143/2018

*RESOLVED (Michael/Berryman) that the Committee recommend to Council that:*

- i) *The car parking requirements for the medical centre and offices proposed under DA-143/2018 be calculated as follows:*
  - a) *Medical Centre – 2 parking spaces per doctor and 1 parking space per staff - with visiting consultants considered as a single doctor;*
  - b) *Offices – 1 parking space per 40m<sup>2</sup>.*
- ii) *The proposed 9 rear-to-kerb parking spaces in Rivers Street, fronting the proposed development, be supported;*
- iii) *A Section 94 contribution be accepted for each car parking space not provided; and*
- iv) *Subject to the above points, DA-143/2018 be determined under delegated authority.*

<b>S375A Record of Voting</b>	
<b>Councillors For:</b>	<b>Councillors Against:</b>
Berryman	
Watts	
Baker	
Dight	
Michael	

7. DA-156/2018 – DUAL OCCUPANCY AND SUBDIVISION – 43 BRAE STREET, INVERELL DA-156/2018

*RESOLVED (Michael/Dight) that the Committee recommend to Council that Development Application 156/2018 be refused on the grounds of width of the Davey Street carriage way and associated safety concerns.*

<b><i>S375A Record of Voting</i></b>	
<b><i>Councillors For:</i></b>	<b><i>Councillors Against:</i></b>
<i>Berryman</i>	<i>Baker</i>
<i>Watts</i>	
<i>Dight</i>	
<i>Michael</i>	

SECTION E  
INFORMATION REPORTS

1. GRAMAN RAW WATER SUPPLY DROUGHT IMPACT S32.13.4
2. SAPPHIRE SOLAR FARM – ROADS S18.6.52/05
3. FIRE BRIGADE USE OF STREET HYDRANTS, DELUNGRA S24.12.3
4. KALDAS REVIEW OF DECISION-MAKING IN THE PLANNING SYSTEM S18.3.1
5. WORKS UPDATE S28.21.1/12

*RESOLVED (Michael/Dight) that the items contained in the Information Reports to the Civil & Environmental Services Committee Meeting held on Wednesday, 13 February, 2019, be received and noted.*

SECTION F  
GENERAL BUSINESS

Nil

There being no further business, the meeting closed at 10.36 am.

CR D F BAKER

CHAIRPERSON