

MINUTES OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING OF THE NARRABRI SHIRE COUNCIL HELD IN THE COUNCIL COMMITTEE ROOM, 46-48 MAITLAND STREET, NARRABRI, ON TUESDAY, 1ST MAY, 2007.

PRESENT: Cr GA Sevil (Acting Chair), Cr KI Bates, Cr CM Bolton, Cr PA Etheridge, Cr RE Gleeson, Cr RC Lowder, Cr GB O'Regan, and Cr RHG Panton.

The General Manager (Mr MJ Kershaw), Director Corporate Services (Mr GA Warren), Director Engineering Services (Mr PJ Keech), Relieving Town Planner (Mr NW Smith) Environmental Planning Officer (Mr NA Wilton), Environmental Planning Officer (Miss LA Phillips) and the Administration Officer (Ms KA Bowen) were also in attendance.

PROCEEDINGS OF THE MEETING COMMENCED AT 12.23PM.

APOLOGIES

272/2007 RESOLVED on the motion of Cr Panton and seconded by Cr Lowder that the apologies from Cr TD Fragar, Cr AJ Meppem, Cr DJ Laird and Cr SJ Rae for non-attendance at the meeting due to personal and business commitments be accepted and that leave of absence be granted.

DISCLOSURES OF INTEREST

C70/08001

1. Cr Gleeson declared pecuniary interests in Item 1, being Development Applications and Local Approvals and Item 3, being Development Application 129/2007- Subdivision of Land;
2. Cr Sevil declared a non pecuniary interest in Item 1, being Development Applications and Local Approvals; and
3. Cr O'Regan declared a non pecuniary interest in Item 1, being Development Applications and Local Approvals.

ITEMS FOR COMMITTEE TO RESOLVE

CR GLEESON DECLARED A PECUNIARY INTEREST IN THIS ITEM DUE TO HIS BUSINESS RELATIONSHIP, AND LEFT THE CHAMBERS DURING DISCUSSION AND VOTING THEREON.

COUNCILLORS SEVIL AND O'REGAN DECLARED A NON-PECUNIARY INTEREST IN THIS ITEM DUE TO THEIR FAMILY RELATIONSHIPS AND REMAINED IN THE CHAMBERS DURING DISCUSSION AND VOTING THEREON.

**1. DEVELOPMENT APPLICATIONS & LOCAL APPROVALS
(KAB:KAB) [CORP] H10/32001 ; H10/08005**

273/2007 RESOLVED on the motion of Cr Lowder and seconded by Cr Panton that the Planning & Development Committee note the information relating to the Development Applications and Local Approval Applications.

2. CAPITAL EXPENDITURE REPORT (KS:KS) [CORP] C20/32006

THE RELIEVING TOWN PLANNING, AND ENVIRONMENTAL PLANNING OFFICERS ARRIVED AT 12.25 AM.

274/2007 RESOLVED on the motion of Cr Panton and seconded by Cr Etheridge that the Planning & Development Committee receive and note the information in relation the Capital Expenditure Report.

**3. DEVELOPMENT APPLICATION 129/2007– SUBDIVISION OF LAND
(NAW:NAW) [CORP] P99/02387**

CR GLEESON DECLARED A PECUNIARY INTEREST IN THIS ITEM DUE TO HIS BUSINESS RELATIONSHIP, AND LEFT THE CHAMBERS DURING DISCUSSION AND VOTING THEREON.

RECOMMENDED on the motion of Cr Panton and seconded by Cr Bolton that Council refuse development application 129/2007 on the basis that:

- The application does not sufficiently establish that the lots created will support sustainable agricultural production and therefore does not meet the fundamental objectives of the 1(a) general rural zone under Narrabri LEP 1992, and
- The development application does not satisfactorily provide for the mitigation of the likely environmental, economic and social impacts of the development, and
- The development application does not demonstrate with any certainty that the site is suitable for the development.

CR O'REGAN REQUESTED THAT HIS NAME BE RECORDED AS HAVING VOTED AGAINST THIS MOTION.

THE MEETING ADJOURNED AT 12.45 PM FOR LUNCH.

THE MEETING RESUMED AFTER LUNCH AT 1.12 PM, WITH THE SAME MEMBERS BEING PRESENT EXCEPT FOR CR LOWDER, CR O'REGAN AND THE RELIEVING TOWN PLANNER.

STANDING ORDERS WERE SUSPENDED AT 1.12 PM, TO HEAR A DEPUTATION FROM MR KEITH ROSS (MANAGING DIRECTOR), MR CHRIS BURGESS (AREA MANAGER), AND MR TONY JONES (COMMUNITY LIAISON OFFICER) ALL FROM THE WHITEHAVEN COAL MINING PTY LTD IN RELATION TO THE NARRABRI COAL PROJECT.

STANDING ORDERS RESUMED AT 2.05 PM, WITH THE SAME MEMBERS PRESENT, EXCEPT FOR THE ENVIRONMENTAL PLANNING OFFICERS.

ITEMS FOR COMMITTEE TO RECOMMEND TO COUNCIL

4. COMMUNITY INPUT ON TOWN WELCOME SIGNS (AEC:AEC) [GM]E40/02003

275/2007 RESOLVED on the motion of Cr Etheridge and seconded by Cr Panton that the Planning & Development Committee note the input by the Community into the design and content of the Town Welcome signs.

MOTION

Motion moved by Cr Bolton and seconded by Cr Sevil that Option 2 with the colouring of Option 1 with the deletion of the Narrabri Shire Council logo, the inclusion of the writing "Oldest town on the Namoi" for Wee Waa, and that the sign then be sent to the WW Chamber of Commerce for approval.

ON BEING PUT TO THE MEETING THE MOTION WAS DECLARED LOST.

FURTHER MOTION

Motion moved by Cr Gleeson and seconded by Cr Etheridge that Council write to the three Chamber of Commerce organisations (Narrabri, Wee Waa and Boggabri) asking them to supply their designs for their town welcome signage.

ON BEING PUT TO THE MEETING THE MOTION WAS DECLARED LOST.

RECOMMENDED on the motion of Cr Panton and seconded by Cr O'Regan that Council ask Grubs Signs to design a sign based on the style of Option 2 with the colouring of Option 1 for enhanced sign visibility.

5 SALE OF GEORGE STREET, NARRABRI (NAW:KAB) [CORP] P99/05499

RECOMMENDED on the motion of Cr O'Regan and seconded by Cr Panton that Council reject the application for the sale of a portion of George Street, to allow unrestricted access to Council infrastructure and assets.

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 2.26 PM.

COMMITTEE RESOLUTIONS

272/2007 RESOLVED on the motion of Cr Panton and seconded by Cr Lowder that the apologies from Cr TD Fragar, Cr AJ Meppem, Cr DJ Laird and Cr SJ Rae for non-attendance at the meeting due to personal and business commitments be accepted and leave of absence be granted.

DEVELOPMENT APPLICATIONS & LOCAL APPROVALS

(KAB:KAB) [CORP]

H10/32001 ; H10/08005

273/2007 RESOLVED on the motion of Cr Lowder and seconded by Cr Panton that the Planning & Development Committee note the information relating to the Development Applications and Local Approval Applications.

CAPITAL EXPENDITURE REPORT (KS:KS) [CORP]

C20/32006

274/2007 RESOLVED on the motion of Cr Panton and seconded by Cr Etheridge that the Planning & Development Committee receive and note the information in relation the Capital Expenditure Report.

COMMUNITY INPUT ON TOWN WELCOME SIGNS (AEC:AEC) [GM]

E40/02003

275/2007 RESOLVED on the motion of Cr Etheridge and seconded by Cr Panton that the Planning & Development Committee note the input by the Community into the design and content of the Town Welcome signs.

COMMITTEE RECOMMENDATIONS

CONFIRMATION OF THE MINUTES OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING HELD ON TUESDAY 1st MAY, 2007

C20/32006

RECOMMENDATION 1: That the minutes of the Planning & Development Committee meeting held on Tuesday 1st May, 2007 comprising of minute number 272/2007 to 275/2007 as circularised, be confirmed and signed as a correct record by the Mayor and General Manager.

**DEVELOPMENT APPLICATION 129/2007– SUBDIVISION OF LAND
(NAW:NAW) [CORP]****P99/02387**

RECOMMENDATION 2: That Council refuse development application 129/2007 on the basis that:

- The application does not sufficiently establish that the lots created will support sustainable agricultural production and therefore does not meet the fundamental objectives of the 1(a) general rural zone under Narrabri LEP 1992, and
- The development application does not satisfactorily provide for the mitigation of the likely environmental, economic and social impacts of the development, and
- The development application does not demonstrate with any certainty that the site is suitable for the development.

COMMUNITY INPUT ON TOWN WELCOME SIGNS (AEC:AEC) [GM]**E40/02003**

RECOMMENDATION 3: That Council ask Grubs Signs to design a sign based on the style of Option 2 with the colouring of Option 1 for enhanced sign visibility.

SALE OF GEORGE STREET, NARRABRI (NAW:KAB) [CORP]**P99/05499**

RECOMMENDATION 4: That Council reject the application for the sale of a portion of George Street, to allow unrestricted access to Council infrastructure and assets.

Cr GA Sevil
ACTING CHAIR