

GENERAL MANAGER'S REPORT TO COUNCIL

(continued)

SECTION: Planning

ITEM NUMBER: Item 5

SUBJECT: Development Determination Advisory Unit Minutes

File Reference: U07/171

Reason: Meeting Held

Objective: To consider minutes of the Development Determination Advisory Unit meeting scheduled for Thursday, 11 October 2012.

Budget Implication: Nil

Operational Plan: Principle Activity 5

Information:

Attachment A contains a copy of the minutes of the Development Determination Advisory Unit meeting held on Thursday, 11 October 2012.

The Committee carried out two inspections on development application with Crs M Dusting, K Ward and Cr I Strutt participating as Observers for the inspection.

The Committee's recommendations to Council in relation to the Development Applications are are:

1. **DA 27/2012 – 42 Lot Subdivision – RW Wright & Associates (T & S Bower) – 114 Barleyfields Road, Uralla**

Council approve the subdivision subject to NSW Rural Fire Service approval and appropriate conditioning.

2. **DA 17/2010 – Composting Facility – Balala Composting facility Pty Ltd (R Jones) – Balala Road, Balala**

Council approve the composting facility subject to appropriate conditioning.

Prepared By: Libby Cumming, Manager of Planning
Prepared For: General Manager

Recommendation:

That Council note the minutes for the Development Determination Advisory Unit meeting held Thursday, 11 October 2012.

Attachments to the Item 5 Closed Session Report

INDEX OF ATTACHMENTS

The Following Documents are Included as Attachments to the Preceding Report:

Attachment Name	Pages
A: Development Determination Advisory Unit Minutes – 11 October 2012	3

Uralla Shire Council Development Determination Advisory Unit Minutes

MEETING DATE:	Thursday, 11 October 2012
PRESENT:	Mayor Cr M Pearce, Cr F Geldof, Cr D Field, M Disting (Observer), I Strutt (Observer), Cr K Ward (Observer), R Bell - Director of Engineering and L Cumming - Manager of Planning (Chairperson)
APOLOGIES:	T O'Connor – General Manager
COMMENCED:	11.05am

The Committee decided to have general business first prior to a site inspections in relation to DA 27/2012 (Bower) and DA 17/2010 (Jones), with an other interested Councillor.

1. General Business

a) Application Types & Council & Delegated Authority

The Manager of Planning gave an overview of the types of applications that Council deals with and which application would come to the Development Determination Advisory Unit. The Mayor asked if a glossary of terms could be provided. The Manager of Planning advised she would have one ready for the next Committee Meeting.

b) Regulatory Reporting Overview

The Manager of Planning gave an overview of the different reports available to Council and their frequency. Also advised as to statutory reporting procedures undertaken by Council.

c) Biodiversity Strategy

The Manager of Planning gave an overview of the project, including funding agreements and that the draft was with the consultants for rewriting.

d) Part 2 of the Community Based Heritage Study

The Manager of Planning gave an overview of the project, including funding agreements and that the draft would be going to the October Council meeting, prior to public exhibition.

Cr M Disting arrived as an observer at 11.20am

e) Local Heritage Fund

The Manager of Planning gave an overview of fund and last years recipients and funded works.

Cr I Strutt and Cr K Ward arrived as observers at 11.25am.

f) Saumarez Estate – Request from Hawkins Hook & Co regarding the release of bond held for bus shelter.

The Director of Engineering gave an overview as to where the process was up to in regards to the release of the bond.

11.30am the meeting broke to carry out site inspections in relation to DA 27/2012 (Bower) and DA 17/2010 (Jones).

The meeting resumed at 2.00pm with Cr M Dusting staying as and Observer and Crs I Strutt and K Ward not joining the meeting after the site inspections.

2. Development Applications to be Discussed

1. **Application:** DA 27/2012
Development: 42 Lot Subdivision – Summer Hill Estate
Applicant: RW Wright & Associates
Owner: T & S Bower
Address: 114 Barleyfields Road, Uralla
Lot/DP Lot 841DP 857745
Purpose: 42 Lot subdivision – Submission & Site Inspection

Discussion was held in relation to the submission and the subdivision as a whole. The NSW Rural Fire Service approval has not yet been gained but would be available by the time of the Council meeting.

The Manager of Planning put forward the recommendation of approval and outlined the types of conditions that would apply to the development, including conditions required by the NSW Rural Fire Service.

Cr F Geldof agreed with the recommendation but requested that Council look at encouraging the traffic to go through Uralla by reducing the traffic entering Barleyfields Road.

Discussion took place among the Committee.

Committee Recommendation:

That

- a) The subdivision be approved subject to NSW Rural Fire Service approval and appropriate conditioning.
 - b) The issue of traffic flow along Barleyfields Road be referred to the Traffic Committee to consider the issues of :
 - Closing Barleyfields Road to prevent traffic entering onto the New England Highway in the 100kms speed zone.
 - Reducing the traffic flow entering Barleyfields Road to encourage more traffic flow into Uralla.
2. **Application:** DA 17-2010
Development: Composting Facility
Applicant: Balala Composting Pty Ltd
Owner: R Jones
Address: Balala Road, Balala
Lot/DP Lot 223 DP 844146
Status: Awaiting Council determination

As information had been received from the Gwydir-Border Rivers Catchment Management Authority after the Agenda had been prepared, the Committee was prepared to consider the application rather than wait until the Meeting In November.

Discussion was held in relation to the development.

The Manager of Planning put forward the recommendation of approval and outlined the types of conditions that would apply to the development.

Committee Recommendation:

That the composting facility be approved subject to the appropriate conditioning.

3. General Business Conclusion

a) **Cr F Geldof**

Nil

b) **R Bell**

Nil

c) **Cr D Field**

Nil

d) **Mayor Cr M Pearce**

Nil

e) **Cr M Dusting (Observer)**

Nil

f) **L Cumming**

Advised that the gateway Determination had been issued in regards to the Planning Proposal for Devoncourt and Panhandle Roads, with approval being given for Public Exhibition after consultation with NSW Rural Fire Service and the NSW Office of Water and Heritage. The consultation would commence the following week.

There being no further business the meeting closed.

MEETING CLOSED: 2.35 pm
