

Planning Proposal Attachment 2a

Lot 514 DP 729979, Bateau Bay

Council Report and Minutes - 14 December 2005

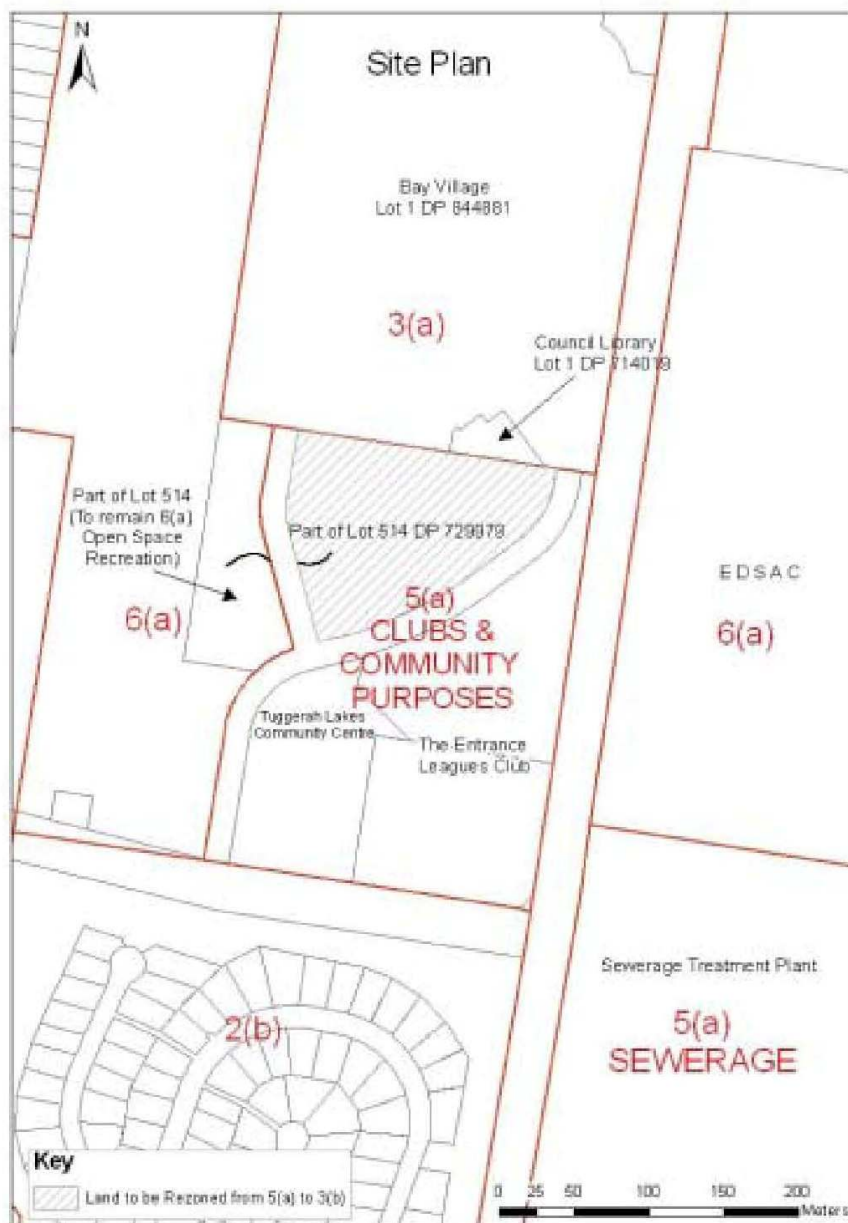
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December 14 2005
To the Ordinary Meeting of Council

Director's Report
Strategic Planning Department

615

**RZ/06/2005 – Lot 514 DP 729979, Bay Village Road, Bateau Bay
(Attachment 1)**



WYONG SHIRE COUNCIL

December 14 2005
To the Ordinary Meeting of Council

Director's Report
Strategic Planning Department

615

RZ/06/2005 – Lot 514 DP 729979, Bay Village Road, Bateau Bay

RZ/06/2005 RH/RH

SUMMARY

The application before Council seeks to have part of Lot 514 DP 729979 rezoned from Zone No. 5(a) Special Uses (Clubs and Community Purposes) to Zone No. 3(b) Centre Support under the provisions of Wyong Local Environmental Plan 1991 (WLEP). This will permit the site to be developed for a range of uses, including commercial purposes. It is intended that part of Lot 514 will be set aside for the future expansion of Council's community uses in that centre. This report seeks support for the commencement of the statutory rezoning process.

If Council resolves to support this application an accompanying Development Control Plan (DCP) will be drafted to ensure that the site is developed in accordance with Council's requirements and in accordance with the physical and geographic characteristics of the site. The draft LEP and DCP will be publicly exhibited concurrently.

Applicant	Department of Commerce NSW
Owner	NSW Department of Lands (The Crown)
Application No.	RZ/06/2005
Description of Land	Part Lot 514 DP 729979, 2-8 Bay Village Road, Bateau Bay
Proposed Development	Development in accordance with the 3(b) zone objectives and the expansion of the existing community facilities functions.
Site Area	Lot 514 is 2.495 hectares in size. The current application only applies to approximately 1.7 hectares of the site.
Zoning	The subject land is currently zoned 5(a) Special Uses (Clubs and Community Purposes) under WLEP 1991. The remainder of the site is zoned 6(a) (Open Space) and is not part of the current application.
Current Use	The subject land is currently fenced, cleared and vacant.
Proposed Zoning	It is proposed to rezone the eastern portion of Lot 514 to Zone No. 3(b) Centre Support.

RECOMMENDATION

- 1** *That a draft Local Environmental Plan be prepared to rezone part Lot 514 DP 729979, Bateau Bay from Zone No 5(a) Special Uses (Clubs and Community Purposes) to Zone No. 3(b) Centre Support under Wyong Local Environmental Plan, 1991.*
- 2** *That the Department of Planning be advised of the decision within 28 days.*
- 3** *That the Department of Planning be further advised that Council's delegate proposes to exercise the delegations under Section 65 and if appropriate, under Section 69 of the Environmental Planning and Assessment Act 1979.*

RZ/06/2005 – Lot 514 DP 729979, Bay Village Road, Bateau Bay (contd)

- 4 That upon issue of the Section 65 Certificate, the draft Local Environmental Plan be advertised for 28 days in accordance with the NSW Department of Planning's "LEPs and Council Land: Best Practise Guidelines, January 1997" and referred to the appropriate authorities for comment.***
- 5 That should no significant objections be received as a result of the exhibition, the Minister for Planning be requested to create the Local Environmental Plan.***
- 6 That a Deed of Agreement be prepared between the NSW Department of Lands (The Crown) and Wyong Shire Council that transfers in fee simple part of Lot 514 to Council, at no cost, for the development of an Integrated Library and Customer Service centre.***
- 7 That the land to be transferred in fee simple as part of the Deed of Agreement between The NSW Department of Lands (The Crown) and Council be transferred into Council ownership prior to the rezoning being referred to the Minister for Gazettal under s.69 of the Environmental Planning and Assessment Act 1979 or the site being sold, whichever happens first.***
- 8 That Council authorise the Mayor and the General Manager to execute all documents relating to the Deed of Agreement between Wyong Shire Council and the NSW Department of Lands (The Crown).***
- 9 That Development Control Plan 2005 be amended and exhibited to guide future development on Lot 514 DP 729979, Bateau Bay.***
- 10 That the applicant be requested to submit a detailed traffic report prior to the draft Local Environmental Plan and Development Control Plan being placed on public exhibition.***
- 11 That Council's Section 149 Certificates be noted.***

BACKGROUND

In November 1998 the (then) Department of Land and Water Conservation submitted an application to rezone Lot 514 from 5(a) Special Uses (Clubs and Community Purposes) to 3(a) General Business. Not long after the application was submitted, Council received a number of enquiries about the use of the site for a supermarket and requested additional information from the applicant in relation to the impacts that this type of development may have on the surrounding locality.

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Although the information subsequently provided and information previously submitted were considered acceptable at the time the applicant had not prepared a masterplan for the site. Council requested a Masterplan that indicated the proposed form, type and location of retail development and services on the site. The applicant declined to prepare a masterplan and the application was subsequently withdrawn in June 2002.

The applicant subsequently reactivated the rezoning in 2003 and has provided Council with updated information in support of this application in August of this year (2005).

The two primary issues that Council has sought to clarify in the assessment of the rezoning proposal on this site are:

- 1 In view of the current zoning, what community facilities will be needed for an expanded Bay Village precinct; and
- 2 The identification of both potential purchasers and end uses of the site and consideration of the economic impacts of the same.

As the range of businesses, services and visitations to the Bay Village precinct increases there is an increased demand for community services. There is potential for an Integrated Library and Customer Service Centre which would include an extended library and the addition of a customer service centre. To this end Council has been discussing the dedication of part of the subject land with The Crown since the late 1980's.

Given the critical importance that Council places on consideration of retail issues and the economic impact of retail developments an independent economic review (Leyshon Consulting, 2003) was sourced to determine an appropriate future use for the site. This study found that;

- if the site was rezoned to 3(a) General Business there would be an oversupply of retail land in the area, and
- a more appropriate use for the site would be 3(b) Centre Support; and
- rezoning the site to 3(b) would be unlikely to have adverse impacts on competing retail centres.

Accordingly, it is now proposed that the whole of Lot 514 be rezoned and a site specific Development Control Plan (DCP) be prepared that provides the requirements for the ultimate development of the site. The DCP will require that a masterplan be adopted by Council prior to a Development Application (DA) for development of the site being submitted.

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LAND DESCRIPTION AND RELATIONSHIP TO SURROUNDING LANDUSES

Lot 514 is bounded by the Bay Village shopping centre and Council's library to the north, Bay Village Road to the east and south and a Council reserve in the west (please refer to Attachment 1 and the enclosure). An unnamed access road to the rear of the Bay Village centre divides Lot 514 into 2 portions. The eastern portion of Lot 514 is the subject of this application and is currently cleared and fenced. The western portion is not part of the current application and is largely vegetated. This vegetation provides a transition from the disturbed and grassed areas on the site through to the better quality wetland vegetation on the Council land to the west of Lot 514.

To the east of Lot 514 and across The Entrance Road are the EDSACC playing fields and the Bateau Bay Recreation Centre. To the south of the site, across Bay Village Road, are The Entrance Community Centre and The Entrance Leagues Club.

APPLICANT'S SUBMISSION

Hirst Consulting Services Pty Ltd (August 2005) have submitted a rezoning on behalf of the applicant to rezone the majority of the subject site from part 5(a) and part 6(a) to part 3(b) and part 6(a). The application was accompanied by a report, which addressed the following issues:

- Assessment of potential site uses;
- Objectives of proposed rezoning;
- Relationship of the site to adjoining land and land within the locality;
- Cultural, heritage and habitat values of the site;
- Open space opportunities for the land;
- Means by which any adverse effects can be overcome;
- Availability and adequacy of public utilities;
- Traffic considerations;
- Consultation with relevant government authorities;
- Access to public transport;
- Economic considerations;
- Social considerations;
- Alternatives and consequences of not implementing the proposed rezoning; and
- Relevant State, regional and local planning policies and objectives.

The applicant's submission concludes that:

- *The most appropriate zoning of the subject site is 3(b) Centre Support zone as provided for in the Wyong LEP 1991:*
- *There is sufficient available expenditure from households in the estimated trade area to support centre support uses on the site;*
- *The use of the site for centre support uses will compliment and support the retail activities in the adjoining Bay Village shopping centre;*

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- *The proposal has had regard to all relevant S.117 Directions and is not inconsistent with any of these Directions; and*
- *The proposed rezoning is consistent with State, Regional and local planning policies. It is also consistent with the relevant objectives of the Environmental planning and Assessment Act, 1979 and Wyong LEP 1991.*

It is therefore recommended that Council proceed with the rezoning proposal as detailed in this rezoning document and the accompanying draft Local Environmental Plan and draft Development Control plan.

The applicant's report has been considered in the assessment of this application.

PLANNING ISSUES AND ASSESSMENT

Retail Planning

Economic Assessment

In 2003 Leyshon Consulting prepared a review of retail facilities within both The Entrance and Southern Lakes Social Planning Districts to determine the most appropriate use for Lot 514. The review determined that the most appropriate use of the site is development in accordance with the 3(b) Centre Support. This zoning would permit the site to be developed for bulky goods retailing, commercial development, restaurants and other entertainment functions. These functions would compliment the retail offer of the Bay Village centre. The applicant's economic assessment also supports this conclusion.

The main difference between the 3(b) and 3(a) business zones is that shops are not permitted in the 3(b) zone. Leyshon's assessment found that if the site was developed for more traditional retail facilities (i.e. shops) the potential market share of the Bay Village centre could be as high as 44.6% of available retail spending in the trade area. This market share is more consistent with a sub-regional centre and would likely lead to a distortion of the retail hierarchy in the eastern part of Wyong Shire. Such a distortion would impact on surrounding shopping facilities at; The Entrance, Long Jetty, Killarney Vale and Crethaven Avenue (Bateau Bay).

The recently completed extensions to Bay Village that adjoins Lot 514 increased the size of that centre from approximately 22,000 square metres of retail floor space to approximately 30,046 square metres of retail floor space. The most significant point in regards to defining future land use on Lot 514 was the addition of a third supermarket (ALDI) to the existing two supermarkets (Coles and Woolworths). This leaves only limited scope for any additions to retail floor space in the Lot 514 trade area through to after 2011.

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In essence, the recently completed expansion of Bay Village severely limits the potential of Lot 514 to accommodate further retail development – particularly traditional retail development which involves supermarkets, specialty stores and the like.

However, if development on Lot 514 was oriented more towards bulky good retailing, then the development outlook for the site is more positive. If Lot 514 is developed for more traditional bulky goods retailing (as is found at The Entrance Road, Erina and the Pacific Highway, Tuggerah), then it may not compete directly with the established bulky goods-type businesses at nearby Long Jetty. Direct competition between the two 3(b) areas would be reduced somewhat by the fact that most of the tenants in Long Jetty cater to the home renovation and automotive repair markets; there are almost no chain bulky goods tenants at Long Jetty. The scale of development on this site would not be sufficient enough to impact on the regional clustering of bulky goods development that occurs at Tuggerah.

Rezoning Lot 514 to 3(b) would therefore have the benefit of allowing the expansion of the existing Bay Village Centre functions whilst not competing directly with either its existing functions or other bulky goods areas in the Shire.

Current Retail Strategy Review

Strategic Planning has recently engaged Leyshon Consulting to undertake a review of the *Wyong Shire Council Retail Strategy (1996)* and *Development Control Plan No. 81 – Retail Centres* (DCP No. 81). Given the economic justification for this rezoning, if Council supports the commencement of the rezoning process the proposed development will also be considered as a part of that review. The draft Retail Strategy is targeted for public exhibition in the first half of 2006.

Traffic Planning

Several issues have been raised by Council's Transportation Engineer that still need to be addressed by a detailed traffic report. While the traffic report is not an issue that should preclude the initial resolution to commence the rezoning process it is an issue that needs to be addressed prior to the dLEP being exhibited. It is likely that there will be requirements relating to traffic, pedestrian, public transport and bicycle movements that will also need to be addressed as a part of a Development Control Plan.

Given the nature, scale and location of the proposed rezoning (i.e. in close proximity to the Entrance Road) it will need to be referred to the Roads and Traffic Authority (RTA) for review. The RTA has advised that they cannot consider the proposal without this traffic information first being made available. The proposal cannot proceed to public exhibition without the concurrence of the RTA.

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It is proposed that the application be allowed to progress on the proviso that the applicant provides the necessary traffic report prior to it being placed on public exhibition. The traffic report needs to be based on current intersection counts (since the Bay Village extensions have been completed). Other issues that the applicant has been requested to address in that report include:

- Future traffic flows (projected over a 10 year period),
- The requirements for parking, traffic, set down and pickup, pedestrians, cyclists, public transport etc.,
- Seasonal factors,
- The appropriate location of access and exit points given the high number of movements and activities already occurring on Bay Village Road. This review should also consider the existing location of traffic calming devices in that area,
- How pedestrians and vehicles will ultimately use the site,
- How public transport requirements are satisfied for the Bay Village centre as a whole,
- An appropriate location for an indented bus stop,
- Servicing of both delivery and waste vehicles,
- Draft *State Environmental Planning Policy No. 66 - Transport and Land Use*.

The concurrence of both Council's Transportation Engineer and the Roads and Traffic Authority on the traffic report will be needed before the draft LEP can be publicly exhibited.

Integrated Library and Customer Service Centre

Council has been proposing that the facilities in this centre be expanded for some time and have negotiating with The Crown at various times since the late 1980's. It is stressed that the current 5(a) zoning is to provide in part for "Community Purposes". Given that the land is government owned and zoned for community purposes it has clearly been proposed for such uses for some time. With the application to change the zoning, Council must ensure that the original objectives of the land are still met. Currently there is a local library located on Lot 1 DP 714019, that is adjacent to the north eastern corner of the subject land. That land is leased by Council who, as a part of the lease agreement, have an option to convert the current lease into Council ownership in 2009. Negotiations with The Crown so far have focused on the dedication of land adjoining the existing facility so that the opportunity exists to rationalise the site between the new land and the existing library site.

The Crown, in 1989, gave 'in principle' agreement for the development of Lot 514 for the following purposes:

- Expansion of the library and the (then) existing child care facility,
- A large open space/sun court area,
- Commercial and retail uses, and
- Car parking to service both the community and business uses.

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The current rezoning provides an opportunity to significantly modernise, upgrade and expand the current facilities offered at Bay Village.

District Library and Customer Service Centre

New library facilities being developed throughout NSW are now being planned and developed as multi-functional, comfortable, vibrant and inviting spaces for the community. Opportunities exist to integrate this with other community functions e.g. Common entry, foyer space, amenities, shared activity spaces etc. It is proposed that this new centre integrate an expanded library, a customer service centre, community meeting rooms and an outdoor community meeting space/forecourt.

There are currently two libraries within The Entrance Social Planning District;

- The facility at Bay Village that is 345 square metres in size, has a collection of 27,683 books and 8,746 borrowers, and
- A smaller branch library at The Entrance that is 176 square metres in size and has a collection of 11,552 books and 1,049 borrowers.

The next closest library facility and customer service centre to these two facilities is a district level facility at Westfield Tuggerah that is 850 square metres in size and has a total book collection of 60,327 books.

The Entrance and Bay Village libraries currently service an area that includes The Entrance Social Planning District, part of the Southern Lakes Social Planning District (Killarney Vale, Tumbi Umbi, Tumbi Rural and Berkley Vale) and the northern coastal suburbs of the Gosford City Council LGA (Forrester's Beach and Wamberal).

There is an opportunity to consolidate library services and customer service functions within The Entrance Social Planning District into one modern centre. The current Council building is approximately 650 square metres in size and does not have sufficient land available for car parking. The car parking for this facility is provided as a part of the parking for the Bay Village centre. The additional car parking required for the expanded community facilities (over and above the existing facility's requirements) is to be provided as a part of the future development of Lot 514 as a part of the overall site development. This needs to be written into the proposed deed of agreement.

Consideration also needs to be given by Council, in the longer term, for the future and role of the small branch library and customer service centre at The Entrance and whether the sale of the land on that facility is located could partially fund the construction of the facility at Bay Village. Part of the Council building on that site is also currently leased to the Federal Member for Dobell who intends relocating his office from that site in December of this year. Funding options for the new centre can be decided upon at a later date.

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Urban Design

Given the site's strategic location on the southern end of the Bay Village centre and adjoining several major community uses there are several urban design issues that will be addressed in the site specific DCP. These issues include:

- Connection of the pedestrian network to major desire points, linking the Bay Village Centre to existing community uses and providing pedestrian amenity;
- The need for high quality design of development on Lot 514 given that the site has a high level of exposure from several directions, particularly from Bay Village Road and The Entrance Road;
- The visual exposure of car parking and signage as a part of the overall design;
- Visual and physical integration between the development on lot 514 and the Bay Village centre.

Water Cycle Management

It is recommended that Water Sensitive Urban Design (WSUD) be incorporated into the subsequent development of Lot 514. Draft Development Control Plan No. 97 – Water Cycle Management articulates Council's current approach to Water Cycle Management associated with urban design. Any subsequent development needs to incorporate aspects such as stormwater capture and reuse. If there are any requirements for WSUD that are above those in draft DCP No. 97 then these will be incorporated into the site specific.

Environmental Considerations

That part of Lot 514 that is subject to the current application cleared and grassed. The western portion of Lot 514 is partly vegetated. The plant systems are disturbed on this western portion of Lot 514 grading to the better quality vegetation on the adjoining Crown owned land. This portion of Lot 514 is zoned 6(a) and is not part of the current application. Any future development on this portion of the land will be subject to the appropriate approvals and will need to be consistent with the objectives of the zone.

STATUTORY PROVISIONS

ECOLOGICALLY SUSTAINABLE DEVELOPMENT PRINCIPLES

The Local Government Act, 1993 (State) requires Council to give consideration to the overarching principles of Ecologically Sustainable Development, namely the adoption of the precautionary principle, intergenerational equity, the conservation of biological diversity and ecological integrity, and improved valuation, pricing and incentive mechanisms (i.e. polluter pays and user pays full cost of use, inclusive of environmental consequences and use of natural resources).

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The proposed development would be serviced by public transport and will encourage a higher number of multi use trips by residents who would otherwise have to visit several centres to access the range of retailing and non-retailing services that the expanded Bay Village precinct will allow.

Having regard for the ESD principles the proposal should therefore be supported provided appropriate measures can ensure the availability of suitable land for Community Purposes.

SECTION 117 DIRECTIONS

Section 117 of the Environmental Planning and Assessment Act requires that Council considers various directions issued by the Department of Planning, as discussed below.

The proposal is not inconsistent with *Section 117 Direction G3 Business Zones* in that it will not substantially reduce or alter zonings of land for business development. The proposal will increase the supply of commercially zoned land in the vicinity. Both the independent economic assessment and the applicant's economic assessment have stated that the proposed zone is appropriate.

Given that the proposal involves consolidation of business activity adjacent to an existing shopping centre the proposal is considered consistent with *Direction No. 17 – Integration of Transport and Land Use*. Further, the applicant has been requested to make an assessment of the public transport requirements for the ultimate development of Lot 514 in their traffic report. Any requirements for facilities to support public transport, walking and cycling will be incorporated into the relevant DCP for the site.

Given that the proposal is within 100 metres of an area that is identified as being bushfire prone the application would have to be referred to the NSW Rural Fire Service to be consistent with *Section 117 Direction No. 19 Planning for Bushfire Protection*. If the application is supported this referral will be undertaken in conjunction with other government authority consultation.

An assessment of *State Environmental Planning Policy Number 55 – Remediation of Land* was not undertaken and as the site is known to have been filled, any future development would need to comply with this legislation. A review of past land uses and historic aerial photos indicates no past development on the site. It is therefore believed that there is no potential for contaminating land uses.

The proposal has been considered in terms of all other State Environmental Planning Policies and Regional Environmental Plans and is considered consistent with all relevant policies/plans.

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The proposal has also been considered in terms of the *Environment Protection and Biodiversity Conservation Act 1999 (Cmth)*. The proposal would not likely affect a matter of national environmental significance given that the rezoning does not include the vegetated part of the site.

An assessment was not undertaken in relation to the potential for Aboriginal relics on the land because the land has been cleared and filled under a previous DA consent. Therefore, submission of an Aboriginal heritage report is not warranted in this instance.

CONCLUSION

Given the site's suitability for commercial purposes, its central location and the significant public benefit that will result from the proposed expansion of the community facilities the proposal should be supported. The failure by the applicant to submit a traffic report in this instance should not preclude the initial support of the application. However, the applicant will be requested to provide a traffic report prior to the application progressing to public exhibition. Several issues that include traffic, urban design, WSUD and car parking will be addressed by the preparation of a site specific DCP for the development of Lot 514.

The proposed draft Local Environmental Plan to rezone part Lot 514 DP 729979, Bay Village Road, Bateau Bay to 3(b) (Centre Support) will enable the development of the subject part of the site for commercial purposes.

Attachment 1

Site Plan (1 page)

Enclosure

Site Plan with Aerial Photograph



Minutes of the Ordinary Meeting of Council held on December 14 2005 (contd)

- 2** *That those who made written submissions be advised of the decision.*

614 **Proposed Additions to the Tourist Information Centre and Art Gallery at Gorokan**

DA/945/2005 SRR:SRR

COUNCILLOR EATON DECLARED A NON-PECUNIARY INSIGNIFICANT CONFLICT OF INTEREST IN THE MATTER FOR THE REASON THAT THE DESIGNER FOR THE APPLICATION, MR DENYSENKO, WENT BANKRUPT OWING HIS BUSINESS A CONSIDERABLE AMOUNT OF MONEY AND PARTICIPATED IN CONSIDERATION OF THIS MATTER.

COUNCILLOR WELHAM DECLARED A NON-PECUNIARY INSIGNIFICANT CONFLICT OF INTEREST IN THE MATTER FOR THE REASON THAT HE HAS RECENTLY WON A LENGTHY COURT CASE IN RELATION TO DEFECTS ON HIS HOUSE AGAINST JURI DENYSENKO, ULJANA DENYSENKO AND MARKO DENYSENKO, THEN TRADING AS DENYSENKO AND ASSOCIATES DESIGN AND CONSTRUCTION STUDIO AND DENYSENKO AND ASSOCIATES PTY LTD AND NOW TRADING AS DENYSENKO DESIGN AND MARKETING STUDIO, THE FIRM THAT HAS DRAWN UP PLANS FOR THIS PROJECT AND PARTICIPATED IN CONSIDERATION OF THIS MATTER.

RESOLVED unanimously on the motion of Councillor WELHAM and seconded by Councillor BEST:

That the application be referred to the General Manager for determination having regard to the matters for consideration detailed in Section 79C of the Environmental Planning and Assessment Act and other relevant issues with an indication that based on the information available to it, Council favours approval of the application subject to appropriate conditions.

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RZ/06/2005 RH/RH

RESOLVED unanimously on the motion of Councillor STEWART and seconded by Councillor EATON:

- 1** *That a draft Local Environmental Plan be prepared to rezone part Lot 514 DP 729979, Bateau Bay from Zone No 5(a) Special Uses (Clubs and Community Purposes) to Zone No. 3(b) Centre Support under Wyong Local Environmental Plan, 1991.*
- 2** *That the Department of Planning be advised of the decision within 28 days.*

Minutes of the Ordinary Meeting of Council held on December 14 2005 (contd)

- 3 *That the Department of Planning be further advised that Council's delegate proposes to exercise the delegations under Section 65 and if appropriate, under Section 69 of the Environmental Planning and Assessment Act 1979.*
- 4 *That upon issue of the Section 65 Certificate, the draft Local Environmental Plan be advertised for 28 days in accordance with the NSW Department of Planning's "LEPs and Council Land: Best Practise Guidelines, January 1997" and referred to the appropriate authorities for comment.*
- 5 *That should no significant objections be received as a result of the exhibition, the Minister for Planning be requested to create the Local Environmental Plan.*
- 6 *That a Deed of Agreement be prepared between the NSW Department of Lands (The Crown) and Wyong Shire Council that transfers in fee simple part of Lot 514 to Council, at no cost, for the development of an Integrated Library and Customer Service centre.*
- 7 *That the land to be transferred in fee simple as part of the Deed of Agreement between The NSW Department of Lands (The Crown) and Council be transferred into Council ownership prior to the rezoning being referred to the Minister for Gazettal under s.69 of the Environmental Planning and Assessment Act 1979 or the site being sold, whichever happens first.*
- 8 *That Council authorise the Mayor and the General Manager to execute all documents relating to the Deed of Agreement between Wyong Shire Council and the NSW Department of Lands (The Crown).*
- 9 *That Development Control Plan 2005 be amended and exhibited to guide future development on Lot 514 DP 729979, Bateau Bay.*
- 10 *That the applicant be requested to submit a detailed traffic report prior to the draft Local Environmental Plan and Development Control Plan being placed on public exhibition.*
- 11 *That Council's Section 149 Certificates be noted.*

616 Development Application for Telstra on Council Land at Tunkuwallin Oval, Kanangra Drive, Gwandalan

F2005/02859 JMT

MS KAREN HARRAGON, REPRESENTING CPS GLOBAL, ADDRESSED THE MEETING AT 7.15 PM, ANSWERED QUESTIONS AND RETIRED AT 7.18 PM.

COUNCILLOR VEUGEN LEFT THE CHAMBER AT 7.14 PM AND RETURNED TO THE CHAMBER AT 7.16 PM.