

MINUTES OF THE NORTHERN REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT ARMIDALE DUMARESQ SHIRE COUNCIL ON MONDAY 8 NOVEMBER 2010 AT 5:32 PM

PRESENT:

Garry West
Pamela Westing
Dr John Griffin
Dr John Wolfenden

Chair
Member
Member
Member

IN ATTENDANCE

| | |
|----------------|---|
| Paul Creenaune | Planner – Armidale Dumaresq Council (ADC) |
| David Steller | Director of Engineering, ADC |
| Robbie Blair | Development Engineer, ADC |
| Arun Gauntam | Development Engineer, ADC |

APOLOGY: Paul McFarlane, Cr Jim Maher, Stephen Gow.

1. The meeting commenced at 5.32 pm. The Chair welcomed everybody to the meeting of the Northern Region Joint Regional Planning Panel.

2. Declarations of Interest -

Dr Griffin declared that he holds the position of Director with the Twin Towns Services Club and is the Secretary of the Tweed Heads and Coolangatta RSL Sub-Branch, however is not involved with the club in this DA. The Chair declared that he is satisfied that Dr Griffin's membership does not impact his role on the Panel.

3. Business Items

ITEM 1 2010NTH015 – Armidale Dumaresq Council - DA-135-2010 - New Motel, Modifications to Existing Club and Car Parking, 137 Dumaresq Street & 86-88 Dangar Street, Armidale (Lot 1 DP1136216, Lot 3 DP 1131420)

4. Public Submission -

| | |
|---|---|
| Peter Holzberger, Team Design Australia | Addressed the panel in favour of the item |
| Stephen Healy, Eclipse Consulting Engineers | Addressed the panel in favour of the item |

5. Business Item Recommendation

ITEM 1 2010NTH015 – Armidale Dumaresq Council - DA-135-2010 - New Motel, Modifications to Existing Club and Car Parking, 137 Dumaresq Street & 86-88 Dangar Street, Armidale (Lot 1 DP1136216, Lot 3 DP 1131420)

Moved Pamela Westing seconded John Griffin:

That the Panel adopt the Council officer's recommendation to refuse the proposal for the reasons contained in Council's Assessment Report, as outlined below:

"It is recommended that DA-135-2010 be refused for the following reasons:

- i. The proposed development is considered to be inconsistent with the objectives of Armidale Dumaresq LEP 2008, Clause 37(1):*
 - (b) to enable safe occupation of land below the flood planning level, and*
 - (e) to limit uses to those compatible with flow conveyance function and flood hazard; and*
- ii. The proposed development is not considered to satisfy the matters for consideration in relation to development below the flood planning level, as outlined in Armidale Dumaresq LEP 2008, Clause 37(3)(c)(e) and (g), namely that consent must not be granted unless the consent authority is satisfied that the development:*
 - (c) will enable safe occupation of land below the flood planning level, and*
 - (e) will not be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding, and*
 - (g) is compatible with the flood hazard within the flood way; and*
- iii. Therefore, the granting of consent would not be in the public interest."*

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 6.26 pm.

Endorsed by



Garry West
Chair, Northern Region Joint Regional Planning Panel
16 November 2010