

MINUTES OF THE NORTHERN REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT BALLINA SHIRE COUNCIL ON WEDNESDAY, 13 JULY 2011 AT 1:00 PM

PRESENT:

Garry West	Chair
Bruce Clarke	Panel Member
Dr John Griffin	Panel Member
Steve Barnier	Panel Member
Cr Phillip Silver	Panel Member

IN ATTENDANCE

Lachlan Sims	Development Assessment Officer (Ballina Shire Council)
Rod Willis	Regulatory Services Group Manager (Ballina Shire Council)
Andrew Smith	Development Services Manager (Ballina Shire Council)
Ian Gaskell	Environmental Scientist (Ballina Shire Council)
Kerry Gordon	Independent Consulting Planner (Kerry Gordon Planning Services)

APOLOGY: PAMELA WESTING

1. The meeting commenced at 1.00pm

2. Declarations of Interest -

Steve Barnier declared a non-pecuniary Declaration of Interest for the following reasons: The nature of my interest is that a person who resides alongside the development site, and who is an objector to the proposed development, is my work supervisor (he is Council's General Manager). This is a professional relationship and we are not close personal friends. I believe I will retain the ability to assess the application objectively.

Pamela Westing declares a pecuniary interest as she has been employed as a consultant by Ballina Shire Council in the last two years, (at the request of the General Manager, who has declared a conflict of interest in the proposal).

Cr Phillip Silver declared a non-pecuniary Declaration of Interest for the following reasons: The nature of my interest of that a person who resides alongside the development site, who is an objector to the proposed development, is the General Manager with whom I have a professional relationship and we are not close personal friends. I believe I will retain the ability to assess the application objectively.

3. Business Items

ITEM 1 - 2011NTH009 Ballina Shire Council 2011/72 - Affordable Rental Housing comprising 74 dwellings and associated infrastructure; Lot 8, Tallow Wood Place, Lennox Head

4. Submissions

Name	
Hannah Neto	Against development.
Bob Briggs	Against development.
Steve Connelly - Town Planner	Mr Connelly provided the panel with a document incorporating the submissions they made to the panel
Peter Thornton - Bushfire	Mr Thornton offered comment on Council's report to the panel in relation to APZ's and other bushfire related matters.
Daryl McGinn - Entomologist	Mr McGinn discussed new approaches as presented in the development application that relate to mosquito management.
Peter Parker - Ecologist	Mr Parker referred to work that was already done in relation bush regeneration and restoration on the site.
John McKenna - North Coast Community Housing	Mr McKenna stressed that there was a lack of and need for affordable housing in the area.

5. Business Item Recommendations

ITEM 1 - 2011NTH009 Ballina Shire Council 2011/72 - Affordable Rental Housing comprising 74 dwellings and associated infrastructure; Lot 8, Tallow Wood Place, Lennox Head

It is recommended that Development Application 2011/72 (JRPP Ref. 2011NTH009) to Undertake an Affordable Rental Housing Development in Accordance with State Environmental Planning Policy (Affordable Rental Housing) 2009 Comprising the Erection of 74 Single and Two Storey Dwellings and Associated Infrastructure be refused for the following reasons:

1. The proposed development does not satisfy the design requirements as specified in *Seniors Living Policy: Urban Design Guidelines for Infill Development* as required by clause 15 of *State Environmental Planning Policy (Affordable Rental Housing)* 2009.
2. The proposed development is not compatible with the character of the local area and therefore does not satisfy the requirements of Clauses 16A and 54A(3) of *State Environmental Planning Policy (Affordable Rental Housing)* 2009
3. The proposed development does not satisfy the requirements of clause 8 of *State Environmental Planning Policy 71 – Coastal Protection*.
4. The proposed development is not in accordance with the aims and objectives of the *Ballina Local Environmental Plan* 1987
5. The proposed development is inconsistent with the aims, objectives and zone provisions of the *Draft Ballina Local Environmental Plan* 2010.
6. The proposed development does not satisfy the aims, objectives and relevant development standards contained in the *Ballina Shire Combined Development Control Plan* including Chapter 1 – Urban Land, Chapter 11 – Mosquito Management and Chapter 16 – Lennox Head.
7. The proposed development is inconsistent with the recommended strategic actions contained in the *New South Wales Coastal Policy*.
8. The proposed development fails to adequately address the environmental constraints and attributes of the site and constitutes an overdevelopment of the site.
9. The cumulative impacts of the proposed development is likely to have an adverse impact on the amenity of future occupants of the development and adjoining residents.
10. The proposed development is not in the public interest.

MOVED Dr John Griffin, **seconded**, Cr Phillip Silver

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 3.10pm.

Endorsed by



Garry West
Chair, Northern Region Joint Regional Planning Panel
15 July 2011