

On submission to the meeting the MOTION was DEFEATED.

Voting against: Councillors Carson, Roberts, Irwin, Hepburn, Gallen, Spash, Larsen and Wilson.
(94-2040: S/384)

SUSPENSION OF STANDING ORDERS:

144/94

RESOLVED that standing orders be suspended and Council now deal with the undermentioned matters:-

- * Divisional Manager-Planning Services' Report - DA93/691 - Establishment of Multiple Occupancy of Rural Lands - 336 The Channon Road, Comprising 10 Dwelling Sites and Associated Infrastructure
- * Divisional Manager-Planning Services' Report - DA93/382 - 5 lot Village Subdivision 2 James Gibson Road, Clunes
(Councillors Roberts/Irwin)

Divisional Manager-Planning Services' Report - DA93/691 - Establishment of Multiple Occupancy of Rural Lands - 336 The Channon Road, Comprising 10 Dwelling Sites and Associated Infrastructure

A MOTION WAS MOVED that the report be received and -

A That Council grant delegated authority to the Divisional Manager-Planning Services - subject to the concurrence of the Development Control Unit, to approve variations of a minor nature and/or arithmetic nature to conditions of consent applied to this application except where a particular condition has been specifically identified as requiring Council consent if it is to be varied.

B That Council, as the consent authority, grant development approval to Development Application No. 93/691 for the establishment of a multiple occupancy comprising ten (10) dwelling sites and associated infrastructure.

Proposed conditions

1. All buildings be constructed, works carried out, or use of buildings or land, subject to any amendment or modification called for in the following conditions or any subsequent building permit, be in accordance with the details contained in the plan(s) and supporting documents submitted with the application, a copy of which are attached to this consent.
2. Payment of levies under Section 94 of the Environmental Planning and Assessment Act and Section 64 of the Local Government Act 1993 as a contribution towards the provision of public services or amenity identified in the attached schedule be paid at the rate(s) current at the date building approval is granted. The rates and amounts applying at the date of this notice, totalling \$29,889, are set out in the schedule for your information. Where the total contribution payable exceeds \$1,000 payment to Council must be by bank cheque or cash. Personal cheques are not acceptable. All contributions, bonds etc must be paid prior to release of the subdivision linen plan in the case of subdivision and prior to release of building approval for other development.
3. The applicant or the developer provide the following roadworks with associated stormwater drainage structures, designed and constructed in accordance with the Council's adopted road and drainage standards, at no cost to the Council, and also be responsible for the full cost of any maintenance of this work, considered necessary by the Council's Engineering Division, for a period of twelve months

This is Page No 3 of the Minutes of the Ordinary Meeting of the Lismore City Council held on March 1, 1994.

GENERAL MANAGER

MAYOR

126

AST Printout as at: 15/4/94

NAME	M/F	APP.	T/L	SCHOOL	CLUSTER	#	M-3YT	M-4YT	F-3YT	F-4YT
PAGE-THOMAS DEBBIE	F			KINGSCLIFF HS	TWEED	1				
RUSSELL DAVID	M			KINGSCLIFF HS	TWEED	1		1		1
WALL NEVILLE	M			KINGSCLIFF HS	TWEED	1		1		
WALLIS JOHN	M			KINGSCLIFF HS	TWEED	1		1		
WATLER KEVIN	M			KINGSCLIFF HS	TWEED	1		1		
WRIGHT GUY	M			KINGSCLIFF HS	TWEED	1		1		
McCOLLUM KEN	M			KINGSCLIFF PS	TWEED	1		1		
MURRAY JULIE	F			KINGSCLIFF PS	TWEED	1				
SMITH JULIE	F			KINGSCLIFF PS	TWEED	1			1	1
HATCH MARGARET	F			MULLUMBIMBY HS	TWEED	1				
SMITH ANTHONY	M			MULLUMBIMBY HS	TWEED	1		1		1
SMITH JAMES	M			MULLUMBIMBY HS	TWEED	1	1			
BIRD ANN	F			MULLUMBIMBY PS	TWEED	1			1	
ALCORN GRAEME	M			MUR'BAH EAST PS	TWEED	1		1		
FALLON JEFFREY	M			MUR'BAH EAST PS	TWEED	1		1		
SPRY JOY	F			MUR'BAH EAST PS	TWEED	1			1	
MATTHEWS GERRY	M			MURWILLUMBAH EAST PS	TWEED	1		1		
MILLER MARK	M			MURWILLUMBAH EAST PS	TWEED	1		1		
MILLER BERNARD	M			MURWILLUMBAH EAST PS	TWEED	1	1			
WHELAN ROBYN	F			MURWILLUMBAH EAST PS	TWEED	1			1	
BAILLE STEPHEN	M			MURWILLUMBAH HS	TWEED	1		1		
HOLMAN ROBERT	M			MURWILLUMBAH HS	TWEED	1		1		
HUGGINS LEONIE	F			MURWILLUMBAH HS	TWEED	1				
HUGGINS STEPHEN	M			MURWILLUMBAH HS	TWEED	1		1		1
MARTIN JOHN	M			MURWILLUMBAH HS	TWEED	1		1		
MILLER BARRY	M			MURWILLUMBAH HS	TWEED	1		1		
SHARP GRAEME	M			MURWILLUMBAH HS	TWEED	1		1		
McGREGOR-SKINNER D	F			MURWILLUMBAH PS	TWEED	1			1	
ROSENBAUM GRAEME	M			MURWILLUMBAH PS	TWEED	1	1			
CHALMERS ERIC	M			MURWILLUMBAH PS	TWEED	1		1		

- from the date of approval of the work: a 5.0 m wide formation with a gravel width of 5.0 m comprising a minimum of 150 mm of compacted gravel, from the end of the bitumen sealed pavement in Standing Street to the vehicular access point to the property. The Road reserve to be extended as a dedicated road reserve to cover this work. After satisfactory completion of all roads and drainage, a works-as-executed set of plans be submitted to the Council by a suitably qualified Engineer or Surveyor.
4. Full design plans of proposed works to satisfy condition(s) be submitted for approval by the Divisional Manager-Engineering Services prior to commencement of construction of any water, sewerage, drainage or roadworks.
 5. Provision be made for vehicular accesses from the road pavement to the development by the construction of a pipe crossings, at no cost to the Council, in accordance with the Council's standards, details of which are obtainable from the Council's Engineering Division.
 6. That all relevant provisions of State Environmental Planning Policy No. 15 - Multiple Occupancy of Rural Lands be complied with at all times.
 7. Subdivision of the land is prohibited and the land shall remain in one lot.
 8. That the land be jointly owned by the adult occupiers of the land and used as their principal place of residence.
 9. Effluent discharge from all buildings that are to be erected shall be disposed of in a manner approved by the Divisional Manager-Environmental Health and Building Services. Proposed effluent disposal systems shall be located a minimum 50 metres from any watercourse (including associated rural outbuildings).
 10. Any use of the land or of a building, other than for forestry, agriculture, and residential on an approved site, shall be subject to separate development consent of Council.
 11. No building or structure shall be erected or commenced to be erected unless building consent has been obtained from the Council (excluding water tanks and garden sheds less than 10m² in area).
 12. That Council receive internal road designs and written certification to satisfy Condition No. 13 from a qualified Engineer experienced in soils mechanics and road design that:
 - i) the vehicular access provided to all sites is stable and will not be affected by landslip or subsidence above or below the access, and that adequate drainage is provided, and
 - ii) that soil erosion stabilisation and sedimentation control measures as recommended by the Department of Land Conservation and Management are in place prior to the submission for, and release of building approval for any buildings to be used for habitable purposes.
 13. That all weather 2 wheel drive vehicular access be constructed and maintained from the Council maintained all weather road access to the dwelling sites, at no cost to Council.
 14. That a person qualified in soil hydraulics and waste water management prepare a report on each site regarding the adequacy of the soil and its capability to dispose of all septic effluent water from each dwelling, should that form of waste water disposal be proposed. A copy of the relevant site report to be submitted to Council with each building application prior to approval being given.
 15. Excavation of slopes for roadworks and building sites are to be designed so that the minimum feasible excavation is achieved.
 16. Reference to dwelling sites no. 7 and 8 is to be deleted from the approved

This is Page No 4 of the Minutes of the Ordinary Meeting of the Lismore City Council held on March 1, 1994.

AST Printout as at: 15/4/94

NAME	M/F	APP.	T/L	SCHOOL	CLUSTER	#	M-3YT	M-4YT	F-3YT	F-4YT
WILLIS DOUGLAS	M			WOOLGOOLGA HS	TOOR/ORARA/WOOL	7		1		
WILSON JOANNE	F			WOOLGOOLGA HS	TOOR/ORARA/WOOL	7				1
YOUNG MARK	M			WOOLGOOLGA HS	TOOR/ORARA/WOOL	7	1			
SMITH TERRENCE	M			WOOLGOOLGA HS	TOOR/ORARA/WOOL	7		1		
BREWIS NANCY	F			WOOLGOOLGA PS	TOOR/ORARA/WOOL	7			1	
MACKENZIE BRONWYN	F			WOOLGOOLGA PS	TOOR/ORARA/WOOL	7				1
ALCORN ANN	F			BANORA POINT PS	TWEED	1				
WILLIAMS YVONNE	F			BANORA POINT PS	TWEED	1			1	1
SCHIPP CAROL	F			BILAMBIL PS	TWEED	1				
AKED PAMELA	F			BILLINUDGET PS <i>Ocean Shore</i>	TWEED <i>Balling</i>	2				1
ELLIS ROSS	M			BILLINUDGET PS	TWEED	1	1			1
OLIVER STEPHEN	M			BILLINUDGET PS	TWEED	1		1		
SMITH DIANNE	F			BILLINUDGET PS	TWEED	1			1	
PROUDFOOT SUZANNE	F			BRUNSWICK HDS PS	TWEED	1			1	
GUEST, HOWARD	M			BURRINGBAR PS	TWEED	1	1			
MORRISON, SHARON	F			BURRINGBAR PS	TWEED	1			1	
PALMER ALISON	F			CHILLINGHAM PS	TWEED	1			1	
ROACH VICKI	F			CHILLINGHAM PS	TWEED	1			1	
LINCOLN NEIL	M			CONDONG PS/CLUSTER	TWEED	1		1		
HARDING ELAINE	F			CUDGEN PS	TWEED	1			1	
BRUNTON NOELINE	F			DUNGAY PS	TWEED	1			1	
BOYD DAVID	M			KINGSCLIFF HS	TWEED	1		1		
BUSHELL KAY	F			KINGSCLIFF HS	TWEED	1				
BUSHELL MARGARET	F			KINGSCLIFF HS	TWEED	1				1
LESLIE KERRY	F			KINGSCLIFF HS	TWEED	1				1
LLOYD DAVID	M			KINGSCLIFF HS	TWEED	1		1		1
LUDEKE IAN	M			KINGSCLIFF HS	TWEED	1		1		
MCINTYRE JUDY	F			KINGSCLIFF HS	TWEED	1			1	
MICHAEL GEORGE	M			KINGSCLIFF HS	TWEED	1		1		
MITCHELL TERRY	M			KINGSCLIFF HS	TWEED	1		1		

plans. These dwelling sites are to be re-located in a position contiguous with dwelling sites no. 9 and 10 within the "forest cluster". An amended site plan is to be submitted for approval.

17. No tree of any species in areas mapped as "protected lands" be ringbarked, cut down, lopped, injured or damaged without the prior consent of the Department of Conservation and Land Management.
18. That no construction of residences or any other structures be permitted in the vicinity of the existing road reserve until such time as either-
 - a) an identification survey of the road reserve has been carried out by a registered surveyor, or
 - b) an application to purchase the subject road reserve has been approved by the Crown Lands Service arm of the Department of Conservation and Land Management.
19. Any building application will not be released until a Certificate from a recognised practising Structural Engineer certifying that the design of the building has taken into account the soil or other geological foundation conditions relating to the site. Dwelling construction is to be commensurate/compatible with the topography of the respective sites.
20. That the buildings be clad with a non-reflective material and be of an earthy colour.
21. There be no objectionable noise at any time emitted from the development.
22. The land to be so used as not to interfere with the amenity of the area.
23. Sediment control measures shall be put into place and be properly maintained to prevent soil erosion and the transport of sediment off the development site or into natural or made drainage lines or watercourses during rainfall and runoff. All disturbed areas shall be stabilised and be revegetated by turfing or an approved seeding method within 14 days of completion of earthworks in each part of the development. It is a requirement that the topsoil be preserved for use with the site revegetation. Details showing sediment control measures and revegetation works shall be submitted and be approved prior to any earthworks commencing.
24. Benching (i.e. cutting, filling or levelling) of the land to create building platforms does not form part of this approval and will only be considered in conjunction with a Building Application to build on the land.
25. No dwelling house or internal access bulk earthworks are to commence on-site, prior to the release of the building application and Council approved road design.
26. All dwellings to be erected must comply with Australian Standard #3959 with regard to construction materials and methods.
27. Water storage facilities be installed with adequate capacity and located to assist in the fire protection of the development.
28. A suitable fire alarm, capable of being heard from anywhere within the area enclosed by the perimeter fire break, be installed.
29. A suitable person be appointed as Fire Protection Overseer, to be responsible for fire protection, maintenance of equipment and liaison with the Local Bush Fire Brigade.
- ✓ — 30. Fire controls are to be carried out and areas can be either burnt, ploughed, cleared or slashed on a five (5) year rotation basis, so as to reduce the internal fire hazard.
31. A perimeter fire break, measuring 20 m wide horizontal, cleared of all flammable forest litter and undergrowth and be placed on a contour avoiding existing forests, having a ground fuel load of not more than eight tonnes per

This is Page No 5 of the Minutes of the Ordinary Meeting of the Lismore City Council held on March 1, 1994.

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NAME	M/F	APP.	T/L	SCHOOL	CLUSTER	#	M-3YT	M-4YT	F-3YT	F-4YT
BERRY ROBERT	M			TOORMINA HS	TOOR/ORARA/WOOL	7		1		
ALLEN HALINA	F			TOORMINA HS	TOOR/ORARA/WOOL	7			1	
COLLINS CHRISTOPHER	M			TOORMINA HS	TOOR/ORARA/WOOL	7	1			
DOMBROSKI MICHELLE	F			TOORMINA HS	TOOR/ORARA/WOOL	7				1
MORLEY LINDSAY	M			TOORMINA HS	TOOR/ORARA/WOOL	7		1		
PARBERY JANENE	F			TOORMINA HS	TOOR/ORARA/WOOL	7				1
PAYNE ROSEMARY	F			TOORMINA HS	TOOR/ORARA/WOOL	7				1
ROBERTSON PETER	M			TOORMINA HS	TOOR/ORARA/WOOL	7		1		
DYBALL GRAEME	M			TOORMINA HS	TOOR/ORARA/WOOL	7	1			
GARDINER CHRIS	M			TOORMINA HS	TOOR/ORARA/WOOL	7		1		
HIGGINBOTTOM GARY	M			TOORMINA HS	TOOR/ORARA/WOOL	7	1			
MAGNABOSCO SHARM	F			TOORMINA HS	TOOR/ORARA/WOOL	7			1	
MCDOWELL KATHLEEN	F			TOORMINA HS	TOOR/ORARA/WOOL	7				1
MELBOURNE ALAN	M			TOORMINA HS	TOOR/ORARA/WOOL	7		1		
MITCHELL KEN	M			TOORMINA HS	TOOR/ORARA/WOOL	7	1			
SWANSON NARELLE	F			TOORMINA HS	TOOR/ORARA/WOOL	7				1
WHEATLAND ALAN	M			TOORMINA HS	TOOR/ORARA/WOOL	7		1		
BRAZIER MARGARET	F			TOORMINA PS	TOOR/ORARA/WOOL	7				1
POLLOCK JOHN	M			TOORMINA PS	TOOR/ORARA/WOOL	7		1		
SEYMOUR SHARON	F			TOORMINA PS	TOOR/ORARA/WOOL	7			1	
CHAPMAN SUSAN	F			TYALLA PS	TOOR/ORARA/WOOL	7			1	
CROAK HEATHER	F			TYALLA PS	TOOR/ORARA/WOOL	7			1	
HANCOCK RICHARD	M			TYALLA PS	TOOR/ORARA/WOOL	7	1			
HOY NARELLE	F			TYALLA PS	TOOR/ORARA/WOOL	7				
WOODS SHARON	F			TYALLA PS	TOOR/ORARA/WOOL	7				1
ALLEN JEFFREY	M			WOOLGOOLGA HS	TOOR/ORARA/WOOL	7		1		
COUPER ROSLYN	F			WOOLGOOLGA HS	TOOR/ORARA/WOOL	7				1
FLANAGAN KATHRYN	F			WOOLGOOLGA HS	TOOR/ORARA/WOOL	7				1
KINDER GLEN	M			WOOLGOOLGA HS	TOOR/ORARA/WOOL	7	1			
O'DELL MICHAEL	M			WOOLGOOLGA HS	TOOR/ORARA/WOOL	7	1			

- hectare (slashed grass). The fire break to be to the satisfaction of the Council and will be maintained at all times and maybe subject to inspections by the Council.
32. A primary protection zone is to be established for a distance of not less than 20 m horizontal from any dwelling or any ancillary building and shall be kept clear of all combustible materials, other than grass, at all times and with a ground fuel load not exceeding three tonnes per hectare (maintained lawns) and not including the perimeter fire breaks. Existing trees and shrubs will be allowed in this area. New trees to be no higher than 3 m and no more than 10% canopy cover, but no trees will be allowed within 10 m of the main building (maintained lawns only).
33. The following fire fighting equipment to standards approved by the Bush Fire Council of NSW be provided and maintained at all times to the satisfaction of the Council's fire Control Officer:
- a 8 h.p. fire fighting pump;
 - six (6) knapsacks;
 - 100 m of 20 mm fire protection hose; and
 - two "Dial-a-jet" nozzles.
34. A turn around of 15 m be provided at the end of each access road that is not a through road, allowing fire trucks to turn for fire fighting.
35. **Internal Fire Breaks** - The internal road system to be used as a secondary fire break and is to be cleared to a width of 10 m horizontally and cleared of all rubbish and having a ground fuel load of not more than eight tonnes per hectare (slashed grass). The fire break to be to the satisfaction of the Council and will be maintained at all times and will be subject to a yearly inspection by the Council.
36. **Reticulated Water Supply Scheme** - A 38 mm ID reticulated fire fighting/water main to be installed, fitted with approved fittings and be to Council standards. The main to have a 600 mm cover and covered with metal dust for protection.
37. That the NSW National Parks and Wildlife Service be immediately advised in the event of the discovery of any aboriginal sites or relics as a consequence of the development.
38. Electricity, if required, is to be underground.
39. That survey and documentation verifying the location of the proposed spring source of water supply to the village cluster in relation to land boundaries be provided prior to commencement of any development works in that cluster. If this source of supply is not with the applicants land then alternate sources of water supply are to be proven to Councils satisfaction, eg The Channon reticulated supply, on site bores or spring.
40. No further dwelling sites are permitted on the land. The density of residential accommodation has reached the maximum permissible in accordance with Clause 9 of State Environmental Planning Policy No. 15 - Multiple Occupancy of Rural Lands. No temporary dwellings to be erected without Council approval.
41. Water from Rocky Creek is only to be used for Agricultural purposes with the specific approval and licensing from the relevant licensing authority (Department of Water Resources). In the event that spring and roof water supply is inadequate for domestic and associated use this water supply shall be augmented by connecting to Council's reticulated water system.
- C The road to be designed to retain the tree inside the gate.

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NAME	M/F	APP.	T/L	SCHOOL	CLUSTER	#	M-3YT	M-4YT	F-3YT	F-4YT
MOORE GREGORY	M			KORORO PS	TOOR/ORARA/WOOL	7	1			
GRIFFIN PAUL	M			KORORO PS	TOOR/ORARA/WOOL	7	1			
BLANCH STEPHEN	M			MULLAWAY PS	TOOR/ORARA/WOOL	7		1		
RATCLIFFE SUELLEN	F			MULLAWAY PS	TOOR/ORARA/WOOL	7			1	
RICHARDSON JOY	F			MULLAWAY PS	TOOR/ORARA/WOOL	7				1
CLEM GREG	M			NANA GLEN PS	TOOR/ORARA/WOOL	7		1		
ROBINSON FIONA	F			NANA GLEN PS	TOOR/ORARA/WOOL	7				1
EGGINS MURRAY	M			NARRANGA PS	TOOR/ORARA/WOOL	7	1			
GRANT MICHELE	F			NARRANGA PS	TOOR/ORARA/WOOL	7			1	
CROSS JULIE	F			ORARA HS	TOOR/ORARA/WOOL	7				1
ISRAEL PAUL	M			ORARA HS	TOOR/ORARA/WOOL	7	1			
JERVIS KEITH	M			ORARA HS	TOOR/ORARA/WOOL	7		1		
MCKEAN BEVERLEY	F			ORARA HS	TOOR/ORARA/WOOL	7			1	
TUCKER STEPHEN	M			ORARA HS	TOOR/ORARA/WOOL	7	1			
HEAGNEY MARIA	F			ORARA HS	TOOR/ORARA/WOOL	7				1
HILLIER LES	M			ORARA HS	TOOR/ORARA/WOOL	7		1		
KINDER SUSAN	F			ORARA HS	TOOR/ORARA/WOOL	7				1
MORRIS ALISON	F			ORARA HS	TOOR/ORARA/WOOL	7				1
PAUL ADRIAN	M			ORARA HS	TOOR/ORARA/WOOL	7		1		
PORTER SUSAN	F			ORARA HS	TOOR/ORARA/WOOL	7				1
RYAN MAUREEN	F			ORARA HS	TOOR/ORARA/WOOL	7		1		
STEWART JOHN	M			ORARA HS	TOOR/ORARA/WOOL	7		1		
USSHER NOELEN	F			ORARA HS	TOOR/ORARA/WOOL	7				1
JONES DAVID	M			ORARA HS	TOOR/ORARA/WOOL	7		1		
BRACKEN GEOFF	M			REPTON PS	TOOR/ORARA/WOOL	7		1		
ALDOUS MARILYN	F			SANDY BEACH PS	TOOR/ORARA/WOOL	7				1
GABAUER SUE	F			SANDY BEACH PS	TOOR/ORARA/WOOL	7			1	
JUX ARTHUR	M			SANDY BEACH PS	TOOR/ORARA/WOOL	7		1		
MILES PETER	M			SANDY BEACH PS	TOOR/ORARA/WOOL	7		1		
BEAR JOHN	M			TOORMINA HS	TOOR/ORARA/WOOL	7		1		

NOTE 1: The Local Government Act provides that all buildings and alterations, including retaining walls, to be subject to the issue of a building permit from the Council. Issue of this consent in no way implies that the building(s) comply with all of the provisions of the Local Government Act and the Building Code of Australia. Application forms are available from the Health and Building Department for this purpose. Please note that no the building work or site works are to commence until a building permit has been issued.

NOTE 2: Council requires the Council's Engineering Division to certify the satisfactory completion of all civil works prior to the release of a final subdivision survey plan with the Town Clerk's certification. This means that bonding arrangements for construction of civil works will not be accepted. The exception will be for maintenance of work periods and/or by written approval of Council.

NOTE 3: Your development application is shown to be in a high bush fire hazard area in accordance with Council's Bush Fire Hazard Maps and will be subject to fire conditions, upon development in accordance with Department of Planning Circular 74.

NOTE 4: Your development application is shown to be adjoining high bush fire hazard area in accordance with Council's Bush Fire Hazard Maps and may be subject to fire conditions, upon development in accordance with the Department of Planning Circular 74.

NOTE 5: Your Section 94 Contribution will go to Dunoon Bush Fire Brigade, the sum being \$1350.

NOTE 6: Council in determining this development application has attached any necessary conditions to ensure that the development would have reasonable protection from bush fires. Council is in receipt of reliable information that the land is in a high bush fire hazard area.

(Councillors Roberts/Carson)

AN AMENDMENT WAS MOVED that consideration of this matter be deferred for report from the Divisional Manager-Planning Services on possible grounds for refusal of the application.

(Councillors Baxter/Swientek)

On submission to the meeting the AMENDMENT was DEFEATED.

Voting against: Councillors Carson, Roberts, Irwin, Hepburn, Gallen, Spash Wilson.

write to Council

On submission to the meeting the MOTION was DEFEATED.

Voting against: Councillors Swientek, Spash, Larsen, Crowther, Wilson, Baxter and Fredericks.

145/94

RESOLVED that the report be received and the application be refused on the following grounds:-

- 1 Insufficient information is available to assess the capability of land for building, construction of roads and for effluent disposal.
- 2 The proposed density of settlement constitutes an overdevelopment of the land, given the relatively small area of land not constrained by steep and forested land.
- 3 The land is unsuitable for the proposed development because of existing erosion problems.
- 4 The development will result in additional traffic on an existing inadequate road network and create further road safety hazards.
- 5 The proposal will have an adverse visual impact on the landscape of the locality.

This is Page No 7 of the Minutes of the Ordinary Meeting of the Lismore City Council held on March 1, 1994.

AST Printout as at: 15/4/94										
NAME	M/F	APP.	T/L	SCHOOL	CLUSTER	#	M-3YT	M-4YT	F-3YT	F-4YT
CONDON MARGARET	F			LISMORE PS	ROUS	3			1	
DAVIS DARRYL	M			LISMORE PS	ROUS	3	1			
HART KIM	F			LISMORE PS	ROUS	3			1	
SNELGROVE SUE	F			LISMORE PS	ROUS	3				1
KITE MAX	M			WYRALLAH ROAD PS	ROUS	3	1			
MCEWAN GAY	F			WYRALLAH ROAD PS	ROUS	3	1			
WALLACE CHRIS	M			WYRALLAH ROAD PS	ROUS	3		1		
HAMILTON BERYL	F			WYRALLAH/ORS	ROUS	3			1	
DAL SALTO, MARY	F			BAYLDON PS	TOOR/ORARA/WOOL	7				1
MEAD GREGORY	M			BAYLDON PS	TOOR/ORARA/WOOL	7		1		
DEL SANTO, MARY	F			BAYLDON PS	TOOR/ORARA/WOOL	7				1
BRYANT MICHAEL	M			BOAMBEE PS	TOOR/ORARA/WOOL	7	1			
AUSTEN BETTYANNE	F			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7				1
BRAZIER J	M			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7		1		
BRAZIER JAMES	M			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7		1		
DAL-POZZO GEORGIA	F			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7				1
DAVIDSON KERRIE	F			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7				1
DEAR GERALD	M			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7	1			
HENRY GRAEME	M			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7		1		
MC GIRR MARY	F			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7				1
PITMAN KERRIE	F			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7			1	
RIDGWAY CHRIS	M			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7		1		
SCOBIE NEIL	M			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7	1			
SWANSON HELEN	F			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7		1		
SIMPSON JOHN	M			COFFS HARBOUR HS	TOOR/ORARA/WOOL	7		1		
BABBAGE RAY	M			COFFS HARBOUR PS	TOOR/ORARA/WOOL	7	1			
MURTHA DEBRA	F			CORAMBA PS	TOOR/ORARA/WOOL	7				1
TSEMBIS CHRIS	M			CORINDI PS	TOOR/ORARA/WOOL	7		1		
TWIGG NARELLE	F			CORINDI PS	TOOR/ORARA/WOOL	7				1
WATSON TONY	M			CORINDI PS	TOOR/ORARA/WOOL	7		1		

- 6 The development is out of character with nature of rural settlement in the area and will have adverse social impacts on The Channon village.
 - 7 The proposed dwellings have inadequate setback to adjoining agricultural uses and create a potential for conflict with those agricultural uses.
 - 8 Approval of the project is not in the public interest as evidenced by the extent of public objection.
 - 9 Building sites could be adversely affected by soil instability and groundwater.
- (Councillors Larsen/Wilson)

Voting against: Councillors Carson, Roberts, Irwin, Hepburn, Gallen and Spash.
The Mayor declared the motion CARRIED on his casting vote.

DISSENTING VOTE:

Councillors Irwin, Hepburn, Roberts, Carson and Gallen.
(DA93/691)

Divisional Manager-Planning Services' Report - DA93/382 - 5 lot Village Subdivision
2 James Gibson Road, Clunes (Copy attached)

146/94

RESOLVED that the report be received and -

- A That Council grant delegated authority to the Divisional Manager-Planning Services, subject to the concurrence of the Development Control Unit, to approve variations of a minor nature and/or arithmetic nature to conditions of consent applied to this application except where a particular condition has been specifically identified as requiring Council consent if it is to be varied.
- B That Council, as the consent authority, grant development approval to Development Application No. 93/382 for a subdivision of Lot 1, DP 801676 known as 2 James Gibson Road, Clunes to create five (5) residential lots of varying areas and a residue lot (known as Stage 1 as amended February 1994) subject to the following conditions:-
 - 1 All buildings be constructed, works carried out, or use of buildings or land, subject to any amendment or modification called for in the following conditions or any subsequent building permit, be in accordance with the details contained in the plan(s) and/or supporting documents submitted with the application, a copy of which is/are attached to this consent.
 - 2 That levies as a contribution towards the provision of public services or amenity identified in the attached schedule be paid at the rate(s) current at the date the final survey plan is approved. The rates and amounts applying at the date of this notice, totalling \$26,261, are set out in the schedule for your information. Where the total contribution payable exceeds \$1,000 payment to Council must be by bank cheque or cash. Personal cheques are not acceptable. All contributions, bonds etc must be paid prior to release of the subdivision linen plan in the case of subdivision and prior to release of building approval for other development.
 - 3 Satisfactory provision be made, by the developer, at no cost to the Council, to drain, by means of piped drains, constructed in accordance with the Council's adopted drainage standards, all surface water flowing onto the land and all roof water from any proposed buildings to be erected, direct to the Council's drainage system. All drainage lines to be located within drainage easements created over the land. The developer shall be responsible for any maintenance of the work, considered necessary by the Council's Engineering Division, for a period of twelve months from the date of approval of the works.
 - 4 The Surveyor furnish a certificate that all drainage lines have been located within the respective easements and that roadworks conform to the approved

This is Page No 8 of the Minutes of the Ordinary Meeting of the Lismore City Council held on March 1, 1994.

GENERAL MANAGER

MAYOR

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NAME	M/F	APP.	T/L	SCHOOL	CLUSTER	#	M-3YT	M-4YT	F-3YT	F-4YT
MCKAY MARY	F			EUREKA PS	ROUS	3				1
FOSTER DONALD	M			GOONELLABAH PS	ROUS	3		1		
SPENCER DESLEY	F			GOONELLABAH PS	ROUS	3				1
FARRELL BRADLEY	M			KADINA HS	ROUS	3		1		
LEVITUS JENNIFER	F			KADINA HS	ROUS	3				1
ALLEN WARWICK	M			KADINA HS	ROUS	3	1			
COFFEY GERRY	M			KADINA HS	ROUS	3		1		
CROUCH JOHN	M			KADINA HS	ROUS	3		1		
DAWSON IRENE	F			KADINA HS	ROUS	3				1
LYNN GARRY	M			KADINA HS	ROUS	3	1			
MORRIS STEPHEN	M			KADINA HS	ROUS	3	1			
ROBERTSON MICHAEL	M			KADINA HS	ROUS	3		1		
ROBILLIARD DAVID	M			KADINA HS	ROUS	3		1		
ROXBURGH DAVID	M			KADINA HS	ROUS	3		1		
SCOTT NARELLE	F			KADINA HS	ROUS	3			1	
SHEEHAN MICHAEL	M			KADINA HS	ROUS	3		1		
SHEPHARD RHONDA	F			KADINA HS	ROUS	3				1
WHITNEY MARIE	F			KADINA HS	ROUS	3				1
BRYANT JULIE-ANNE	F			KADINA HS/CLUSTER POS	ROUS	3				1
BATTERHAM BRIAN	M			LISMORE HS	ROUS	3	1			
GEORGE HELEN	F			LISMORE HS	ROUS	3				1
GOLDIE WILLIAM	M			LISMORE HS	ROUS	3		1		
MCELROY JENNIFER	F			LISMORE HS	ROUS	3				1
MEARS PENELOPE	F			LISMORE HS	ROUS	3				1
PAIGE MICHAEL	M			LISMORE HS	ROUS	3		1		
ROBERTS EVELYN	F			LISMORE HS	ROUS	3				1
WILKINSON JAMES	M			LISMORE HS	ROUS	3	1			
ANDERSON ALAN	M			LISMORE PS	ROUS	3	1			
AYRE RICHARD	M			LISMORE PS	ROUS	3		1		
BERRY CLIVE	M			LISMORE PS	ROUS	3	1			

'A' SECTION

DIVISIONAL MANAGER-PLANNING SERVICES' REPORT

SUBJECT/FILE NO.: DEVELOPMENT APPLICATION NO. 93/691 - FOR THE ESTABLISHMENT OF A MULTIPLE OCCUPANCY OF RURAL LANDS COMPRISING TEN (10) DWELLING SITES AND ASSOCIATED INFRASTRUCTURE (DA93/691)

PREPARED BY: Development Control Planner, Mr Malcolm Scott

REASON: Reconsideration of application following on-site inspection by Councillors.

OBJECTIVE: Council determination of application.

CORPORATE PLAN REF: Function: Development Control
Strategy: 2 and 3
Action: N/A

PROGRAMME BUDGET REF: Page: N/A

CONTENT
Information:

1 PRECIS

Applicant
Mark Anson, C/- PO Box 36, Bangalow. Development Application and Statement of Environmental Effects prepared by Balanced Systems Planning Consultants, PO Box 36, Bangalow.

Zoning
Lismore Local Environmental Plan 1992, zone 1(a) General Rural zone.

Location
Lot 23 DP 773782, 336 The Channon Road, The Channon, Lismore

Proposal
A multiple occupancy of rural lands comprising the establishment of ten (10) dwelling sites and associated infrastructure.

Key Issues
Objection by some residents in locality.

2 HISTORY OF APPLICATION

This application was submitted to Council at the Ordinary meeting held February 1, 1994 (Appendix 1). Council at that meeting resolved that:

"consideration of this matter be deferred to the next meeting and in the interim a site inspection with Councillors be conducted."

This is page 22 of the Business Paper comprising portion of minutes of an Ordinary Meeting of the Lismore City Council held on March 1, 1994.

GENERAL MANAGER

MAYOR

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NAME	M/F	APP.	T/L	SCHOOL	CLUSTER	#	M-3YT	M-4YT	F-3YT	F-4YT
DONE CHERYL	F			LISMORE HEIGHTS PS	RICHMOND	4			1	
WINKELMAN JENNINE	F			LISMORE HEIGHTS PS	RICHMOND	4				1
ALLEN JUDITH	F			LISMORE SOUTH PS	RICHMOND	4			1	
FRYER BRYAN	M			LISMORE SOUTH PS	RICHMOND	4		1		
MCLEAN DAVID	M			LISMORE SOUTH PS	RICHMOND	4		1		
ROCHE AUDREY	F			LISMORE SOUTH PS	RICHMOND	4				1
SEXTON CHRISTINE	F			LISMORE SOUTH PS	RICHMOND	4				1
SMITH MARGARET	F			LISMORE SOUTH PS	RICHMOND	4				1
SUTHERLAND TRICIA	F			LISMORE SOUTH PS	RICHMOND	4				1
CREAGH GARY	M			NIMBIN CENTRAL	RICHMOND	4	1			
MCKENZIE NEIL	M			NIMBIN CENTRAL	RICHMOND	4		1		
CREAGH HELEN	F			RICHMOND RIVER HS	RICHMOND	4				1
DIETT LEE	F			RICHMOND RIVER HS	RICHMOND	4			1	
GILL RUSSELL	M			RICHMOND RIVER HS	RICHMOND	4		1		
GRIEVES CHRISTINE	F			RICHMOND RIVER HS	RICHMOND	4				1
LEMITS MICHAEL	M			RICHMOND RIVER HS	RICHMOND	4		1		
MCDONALD IAN	M			RICHMOND RIVER HS	RICHMOND	4	1			
MOVERLEY PAULA	F			RICHMOND RIVER HS	RICHMOND	4				1
MULDOON JOHN	M			RICHMOND RIVER HS	RICHMOND	4		1		
STEGEMAN MARK	M			RICHMOND RIVER HS	RICHMOND	4	1			
THOMSON DENNIS	M			RICHMOND RIVER HS	RICHMOND	4		1		
BUTLIN IAN	M			ALSTONVILLE HS	ROUS	3		1		
FOWLER GREGORY	M			ALSTONVILLE HS	ROUS	3		1		
IRVIN LEANNE	F			ALSTONVILLE HS	ROUS	3			1	
LITTLE P.B	M			ALSTONVILLE HS	ROUS	3		1		
NOBLE JOHN	M			ALSTONVILLE HS	ROUS	3		1		
CHESWORTH JULIE	F			ALSTONVILLE HS	CLUSTER ROUS	3				1
ENSBEY GARY	M			ALSTONVILLE PS	ROUS	3		1		
SIMPSON LESLEY	M			ALSTONVILLE PS	ROUS	3		1		
MAZOUДИER ROBYN	F			CORAKI PS	ROUS	3				1

An on-site inspection and meeting was arranged and conducted on Thursday, February 17, 1994. Delay in arranging the inspection occurred because of difficulties in contacting the owner/applicant.

Two Councillors, the applicant/owner and one person who has made objection to the development and a representative of Council's Planning Services Division attended the meeting. Some Councillors also inspected the site individually at other times.

The inspection and meeting was shortened due to inclement weather, there was no general agreed outcome.

3 STATUTORY ASSESSMENT

Refer to Sections 8 and 9 of the February 1, 1994 report to Council (Appendix 1).

4 CONCLUSION

Contact was made with Ms A Simpson the day following the meeting to ascertain whether or not a position of compromise could be achieved. Ms Simpson would prefer that the village cluster (off Standing Street) not proceed. The reasons for such were previously indicated in the written objection and include: concerns regarding internal access stability and impact on natural watercourses, the impacts of use of the spring/soak (restriction on water quantity and access), proximity to macadamia orchards and area is subject to storm activity.

As indicated in the report to Council of February 1, 1994, it is felt that the concerns expressed by those objecting to the proposal can be satisfactorily addressed by the imposition of appropriate conditions of development consent.

Declaration:

'I hereby declare, in accordance with Section 46E 3(a) of the Local Government Act, that I do not have a pecuniary interest in the matter/s listed in this report.

**NOT ADOPTED
REFER ATTACHED
MINUTE**

RECOMMENDATION (PLAN31)

- A That Council grant delegated authority to the Divisional Manager-Planning Services - subject to the concurrence of the Development Control Unit, to approve variations of a minor nature and/or arithmetic nature to conditions of consent applied to this application except where a particular condition has been specifically identified as requiring Council consent if it is to be varied.
- B That Council, as the consent authority, grant development approval to Development Application No. 93/691 for the establishment of a multiple occupancy comprising ten (10) dwelling sites and associated infrastructure.
1. All buildings be constructed, works carried out, or use of buildings or land, subject to any amendment or modification called for in the following conditions or any subsequent building permit, be in accordance with the details contained in the plan(s) and supporting documents submitted with the application, a copy of which are attached to this consent.
 2. Payment of levies under Section 94 of the Environmental Planning and Assessment Act and Section 64 of the Local Government Act 1993 as a contribution towards the provision of public services or amenity identified in the attached schedule be paid at the rate(s) current at the date building approval is granted. The rates and amounts applying at the date of this notice, totalling \$29,889, are set out in the schedule for your information. Where the total

This is page **23** of the Business Paper comprising portion of minutes of an Ordinary Meeting of the Lismore City Council held on March 1, 1994.

AST Printout as at: 15/4/94

NAME	M/F	APP.	T/L	SCHOOL	CLUSTER	#	M-3YT	M-4YT	F-3YT	F-4YT
RAE LESLEY	F			MACKSVILLE HS	NAMBUCCA	8				1
SHEATHER, MERILYN	F			MACKSVILLE HS	NAMBUCCA	8				1
TAYLOR ROBYN	F			MACKSVILLE HS	NAMBUCCA	8			1	
ASHTON DENNIS	M			MACKSVILLE PS	NAMBUCCA	8	1			
ISON DOROTHY	F			MACKSVILLE PS	NAMBUCCA	8				1
LAWLER STEVEN	M			MACKSVILLE PS	NAMBUCCA	8		1		
MALONEY PETER	M			MACKSVILLE PS	NAMBUCCA	8	1			
KEMPTON MARK	M			MELVILLE HS	NAMBUCCA	8		1		
TARBOX FRANCES	F			MELVILLE HS	NAMBUCCA	8				1
DOWLER DARREL	M			NAMBUCCA HEADS HS	NAMBUCCA	8		1		
OGILVY DAVID	M			NAMBUCCA HEADS HS	NAMBUCCA	8		1		
REDMAN BARRY	M			NAMBUCCA HEADS HS	NAMBUCCA	8		1		
RICHARDSON BILL	M			NAMBUCCA HEADS HS	NAMBUCCA	8		1		
DOBSON BARRY	M			NAMBUCCA HEADS PS	NAMBUCCA	8		1		
LLOYD PHILLIP	M			NAMBUCCA HEADS PS	NAMBUCCA	8		1		
NOEL LANCE	M			NAMBUCCA HEADS PS	NAMBUCCA	8		1		
THOMAS KATHLEEN	F			NAMBUCCA HEADS PS	NAMBUCCA	8			1	
JAMES PETER	M			RALEIGH PS	NAMBUCCA	8		1		
TURNER, ALLAN	M			SCOTTS HEAD PS	NAMBUCCA	8		1		
DUFFY WENDY	F			STUARTS POINT PS	NAMBUCCA	8				1
MC CREDIE MARGARET	F			STUARTS POINT PS	NAMBUCCA	8				1
OSBORN LYNETTE	F			STUARTS POINT PS	NAMBUCCA	8				1
OSBORN PHILLIP	M			STUARTS POINT PS	NAMBUCCA	8		1		
CHEERS M	M			URUNGA PS	NAMBUCCA	8		1		
HATCHETT JANE	F			KEMPSEY WEST PS	NAMBUCCA	8				1
CROKER, ROBYN	F			SCOTTS HEAD PS	NAMBUCCA	8			1	
ROBERTS JULIE	F			ALBERT PARK PS	RICHMOND	4			1	
BROWN, SUE	F			BLAKEBROOK PS	RICHMOND	4			1	
TYLER, GARY	M			BLAKEBROOK PS	RICHMOND	4		1		
BRETT MARGARET	F			LISMORE HEIGHTS PS	RICHMOND	4			1	

contribution payable exceeds \$1.000 payment to Council must be by bank cheque or cash. Personal cheques are not acceptable. All contributions, bonds etc must be paid prior to release of the subdivision linen plan in the case of subdivision and prior to release of building approval for other development.

3. The applicant or the developer provide the following roadworks with associated stormwater drainage structures, designed and constructed in accordance with the Council's adopted road and drainage standards, at no cost to the Council, and also be responsible for the full cost of any maintenance of this work, considered necessary by the Council's Engineering Division, for a period of twelve months from the date of approval of the work: a 5.0 m wide gravel, from the end of the bitumen sealed pavement in Standing Street to the vehicular access point to the property. The Road reserve to be extended as a dedicated road reserve to cover this work. After satisfactory completion of all roads and drainage, a works-as-executed set of plans be submitted to the Council by a suitably qualified Engineer or Surveyor.
4. Full design plans of proposed works to satisfy condition(s) be submitted for approval by the Divisional Manager-Engineering Services prior to commencement of construction of any water, sewerage, drainage or roadworks.
5. Provision be made for vehicular accesses from the road pavement to the development by the construction of a pipe crossings, at no cost to the Council, in accordance with the Council's standards, details of which are obtainable from the Council's Engineering Division.
6. That all relevant provisions of State Environmental Planning Policy No. 15 - Multiple Occupancy of Rural Lands be complied with at all times.
7. Subdivision of the land is prohibited and the land shall remain in one lot.
8. That the land be jointly owned by the adult occupiers of the land and used as their principal place of residence.
9. Effluent discharge from all buildings that are to be erected shall be disposed of in a manner approved by the Divisional Manager-Environmental Health and Building Services. Proposed effluent disposal systems shall be located a minimum 50 metres from any watercourse (including associated rural outbuildings).
10. Any use of the land or of a building, other than for forestry, agriculture, and residential on an approved site, shall be subject to separate development consent of Council.
11. No building or structure shall be erected or commenced to be erected unless building consent has been obtained from the Council (excluding water tanks and garden sheds less than 10m² in area).
12. That Council receive internal road designs and written certification to satisfy Condition No. 13 from a qualified Engineer experienced in soils mechanics and road design that:
 - i) the vehicular access provided to all sites is stable and will not be affected by landslip or subsidence above or below the access, and that adequate drainage is provided, and

This is page 24 of the Business Paper comprising portion of minutes of an Ordinary Meeting of the Lismore City Council held on March 1, 1994.

GENERAL MANAGER

MAYOR

- ii) that soil erosion stabilisation and sedimentation control measures as recommended by the Department of Land Conservation and Management are in place prior to the submission for, and release of building approval for any buildings to be used for habitable purposes.
- 13. That all weather 2 wheel drive vehicular access be constructed and maintained from the Council maintained all weather road access to the dwelling sites, at no cost to Council.
- 14. That a person qualified in soil hydraulics and waste water management prepare a report on each site regarding the adequacy of the soil and its capability to dispose of septic effluent water from each dwelling, should that form of waste water disposal be proposed. A copy of the relevant site report to be submitted to Council with each building application prior to approval being given.
- 15. Excavation of slopes for roadworks and building sites are to be designed so that the minimum feasible excavation is achieved.
- 16. Reference to dwelling sites no. 7 and 8 is to be deleted from the approved plans. These dwelling sites are to be re-located in a position contiguous with dwelling sites no. 9 and 10 within the "forest cluster". An amended site plan is to be submitted for approval.
- 17. No tree of any species in areas mapped as "protected lands" be ringbarked, cut down, lopped, injured or damaged without the prior consent of the Department of Conservation and Land Management.
- 18. That no construction of residences or any other structures be permitted in the vicinity of the existing road reserve until such time as either-
 - a) an identification survey of the road reserve has been carried out by a registered surveyor, or
 - b) an application to purchase the subject road reserve has been approved by the Crown Lands Service arm of the Department of Conservation and Land Management.
- 19. Any building application will not be released until a Certificate from a recognised practising Structural Engineer certifying that the design of the building has taken into account the soil or other geological foundation conditions relating to the site. Dwelling construction is to be commensurate/compatible with the topography of the respective sites.
- 20. That the buildings be clad with a non-reflective material and be of an earthy colour.
- 21. There be no objectionable noise at any time emitted from the development.
- 22. The land to be so used as not to interfere with the amenity of the area.
- 23. Sediment control measures shall be put into place and be properly maintained to prevent soil erosion and the transport of sediment off the development site or into natural or made drainage lines or watercourses during rainfall and runoff. All disturbed areas shall be stabilised and be revegetated by turfing or an approved seeding method within 14 days of

This is page 25 of the Business Paper comprising portion of minutes of an Ordinary Meeting of the Lismore City Council held on March 1, 1994.

DRAFT

Four major Objectives

- * To develop and implement appropriate teaching and learning strategies for Aboriginal students and Torres Strait Islander students.
- * Aboriginal communities and Torres Strait Islander communities are consulted in the design, delivery and review, and participate in all aspects of the education provisions for their children, or which relate to Aboriginal and Torres Strait Islander issues
- * To achieve high levels of participation in all stages of education for Aboriginal students and Torres Strait Islander students.
- * To develop in all students a knowledge, an understanding and appreciation of Aboriginal and Torres Strait Islander societies, their cultures and heritage.

completion of earthworks in each part of the development. It is a requirement that the topsoil be preserved for use with the site revegetation. Details showing sediment control measures and revegetation works shall be submitted and be approved prior to any earthworks commencing.

24. Benching (i.e. cutting, filling or levelling) of the land to create building platforms does not form part of this approval and will only be considered in conjunction with a Building Application to build on the land.
25. No dwelling house or internal access bulk earthworks are to commence on-site, prior to the release of the building application and Council approved road design.
26. All dwellings to be erected must comply with Australian Standard #3959 with regard to construction materials and methods.
27. Water storage facilities be installed with adequate capacity and located to assist in the fire protection of the development.
28. A suitable fire alarm, capable of being heard from anywhere within the area enclosed by the perimeter fire break, be installed.
29. A suitable person be appointed as Fire Protection Overseer, to be responsible for fire protection, maintenance of equipment and liaison with the Local Bush Fire Brigade.
30. Control Burns are to be carried out and areas can be either burnt, ploughed, cleared or slashed on a five (5) year rotation basis, so as to reduce the internal fire hazard.
31. A perimeter fire break, measuring 20 m wide horizontal, cleared of all flammable forest litter and undergrowth and be placed on a contour avoiding existing forests, having a ground fuel load of not more than eight tonnes per hectare (slashed grass). The fire break to be to the satisfaction of the Council and will be maintained at all times and maybe subject to inspections by the Council.
32. A primary protection zone is to be established for a distance of not less than 20 m horizontal from any dwelling or any ancillary building and shall be kept clear of all combustible materials, other than grass, at all times and with a ground fuel load not exceeding three tonnes per hectare (maintained lawns) and not including the perimeter fire breaks. Existing trees and shrubs will be allowed in this area. New trees to be no higher than 3 m and no more than 10% canopy cover, but no trees will be allowed within 10 m of the main building (maintained lawns only).
33. The following fire fighting equipment to standards approved by the Bush Fire Council of NSW be provided and maintained at all times to the satisfaction of the Council's fire Control Officer:
 - a. a 8 h.p. fire fighting pump;
 - b. six (6) knapsacks;
 - c. 100 m of 20 mm fire protection hose; and
 - d. two "Dial-a-jet" nozzles.
34. A turn around of 15 m be provided at the end of each access road that is not a through road, allowing fire trucks to turn for fire fighting.

This is page 26 of the Business Paper comprising portion of minutes of an Ordinary Meeting of the Lismore City Council held on March 1, 1994.

ABORIGINAL EDUCATION POLICY

DRAFT

FOREWORD

The Department of School Education is committed to providing an education which encourages all students to strive for excellence and to fulfil their potential.

Educational outcomes will be maximised by providing all students equality of opportunity. To achieve this, an educational environment needs to be established that is inclusive. Furthermore, the specific and general needs of all students need to be addressed providing a relevant and appropriate curriculum.

This policy emphasises the Department's commitment to providing for the particular needs of Aboriginal and Torres Strait Islander students and to the needs of non-Aboriginal and Torres Strait Islander students.

The Aboriginal Education Policy is relevant for implementation in all NSW schools regardless of there being Aboriginal and/or Torres Strait Islander students enrolled at any particular school. This policy is relevant to all students in NSW schools regardless of their cultural background.

The means by which this policy is implemented is greatly dependent on the mutual co-operation of Aboriginal communities and Torres Strait Islander communities, and schools. Community participation is an essential prerequisite for the successful development of this policy.

The Department has consulted widely with Aboriginal and Torres Strait Islander communities and organisations in the development of this policy and its support documents. This partnership needs to continue in the fulfillment of our goals as expressed in this policy based on mutual respect and understanding.

35. **Internal Fire Breaks** - The internal road system to be used as a secondary fire break and is to be cleared to a width of 10 m horizontally and cleared of all rubbish and having a ground fuel load of not more than eight tonnes per hectare (slashed grass). The fire break to be to the satisfaction of the Council and will be maintained at all times and will be subject to a yearly inspection by the Council.
36. **Reticulated Water Supply Scheme** - A 38 mm ID reticulated fire fighting/water main to be installed, fitted with approved fittings and be to Council standards. The main to have a 600 mm cover and covered with metal dust for protection.
37. That the NSW National Parks and Wildlife Service be immediately advised in the event of the discovery of any aboriginal sites or relics as a consequence of the development.
38. Electricity, if required, is to be underground.
39. That survey and documentation verifying the location of the proposed spring source of water supply to the village cluster in relation to land boundaries be provided prior to commencement of any development works in that cluster. If this source of supply is not with the applicants land then alternate sources of water supply are to be proven to Councils satisfaction, eg The Channon reticulated supply, on site bores or spring.
40. No further dwelling sites are permitted on the land. The density of residential accommodation has reached the maximum permissible in accordance with Clause 9 of State Environmental Planning Policy No. 15 - Multiple Occupancy of Rural Lands. No temporary dwellings to be erected without Council approval.
41. Water from Rocky Creek is only to be used for Agricultural purposes with the specific approval and licensing from the relevant licensing authority (Department of Water Resources). In the event that spring and roof water supply is inadequate for domestic and associated use this water supply shall be augmented by connecting to Council's reticulated water system.

NOTE 1: The Local Government Act provides that all buildings and alterations, including retaining walls, to be subject to the issue of a building permit from the Council. Issue of this consent in no way implies that the building(s) comply with all of the provisions of the Local Government Act and the Building Code of Australia. Application forms are available from the Health and Building Department for this purpose. Please note that no the building work or site works are to commence until a building permit has been issued.

NOTE 2: Council requires the Council's Engineering Division to certify the satisfactory completion of all civil works prior to the release of a final subdivision survey plan with the Town Clerk's certification. This means that bonding arrangements for construction of civil works will not be accepted. The exception will be for maintenance of work periods and/or by written approval of Council.

NOTE 3: Your development application is shown to be in a high bush fire hazard area in accordance with Council's Bush Fire Hazard Maps and will be subject to fire conditions, upon development in accordance with Department of Planning Circular 74.

NOTE 4: Your development application is shown to be adjoining high bush fire hazard area in accordance with Council's Bush Fire Hazard Maps and may be subject to fire conditions, upon development in accordance with the Department of Planning Circular 74.

This is page **27** of the Business Paper comprising portion of minutes of an Ordinary Meeting of the Lismore City Council held on March 1, 1994.

DRAFT

Four major Objectives

- * To develop and implement appropriate teaching and learning strategies for Aboriginal students and Torres Strait Islander students.
- * Aboriginal communities and Torres Strait Islander communities are consulted in the design, delivery and review, and participate in all aspects of the education provisions for their children, or which relate to Aboriginal and Torres Strait Islander issues
- * To achieve high levels of participation in all stages of education for Aboriginal students and Torres Strait Islander students.
- * To develop in all students a knowledge, an understanding and appreciation of Aboriginal and Torres Strait Islander societies, their cultures and heritage.

NA Section A" p 22 is

LISMORE CITY COUNCIL - MEETING HELD MARCH 1, 1994

DIVISIONAL MANAGER-PLANNING SERVICES REPORT - DA93/691

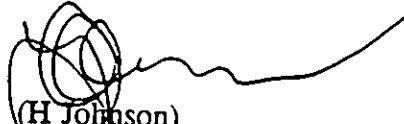
- 7 -

NOTE 5: Your Section 94 Contribution will go to Dunoon Bush Fire Brigade, the sum being \$1350.

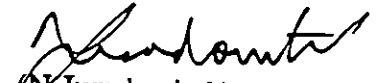
NOTE 6: Council in determining this development application has attached any necessary conditions to ensure that the development would have reasonable protection from bush fires. Council is in receipt of reliable information that the land is in a high bush fire hazard area.



(M R Scott)
DEVELOPMENT CONTROL
PLANNER



(H Johnson)
ACTING MANAGER-
DEVELOPMENT CONTROL



(N Juradowitch)
DIVISIONAL MANAGER-
PLANNING SERVICES

This is page 28 of the Business Paper comprising portion of minutes of an Ordinary Meeting of the Lismore City Council held on March 1, 1994.

GENERAL MANAGER

MAYOR

ABORIGINAL EDUCATION POLICY

DRAFT

FOREWORD

The Department of School Education is committed to providing an education which encourages all students to strive for excellence and to fulfil their potential.

Educational outcomes will be maximised by providing all students equality of opportunity. To achieve this, an educational environment needs to be established that is inclusive. Furthermore, the specific and general needs of all students need to be addressed providing a relevant and appropriate curriculum.

This policy emphasises the Department's commitment to providing for the particular needs of Aboriginal and Torres Strait Islander students and to the needs of non-Aboriginal and Torres Strait Islander students.

The Aboriginal Education Policy is relevant for implementation in all NSW schools regardless of there being Aboriginal and/or Torres Strait Islander students enrolled at any particular school. This policy is relevant to all students in NSW schools regardless of their cultural background.

The means by which this policy is implemented is greatly dependent on the mutual co-operation of Aboriginal communities and Torres Strait Islander communities, and schools. Community participation is an essential prerequisite for the successful development of this policy.

The Department has consulted widely with Aboriginal and Torres Strait Islander communities and organisations in the development of this policy and its support documents. This partnership needs to continue in the fulfillment of our goals as expressed in this policy based on mutual respect and understanding.