



PARKES SHIRE COUNCIL

LATE AGENDA

TUESDAY 15 FEBRUARY 2005

Notice is hereby given that an Ordinary Meeting of Parkes Shire Council will be held at the Council Administration Centre, 2 Cecile Street, Parkes. commencing at 1:30 pm for the purpose of considering the items included on the Agenda.

GENERAL MANAGER: Alan McCormack

Ordinary Meeting Late Agenda

Order Of Business: Tuesday 15 February 2005

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7 COUNCILLORS' REPORTS

7.1 Report by Councillor Y Hutton - Fifield Mine

Executive Summary

Councillor Hutton attended a community meeting to discuss the Fifield Mine on 10 February 2005.

Councillor Hutton's report is detailed below.

Background Information

The proposal is still to mine nickel and cobalt. Council was heavily involved in the former proposal.

The Mine Project Officer has offered to address Council on plans for the mine.

Legislative, Policy & Management Planning Implications

Nil.

Budget & Financial Aspects

Nil at this stage.

Recommendation

1. That the Councillor Hutton's report on the Fifield Mine be noted.

Report

Syeston community consultation at Trundle on 10 February 2005.

- 60 persons attended meeting at Fifield
 - 45 persons attended at Trundle, both men and women
 - Mike Ryan gave a PowerPoint presentation and brief resume of the history of the mine and the present day owners, Ivan Plats
 - Site of mine and the mining process discussed
 - Mine plans are being held up by DIPNR over water
 - To start up the mine 6,000 megalitres per year is needed; both from the bores and the Lachlan water line (would go from the Lachlan through Ootha).
 - Mine owners are committed to recycling water and acid used in the process
 - They hope to start work on the infrastructure before 2006 when the DA runs out
 - The presentation was well received except for a group from Bedgerebong who were against the mine using bores and are having a public meeting next week to discuss the matter
 - Questions asked about the tailings dams and the evaporation process and the residual salts, mainly magnesium sulphate
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- One question was asked about the number to be employed - 1,000 at first and then 350 when the mine is started
- Where were the workers to live and would they be living on site? - at first some of the 1,000 will be on site but they hope all the 350 persons will live in towns around the area
- Why were they going to use gas instead of electricity? - gas pipe line was quicker and cheaper than electricity at Parkes
- Question about haulage - concentrate taken to the rail head - limestone quarry near rail siding at Trundle
- Meeting was well run and the water issue was the only issue where there appeared to be some disagreement.

Attachments

Nil.

11 DIRECTOR PLANNING AND ENVIRONMENT'S REPORT

11.10 Modification to DA04039: Residential Flat Buildings at 9 Basil Avenue, Parkes

Development Application Information

Application No: DA04039

Applicant: Mr B Piercy

Property: Lot 24 DP 1060096, 9 Basil Avenue, Parkes

Proposal: Residential Flat Buildings

Executive Summary

The application is for a modification to Development Consent No. DA04039. The applicant has inadvertently setback part of the residential units 2.4 metres from the southern property boundary instead of the Council approved 3 metre setback. The applicant is seeking Council approval of an amended site plan, showing the residential flat building setback 2.4 metres from the southern property boundary.

Background Information

At it's meeting of 17 February 2004, Council granted development consent for the erection of two residential units on land known as Lot 24 DP 1060096, 9 Basil Avenue Parkes.

Legislative, Policy & Management Planning Implications

The subject land is zoned 2(v) Urban and Village under the Parkes Local Environmental Plan 1990. Council's Development Control Plan for the Parkes Urban Area 1998 also applies to the development and identifies the land as being 'Residential'.

Section 5.3 of Council's Residential Code 1998 requires medium density developments to be setback a minimum of 3 metres from side property boundaries. Reductions to this minimum side setback may be permitted, but only with the consent of Council.

Budget & Financial Aspects

Nil

Recommendation

It is recommended that the amended site plan showing a building setback of 2.4 metres from the southern boundary be approved.

Report

Details of Proposed Development

On 17 February 2004, Council granted development consent for the erection of two residential units on the abovementioned land. During a recent progress building inspection by Council officers, it was revealed that part of the residential units had been setback 2.4 metres from the southern property boundary. The Council approved stamped plans clearly showed the building being setback 3 metres from the southern boundary which is in accordance with Section 5.3 of Council's Residential Code 1998.

Discussions with the applicant have revealed that the residential units were setback from an existing boundary fence which is located 600 millimetres inside an adjoining property.

The applicant has submitted an amended site plan showing a setback of 2.4 metres from the southern property boundary. Council notified an adjoining property owner who was directly affected by the reduced setback. The adjoining owner raised no major concerns with the reduced setback, however, requested that the applicant erect lattice on their boundary fence to negate any loss of privacy from the reduced setback. This work was carried out by the applicant to the satisfaction of the affected adjoining neighbour.

It should be noted that the southern wall of the residential flat building is articulated and the main portion of the southern wall will be setback 3 metres from the southern boundary.

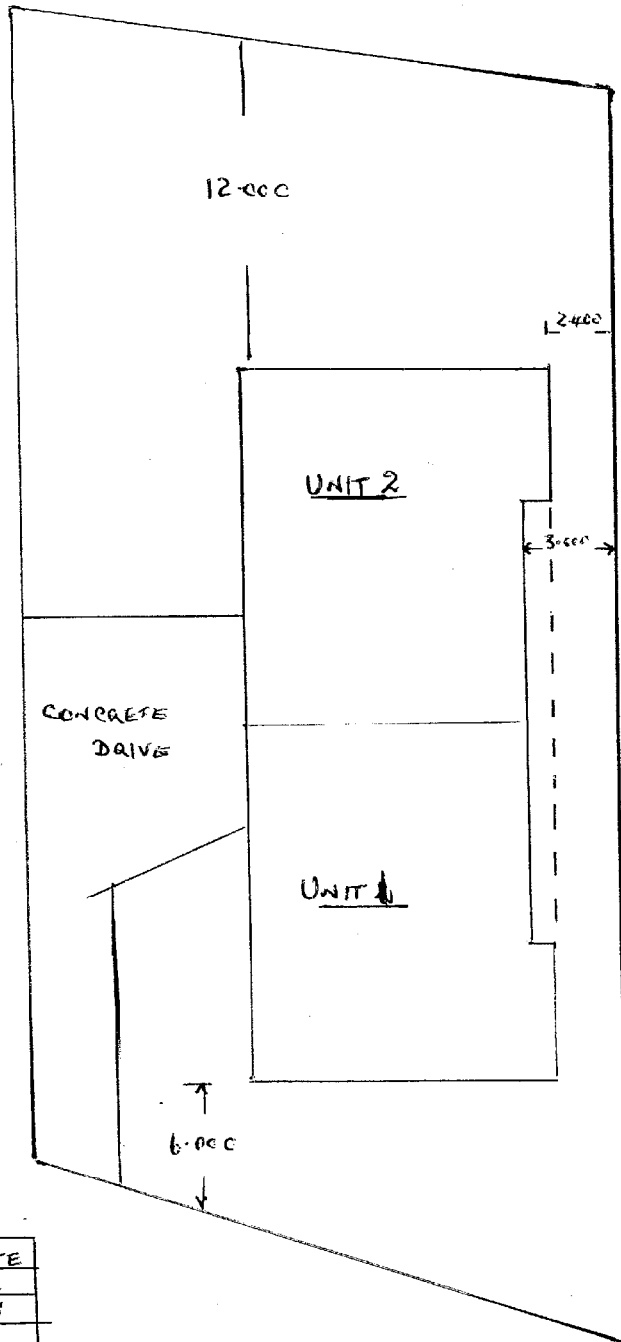
The applicant has requested that the amended site plan be approved on the grounds that the building is near completion and that no objections have been raised by adjoining property owners relating to the reduced setback.

Location Map



Attachments

1. Site Plan.



AMENDED SITE
PLAN FOR UNITS
LOT 24 BASIL AV
PARKES NSW
E+M MCPHEE