



# PARKES SHIRE COUNCIL

## LATE AGENDA

TUESDAY 5 AUGUST 2008

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 2.00 pm for the purpose of considering the items included on the Agenda.

**GENERAL MANAGER:** Alan McCormack



# Ordinary Meeting Late Agenda

Order Of Business: Tuesday 5 August 2008

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## **8 INWARDS CORRESPONDENCE**

### **8.9 (ICR) Wellington Development Incorporated**

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#### **Executive Summary**

Correspondence has been received from Wellington Development Incorporated regarding a proposal for the development of a short link road between Parkes Observatory and the Renshaw McGirr Way.

#### **Background Information**

Mayor Ken Keith attended an informal meeting to discuss this proposal on Tuesday 29 July 2008 with various interested parties.

#### **Legislative, Policy & Management Planning Implications**

Nil.

#### **Budget & Financial Aspects**

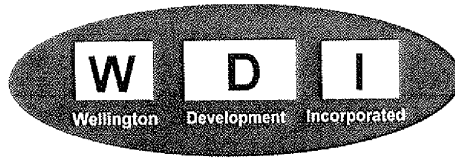
Nil.

#### **Recommendation**

1. For discussion of Council.

#### **Attachments**

1. Correspondence from Wellington Development Incorporated.



4-8-2008  
Councillor Ken Keith  
Mayor of Parkes  
Parkes Shire Council  
2 Cecile St  
Parkes NSW 2870

Dear Ken,

Following on from our impromptu meeting last Tuesday, I have provided a history and an explanation of the Parkes Observatory "Missing Link" issue in the attachments of this email.

Earlier that day I met to discuss this matter at the Dish Café with Rorque Poisson GM Grow Dubbo, Matthew Fuller GM Taronga Western Plains Zoo, Allan Dive GM Wellington Council, Owen Johns Director Technical Services Div. Wellington Council and Craig Smith Proprietor Dish Café. Immediately afterwards I also met with Chris Hollingdrake Visitors Centre Manager Parkes Observatory. There was a consensus among those present that the development of a short link road between Parkes Observatory and the Renshaw-McGirr Way would be regionally beneficial to tourism by expanding the market and ought to be pursued further. Wellington Mayor Anne Jones and Cabonne Mayor John Farr have also indicated their interest in this issue. I have not as yet spoken to Dubbo Mayor Greg Matthews but understand Rorque Poisson has discussed the matter with him.

At this point in time it would seem prudent to identify some possible routes for the missing link for costing purposes so that a proposition can be made for funding. Following that a meeting of the mayors of the four council areas and interested parties may be the best way forward. I understand the Renshaw McGirr sealing project will be officially opened soon by the Roads Minister Eric Roozendaal and there may present a window of opportunity for meaningful negotiation.

Owen Johns, Wellington Director of Technical Services is keen to talk with his counterpart at Parkes, Mr Kent Boyd, Director of Infrastructure.

Mr Rorque Poisson, Manager of Dubbo City Development Corporation has indicated his enthusiasm and desire to assume the role of Facilitator as we move forward with this issue and I am keen to support him.

Yours Faithfully

APGraham  
Chairman  
Wellington Development Incorporated

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PO Box 501 WELLINGTON NSW 2820  
Email: [wdi@wellingtondevelopment.com.au](mailto:wdi@wellingtondevelopment.com.au)

## **11 DIRECTOR PLANNING AND ENVIRONMENT'S REPORT**

### **11.2 (DPE) Development Activity 2007-2008**

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#### **Executive Summary**

A total of 359 development approvals have been issued for the year 2007/2008 at a value of \$30.28 million. This represents a decrease in value of developments of \$102.57 million, with an increase in the overall number of approvals over the past year by 29.

There were 56 new dwellings approved at a value of \$13.09 million which overall indicates continued strong development activity in the Shire over the past twelve months.

A report has been included on Development Application approval times.

#### **Background Information**

A yearly report on development activity provides Council with a snapshot of developments approved and a comparison with the previous period.

#### **Legislative, Policy & Management Planning Implications**

N/A

#### **Budget & Financial Aspects**

Nil.

#### **Recommendation**

1. That the information be received and noted.

## Report

The larger and more noteworthy development applications which have been approved over the past year include:

- Demolition of existing structures and construction of a new ALDI store with associated signage and car parking.
- Additions to Bushmans Motor Inn (Function Room).
- Four lot subdivision and road for expansion of SCT's Intermodal freight terminal development.
- Recreation Establishment - Paintball Field.
- Community Service Facility: Mental Health and Drug & Alcohol Service.
- Refurbishment of main pool, demolition and reconstruction of the wading pool and upgrading of water filtration system.
- Alterations and Additions to Parkes Cellars.
- Alterations and Additions to Peak Hill Pre-School.
- Miniature Aircraft Club including flying field and use of existing hall as club house at Nelungaloo.

The information shown in the table below, are approvals issued for the period 1 July 2007 to 30 June 2008 which includes Development Applications and Complying Development Certificates. The figures for the previous period have been shaded.

<b>Building Type</b>	<b>No.</b>	<b>Estimated Value</b>	<b>No.</b>	<b>Estimated Value</b>
New Dwellings	56	\$13,094,126.00	52	\$12,946,840.00
Residential Flat Building	6	\$1,284,000.00	5	\$1,897,000.00
Addition/Alteration to Dwelling	69	\$2,795,153.36	66	\$1,747,553.06
Outbuildings (carport, pergola, garages, sheds)	83	\$884,301.00	68	\$751,721.00
Swimming Pools	23	\$504,212.79	36	\$875,774.00
Class 10b – Structures	33	\$397,391.85	30	\$415,579.00
Additions to Commercial / Industrial Buildings	15	\$2,742,787.00	19	\$3,565,970.00
New Commercial/ Industrial Buildings	15	\$6,571,415.00	20	\$112,476,933.00
Subdivision	35	\$1,628,500.00	21	\$269,850.00
Home Occupation	6	\$18,500.00	4	\$5,000.00
Home Industry	3	\$30,614.40	-	-
Change of Use	10	\$311,850.00	5	\$70,000.00
Demolition	5	\$26,750.00	4	\$33,600.00
<b>Totals</b>	<b>359</b>	<b>\$30,289,601.40</b>	<b>330</b>	<b>\$132,855,820.06</b>

Figures 1 and 2 below show the number of approvals and estimated value since 1987/88.

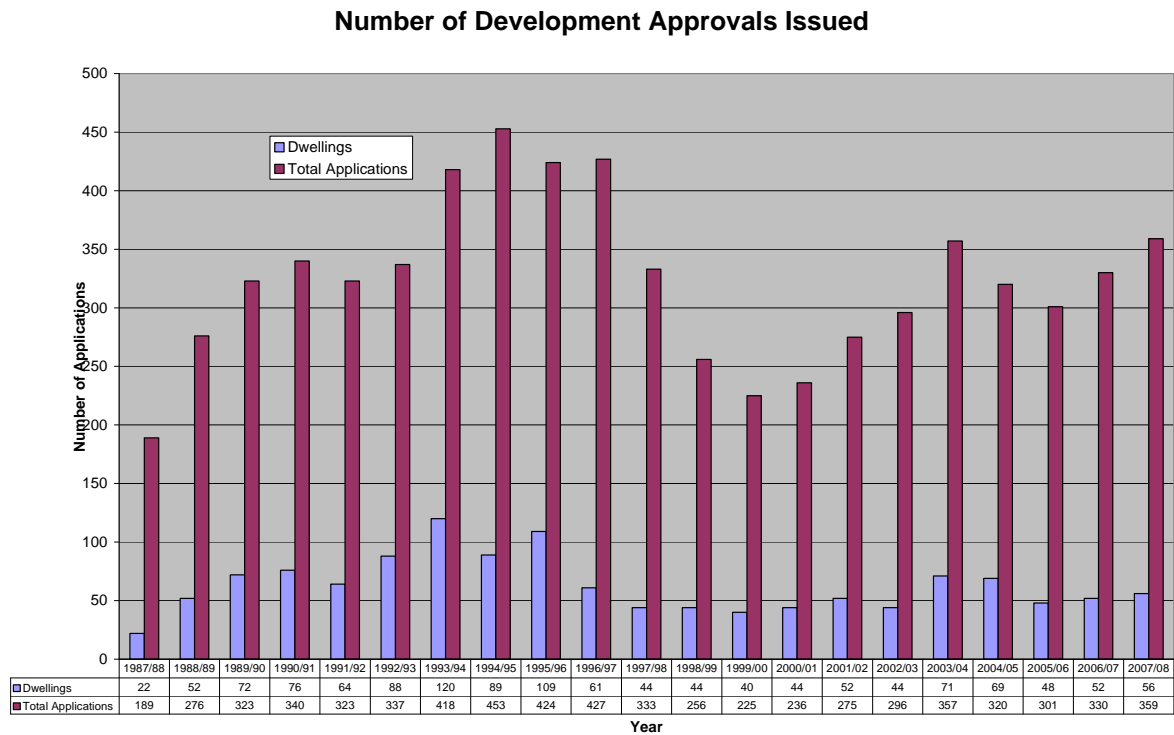


Figure 1: Yearly Approval of Applications



Figure 2: Total Yearly Value of Applications

## Comments

The figures still indicate continued strong development activity in the Shire over the past twelve months. The large decrease in value of development this financial year was due to the \$110 million development in the previous period for the Seniors Housing Development for a "retirement community".

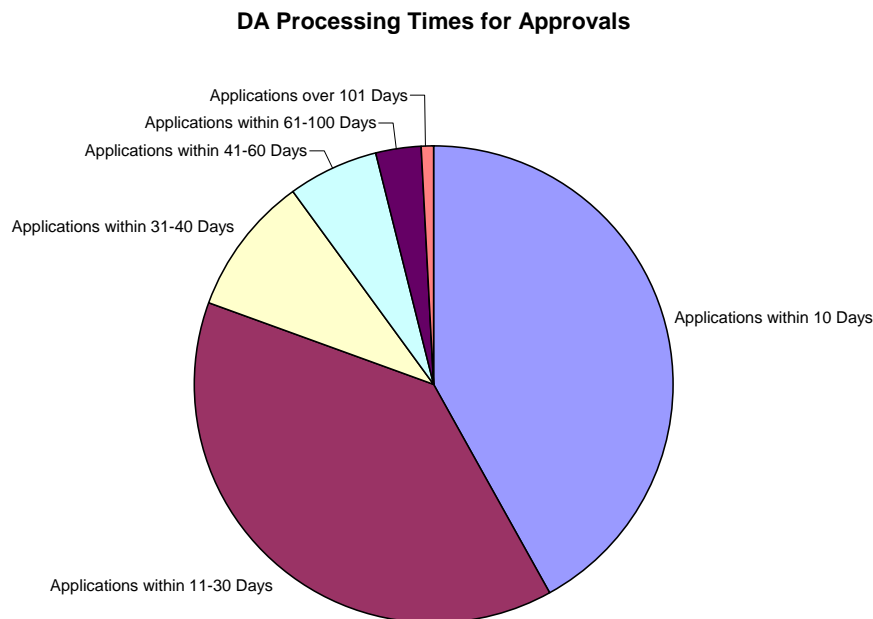
With the exemption of the Senior Housing Development from last years period, there has been an increase in the estimated value of development approvals by \$7,433,580.74.

It should be noted that twenty-nine (29) Complying Development Certificate approvals were issued by private certifiers.

### ***DA Processing Times for Approvals***

The information shown in the pie chart below are Development Application approvals issued for the period 1 July 2007 to 30 June 2008.

It should be noted that a total of 233 Development Applications were approved with an average of 18.70 days.



*Figure 3: DA Processing Times for Approvals*

## Attachments

Nil.

## 11.3 (DPE) Rotary Arboretum

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### Executive Summary

Council has allocated funds for the erection of a toilet at the arboretum in conjunction with the Rotary Club of Parkes. The club has now decided that it would prefer to spend the funds on more basic improvements to the gardens and plantings at the arboretum.

### Background Information

Over many years the Rotary Club of Parkes has provided resources and labour, in cooperation with Council to develop the park area known as the Rotary Arboretum. In this regard Council, on the suggestion of the club, set aside some \$10,000 towards the erection of a toilet on the site.

The project did not come to fruition due to a shortfall in funds and the Club would now prefer to redirect the funds towards improving plantings, replacement of garden surrounds, erection of bollards to prevent vehicle entry, upgrade paths, replacement of seating and installation of a barbecue.

### Legislative, Policy & Management Planning Implications

Nil.

### Budget & Financial Aspects

An amount of \$9,300.00 is being held in reserve for a toilet at the arboretum. If the funds are redirected towards improvements the club intends to provide in kind contribution including labour, plant and some materials.

### Recommendation

1. That the money set aside for a toilet at the Rotary Arboretum be redirected for use on improvements to the facility as outlined in the report.

### Report

Over many years the Rotary Club of Parkes has provided resources and labour, in cooperation with Council to develop the park area known as the Rotary Arboretum. In this regard Council, on the suggestion of the club, set aside some \$10,000 towards the erection of a toilet on the site.

The project did not come to fruition due to a shortfall in funds and the Club would now prefer to redirect the funds towards improving plantings, replacement of garden surrounds, erection of bollards to prevent vehicle entry, upgrade paths, replacement of seating and installation of a barbecue.

The Director Operations, Parkes and Gardens Supervisor and the Director Planning and Environment met with a representative of the club last week and discuss the project. The reason for redirection of the funds is warranted and will greatly improve the appearance and appeal of the area. The works discussed included replacement of the boarders with treated timber

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sleepers, installation of bollards to prevent vehicle entry, replanting, connection of power, provision of a barbecue and improvements to paths.

### **Attachments**

Nil.