

AGENDA

Tweed Shire Councillors meeting with representatives of Gales-Kingscliff/Gales Holdings ('Gales')

DETAILS	
Date:	26 February 2009
Location:	On-site at Gales land
Attending from Gales:	Stephen Segal - Director; Lisa Segal - Director
Purpose:	<p>The purpose of this on-site meeting, which was requested by Gales, is to:</p> <ol style="list-style-type: none"> 1. Allow Councillors an on-site visual inspection of Gales land; 2. Allow Councillors to ask any questions regarding any issues and development of Gales land; 3. Inform Councillors of Gales serious concerns about Council's pending zoning changes to Gales land and Cudgen Mud flows – see Gales letters to Councillors dated 10/2/09 and 16/2/09; 4. Inform Councillors of the critical importance of reviewing and taking into account the reports of Gales consultants when making decisions, as Council officers often only present 'half the story' or misinform Councillors; and 5. It is the hope of Gales that this meeting will lead to further productive direct discussions between Council and Gales in order to resolve existing issues through discussion rather than Gales being left with no alternative but to go to court.

AGENDA AND ACTION ITEMS		
Location	Issue	Requested Action Item
1. Quigan Street	<ul style="list-style-type: none"> • Observe generally dry open grassy area, not a wetland and EEC as was claimed by Council. • Council Minutes of 27/1/09 propose to rezone this area to Environmental Conservation contrary to the existing vegetation. • <i>View Council plans for District Centre on Turnock Street with residential blocks and road planned for this area.</i> 	<ul style="list-style-type: none"> • Request to not include Gales land in LEP 08 rezoning changes. • Council to assess actual vegetation that exists on the site before recommending zoning to Environmental Conservation.
2. Turnock Street	<ul style="list-style-type: none"> • Note that current zoning allows commercial development which has been Council's objective for many years and promoted by Council's consultants including Intergrowth, Patrick Partners, Core Economics. • LEP 08 proposed zoning will prevent significant commercial. • <i>View Council plans for District Centre on this land.</i> • Turnock St round-a-bout – <i>view Gales Structure Plan showing proposed direct road access from Tweed Coast Road into Kingscliff</i>, which has been in Council's Road Plan. 	<ul style="list-style-type: none"> • Request to not include Gales land in LEP 08 rezoning changes as the proposed zoning eliminates Commercial and Retail options along Turnock Street. • Does Council want a direct road connection between Tweed Coast Road and Turnock Street?

3. Elrond Drive	<ul style="list-style-type: none"> • <i>View illegal footpath on Gales land.</i> Council has denied constructing this footpath. • Strong Community desire for footpath along Elrond Drive. 	<ul style="list-style-type: none"> • Gales requests that Council remove this footpath from Gales land as soon as possible. • Council should provide a footpath along Elrond Drive.
4. Bowls Club land	<ul style="list-style-type: none"> • The Bowls Club has submitted a DA which Council will assess shortly. • Gales is very concerned that the development may cause further damage to Gales land due to altered drainage flows, volumes and water quality. 	<ul style="list-style-type: none"> • Gales requests that Council critically assesses impacts of altered drainage flows, volume and water quality so that Gales land is not impacted.
5. Cudgen Heights	<ul style="list-style-type: none"> • <i>View catchment</i> - farmland and residential - that results in Cudgen Mud and stormwater flows onto Gales land and into Tweed river. 	<ul style="list-style-type: none"> • Gales requests meeting with Council to discuss a solution to this problem.
6. Southern Deferred area, Tweed Coast Road	<ul style="list-style-type: none"> • LEP 08 proposes to rezone most of this area to Environmental Conservation, smaller part to Residential and Rural. • The basis for these changes is unknown to Gales. • The proposed Environmental Conservation area does not reflect the reality that this area is largely open grassland. The original soil is covered by red silt from Cudgen Mud to a significant depth. • Note that this area has been zoned 'Deferred', and proposed for 'Residential' by Council for about 10 years. 	<ul style="list-style-type: none"> • Request to not include Gales land in LEP 08 rezoning changes. • Council to assess actual vegetation that exists on the site before recommending zoning to Environmental Conservation.
7. Proposed District Centre site, Tweed Coast Road	<ul style="list-style-type: none"> • View area that Core Economics and Gales proposes for the Tweed Coast District Centre. • LEP 08 proposes to zone this entire site to Industrial, contrary to Supreme Court of NSW decision. 	<ul style="list-style-type: none"> • Request to not include Gales land in LEP 08 rezoning changes. • Request that Council undertakes appropriate studies, including retail study, to determine zoning of this land.