

PRESENT: Cr R. Scholes(Chair), Cr M. Rush and Cr B. Woodruff.

IN ATTENDANCE: Mr D. Finnigan (Director – Community Services). Ms S. Pope (Executive Manager – Environmental & Planning Services), Mr H. McTaggart (Co-Ordinator Development), Mr P. Williams and Mrs M. Sandell-Hay.

1 APOLOGIES AND LEAVE OF ABSENCE

Nil

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDED on the motion of Crs Woodruff and Rush that:

The Minutes of the Development Assessment Committee held on 6 April 2020, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Nil

4 PUBLIC PARTICIPATION

Mr Paul Williams – Austam Homes – Item 6.3 raising concerns that the proponents for a dwelling house may be required to reconstruct and seal Honey land when previous consent conditions for subdivision applications, with access off Honey Lane, have only required proponents to reseal 30 metres of road near the intersection with the Golden Hwy. Also, this is a draft policy that is currently on exhibition and wasn't Council's policy at the time the dwelling house application was lodged.

5 BUSINESS ARISING

Nil

6 BUSINESS

6.1 DA 11/2020 - PROPOSAL FOR ANCILLARY DEVELOPMENT - SHED - 29 PALACE STREET, DENMAN

RECOMMENDED on the motion of Crs Rush and Woodruff that:

The Development Assessment Committee approve Development Application No. 11/2020, proposing the erection of an ancillary development - shed on Lot 2109, DP 864033, known as 29 Palace Street, Denman, subject the conditions in Appendix B of this report.

In Favour: Crs M. Rush, R. Scholes and B. Woodruff.

Against: Nil.

6.2 DA 2019/89 - STORAGE SHED - DENMAN GOLF CLUB - DENMAN RECREATION RESERVE, TURNER STREET, DENMAN

RECOMMENDED on the motion of Crs Rush and Woodruff that:

MINUTES OF THE DEVELOPMENT ASSESSMENT COMMITTEE MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD IN THE COUNCILLORS ROOM, ADMINISTRATION CENTRE, MUSWELLBROOK ON MONDAY 4 MAY, 2020 COMMENCING AT 4.09PM.

The Development Assessment Committee grant consent to DA 2019/89, involving the construction of a storage shed for the Denman Golf Club, at the Denman Recreation Reserve, Turner Street Denman (Part Lot 231 DP 729996), subject to the recommended conditions of consent contained in Attachment B and the inclusion of the following condition:

Prior to the issue of a Construction Certificate, a landscaping plan to provide screening of the shed, particularly adjacent to the Internal access road, is to be submitted and approved by Council. The landscaping shown in the approved plan is to be planted and maintained at all times.

In Favour: Crs M. Rush, R. Scholes and B. Woodruff.

Against: Nil.

6.3 DA 8/2020 - NEW DWELLING HOUSE - LOT 2 HONEY LANE, SANDY HOLLOW

RECOMMENDED on the motion of Crs Rush and Woodruff that:

1. The matter be deferred to a future Development Assessment Committee at such a date to be determined by the General Manager.
2. The General Manager arrange for all parties who propose development with access from Honey Lane to be invited to a meeting for the purpose of agreeing to a Voluntary Planning Agreement or Contributions Plan for the upgrade of Honey Lane.
3. If the only party willing to meet is the applicant for DA 8/2020, the meeting may be held with the applicant.
4. The matter return to the Committee as soon as practicable after conclusion of this discussion about contribution to the upgrade of Honey Lane.

In Favour: Crs M. Rush, R. Scholes and B. Woodruff.

Against: Nil.

6.4 DA 37/2019 - CONSTRUCTION OF PIPES AND PUMP INFRASTRUCTURE TO RETURN SEEPAGE WATER FROM LAKE LIDDELL DAM WALL TO LAKE LIDDELL

RECOMMENDED on the motion of Crs Rush and Woodruff that:

The meeting be adjourned for 15 minutes to allow staff to draft a condition requesting that decommissioning be undertaken in accordance with the Liddell Power Station Closure Plan.

At 4.44pm the meeting adjourned.

The meeting recommenced at 4.59pm

Draft consent condition were considered by the Committee.

RECOMMENDED on the motion of Crs Rush and Woodruff that:

The meeting be adjourned for a further 15 minutes to allow staff to make further changes conditions 16 and 17.

At 5.13pm the meeting adjourned.

The meeting recommenced at 5.28pm

MINUTES OF THE DEVELOPMENT ASSESSMENT COMMITTEE MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD IN THE COUNCILLORS ROOM, ADMINISTRATION CENTRE, MUSWELLBROOK ON MONDAY 4 MAY, 2020 COMMENCING AT 4.09PM.

RECOMMENDED on the motion of Crs Rush and Woodruff that:

The Development Assessment Committee approve DA 37/2019, involving the Construction of Pipes and Pump Infrastructure to Return Seepage Water from the Lake Liddell Dam Wall to Lake Liddell (Lot 14 DP 119430, and Lot 102 DP 1053098), subject to the recommended conditions of consent contained in Attachment B, with the exception of conditions 16 and 17, and the inclusion of the following conditions instead:

(16) Decommissioning Requirement

The works permitted by this development will be removed and the site rehabilitated in accordance with the Liddell Power Station Closure Plan.

(17) Liddell Power Station Closure Plan

Within nine (9) months from the date of this consent, the person benefited by this consent will submit a Liddell Power Station Closure Plan prepared to Council's satisfaction for approval, setting out:

1. The practical steps in the decommissioning of the Liddell Power Station;
2. Rehabilitation and remediation measures ensuring the site is returned as reasonably as practical to its pre-existing land use;
3. A workforce redeployment strategy and other planning for the site's use and potential employment generating activities post closure; and
4. How the employees and the broader community will be supported during this process.

The person acting with this consent is to ensure the Liddell Power Station Closure Plan is implemented in full or as otherwise agreed by Council.

In Favour: Crs M. Rush, R. Scholes and B. Woodruff.

Against: Nil.

6.5 OUTSTANDING DEVELOPMENT APPLICATIONS

RECOMMENDED on the motion of Crs Rush and Woodruff that:

The Committee note the undetermined Development Applications listed in Attachment A and the status of their assessment.

7 DATE OF NEXT MEETING

18 May 2020

8 CLOSURE

The meeting was declared closed at 5.31pm.

.....

Cr R. Scholes

Chairperson