



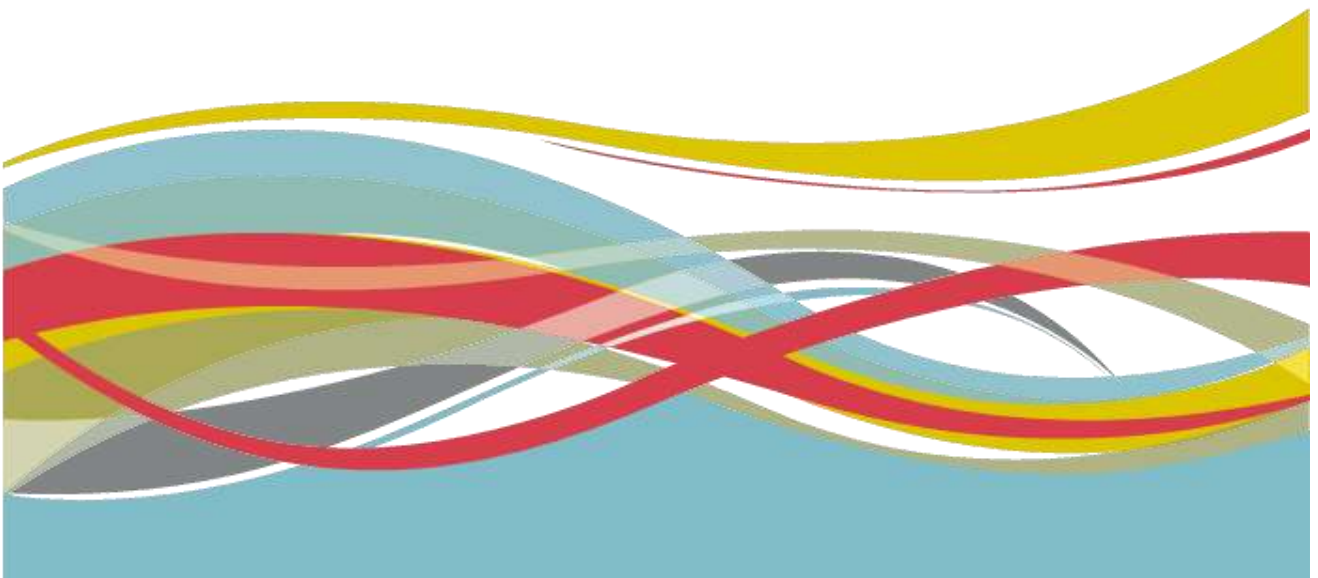
**muswellbrook
shire council**

Muswellbrook Shire Council

**DEVELOPMENT ASSESSMENT
COMMITTEE MEETING**

BUSINESS PAPER

1 JUNE 2020



Development Assessment Committee

Aim

The aim of the Development Assessment Committee is to:

- To determine development applications;
- To monitor the progress of development applications not yet determined;
- To recommend to Council the need to develop or amend policies in relation to planning related matters – including strategic planning.

Associated Principal Activities:

Development Assessment & Regulation

Specific Tasks & Parameters

1. The determination of development applications under the *Environmental Planning and Assessment Act* 1979 not otherwise delegated to the General Manager except where: the development application is for, or in any way related to:
 - (a) (i) food and drink premises used for, or proposed to be used for, the sale of alcohol;
 - (ii) electricity generating works;
 - (iii) mines and extractive industries;
 - (iv) a waste disposal facility; or
 - (v) subdivisions into more than ten lots; or
 - (b) where the capital investment value of the development specified in the development application exceeds \$2,000,000; or
2. The Development Assessment Committee the determination of any development applications under the *Environmental Planning and Assessment Act* 1979 otherwise delegated to the General Manager, which the Development Assessment Committee by resolution elects to determine.
3. The Development Assessment Committee be constituted as follows:
 - (i) the Councillor Spokesperson for Planning (as Chair);
 - (ii) the Councillor Spokesperson for Infrastructure;
 - (iii) the Councillor Spokesperson for Utilities; andin the absence of any of the councillors set out in (i) to (iii) any other councillor nominated by the Committee Chair or Acting Chair (as the case may be).

Committee functions:

- (i) To determine development applications;
- (ii) To delegate the determination of certain development application to the General Manager;
- (iii) To monitor the progress of development applications not yet determined;
- (iv) To recommend to Council the need to develop or amend policies in relation to planning related matters – including strategic planning.

Recommendations

- Make recommendations Council;

Staff Support:

Director – Environment & Community Services
Assistant Director – Environment & Community Services
Senior Development Co-Ordinator
Project Engineer – Water & Waste
Manager – Roads, Drainage & Technical Services
Ecologist & Sustainability Team Leader

DEVELOPMENT ASSESSMENT COMMITTEE MEETING, 1 JUNE 2020

MUSWELLBROOK SHIRE COUNCIL

P.O Box 122

MUSWELLBROOK

28 May, 2020

Cr Martin Rush (Chair)
Cr Rod Scholes
Cr Brett Woodruff
Sharon Pope
Hamish McTaggart
Gamini Hemachandra
Kellie Scholes
Ziggy Andersons

You are hereby requested to attend the Development Assessment Committee Meeting to be held in the COUNCILLORS ROOM, Administration Centre, Muswellbrook on **1 June, 2020** commencing at 4:00pm.

Sharon Pope
ASSISTANT DIRECTOR - ENVIRONMENT & COMMUNITY SERVICES

Order of Business

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**MUSWELLBROOK SHIRE COUNCIL
DEVELOPMENT ASSESSMENT COMMITTEE MEETING**

AGENDA
MONDAY 1 JUNE 2020

1 APOLOGIES AND LEAVE OF ABSENCE

Moved: _____ Seconded: _____

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDATION

That the Minutes of the Development Assessment Committee held on **18 May 2020**, a copy of which has been distributed to all members, be taken as read and confirmed as a true record.

Moved: _____ Seconded: _____

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

IN ATTENDANCE: Ms F. Plesman (General Manager), Ms S. Pope (Assistant Director – Environment & Community Services), Mr H. McTaggart (Co-Ordinator Development, Mr P. Chambers (Shire Engineer) 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 Rush and Scholes that:

The Minutes of the Development Assessment Committee held on 4 May 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

Cr B Woodruff – Declared a non-pecuniary interest in Item 6.2. Cr Woodruff advised the Committee that his son owns a neighbouring property to that involved with DA 4/2020.

4 PUBLIC PARTICIPATION

Nil

5 BUSINESS ARISING

Nil

6 BUSINESS

6.1 DA 6/2020 - ANCILLARY DEVELOPMENT - CARPORT - 26 GEORGE STREET, MUSWELLBROOK

RECOMMENDED on the motion of Crs Rush and Woodruff that:

The Development Assessment Committee approve Development Application No. 2020/6, proposing carport on Lot B DP 371230, 26 George Street Muswellbrook, subject to the conditions in Attachment B to the report.

6.2 OUTSTANDING DEVELOPMENT APPLICATIONS

RECOMMENDED on the motion of Crs Rush and Scholes that:

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

8 DATE OF NEXT MEETING

1 June, 2020

8 CLOSURE

The meeting was declared closed at 4.11pm.

.....

Cr M. Rush

Chairperson

3 DISCLOSURE OF ANY PECUNIARY AND NON-PECUNIARY INTEREST

Section 451 of the Local Government Act requires that if a councillor or member of a council or committee has a pecuniary interest in any matter before the council or committee, he/she must disclose the nature of the interest to the meeting as soon as practicable and must not be present at, or in sight of, the meeting, when the matter is being discussed, considered or voted on.

A pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of financial gain or loss (see sections 442 and 443 of the Local Government Act).

A non-pecuniary interest can arise as a result of a private or personal interest which does not involve a financial gain or loss to the councillor or staff member (eg friendship, membership of an association, or involvement or interest in an activity). A councillor must disclose the nature of the interest to the meeting as soon as practicable.

Council's Model Code of Conduct now recognises two forms of non-pecuniary conflict of interests:

- Significant
- Less than significant

A Councillor must make an assessment of the circumstances and determine if the conflict is significant.

If a Councillor determines that a non-pecuniary conflict of interests is less than significant and does not require further action, they must provide an explanation of why it is considered that the conflict does not require further action in the circumstances.

If the Councillor has disclosed the existence of a significant non-pecuniary conflict of interests at a meeting they must not be present at, or in sight of, the meeting, when the matter is being discussed, considered or voted on.

4 PUBLIC PARTICIPATION

5 BUSINESS ARISING

6 BUSINESS

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

Responsible Officer:	Sharon Pope - Assistant Director - Environment & Community Services
Author:	Taraqual Bhuiya - Graduate Building Surveyor Hamish McTaggart - Co-Ordinator - Development
Community Plan Issue:	<i>A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders</i>
Community Plan Goal:	<i>Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.</i>
Community Plan Strategy:	<i>Provide efficient and effective Development Application, Complying Development Certificate, Construction Certificate and Occupational Certificate assessment services.</i>
Attachments:	A. DA 2020/8 Section 4.15 Assessment B. DA 2020/8 DA 2019-51 Recommended conditions for Council Meeting C. DA 2020/8 Proposed Plans D. DA 2020/8 Submission E. DA 2020/8 - letter from land owners related to surrendor of consent for DA 62/2018 F. DA 2020/8 - letter from land owner offering \$5,000 road contribution

PURPOSE

This report has been prepared to inform the Development Assessment Committee in determining Development Application (DA) 2020/8. This Development Application has been assessed by Council Officers and a copy of the Section 4.15 Assessment Report and recommended conditions of Consent are attached for Council's information.

The 24 February 2020 Development Assessment Meeting the Development Committee resolved that this development application be reported to Council for determination. A Policy on Road Standards was considered by Council at its meeting held on 28 April 2020. As this Policy provided a framework for considering this DA, Council Officers reported the DA to the 4 May 2020 Development Assessment Committee Meeting. At this Meeting the Development Assessment Committee resolved:

- 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.*

This Development Assessment Committee resolution has been acted upon by Council Officers. The DA is now being reported back to the Development Assessment Committee for determination. Further

commentary has been included regarding the outcomes discussions related to the deferral of the development application under the “Meeting with Residents” heading of this report.

RECOMMENDATION

The Development Assessment Committee approve Development Application No. 8/2020, being for a new dwelling house at Lot 2, DP 1234634 Honey Lane, Sandy Hollow, subject the conditions in Attachment B.

Moved: _____ Seconded: _____

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development relates to Lot 2 DP 1234634. The street address is Honey Lane Sandy Hollow. The land is zoned RU5 Village under the provisions of the Muswellbrook Local Environmental Plan (LEP) 2009. The proposed development involves the construction of a single storey, four (4) bedroom dwelling at the subject site. The proposed dwelling would be manufactured off-site and transported to the site in parts for assembly and to be fixed on the land.

A search of Council records identified a number of past development applications in relation to the land.

Of particular relevance are:

- **DA 62/2018 – subdivision of Lot 2 DP 1234634 into two (2) lots.** This application sought approval for subdivision into two lots with areas of 2.8ha and 2.7ha. Each lot had an entitlement for the construction of a dwelling. The development application was approved by the Development Assessment Committee on 30 January 2019 and included conditions requiring the upgrade of the Golden Highway/Honey Lane intersection, and the construction of road pavement for a length of 30m from that intersection. **This development consent is yet to be acted upon.**
- **DA 87/2015 – subdivision of Lot 31 DP 1156452 into nine (9) lots, (eight (8) lots following a s4.55 modification application).** This development application does not involve the land subject, but adjoins the land, with access from Honey Lane. The subdivision of this land into nine (9) lots was approved by Council Officers on the 16 May 2016 and a subsequent modification for staging of the development and a reduction in the number of lots was approved by the Development Assessment Committee on the 13 December 2019. The submission received by Council refers to this development application.





ASSESSMENT SUMMARY

Council Officers have assessed the development application against the relevant heads of consideration prescribed by Section 4.15 of the Environmental Planning and Assessment Act 1979.

A copy of the Section 4.15 Assessment is provided in Attachment A. Council Officers recommend that development consent be granted to the proposed development subject to recommended conditions of consent provided in Attachment B.

Key considerations and findings of the section 4.15 assessment include:

- The proposed development is in accordance with relevant provisions of the Muswellbrook Local Environmental Plan (LEP) 2009.
- The proposed development was considered against the provisions of relevant State Environmental Planning Policies (SEPP's) and there are no inconsistencies that would prevent Council from granting consent to the proposed development.
- The proposed development is in accordance with the requirements of the Muswellbrook Development Control Plan (DCP) 2009.
- A key matter for the assessment and determination of this development relates to the standard of vehicle access available to the site and whether any improvements to the Honey Lane road pavement or the Honey lane Golden Highway intersection are required to support additional traffic movements associated with the development. The development application has been referred to Community Infrastructure to comment on the potential impact of the development on Council's road network. Community Infrastructure Department are satisfied that the development may proceed without any requirement for Honey Lane or the Honey Lane Golden Highway intersection to be upgraded.
- Council received one (1) submission objecting to the proposed development. This submission raises concerns in relation to the Honey Lane Golden Highway intersection and how this matter was considered with the subdivision of adjoining land under DA 87/2015. There are a number of distinctions between this development application and the subdivision application. In this instance Council Officers are satisfied that upgrade works to Honey Lane are not required. This submission and considerations that informed this conclusion are commented on further in the Section 4.15 Assessment and under the submitter concerns heading of this report.
- The proposed development is unlikely to have any adverse environmental impacts that would prevent Council from granting development consent to this development application.
- At the 28 April 2020 Ordinary Council Meeting Council resolved to exhibit a draft Road Development Standards Policy. Section 2.1 of this Draft Policy includes a provision restricting

new dwellings in urban areas from being accessed other than by a sealed road compliant with Council's Engineering Guidelines. Alternatively a Development Contribution Plan needs to be in place to achieve this end. Honey Lane is not a sealed road nor has the applicant proposed to seal the road as part of carrying out the development. At the time this development application was lodged this draft policy was not in affect and has been considered by Council Officers in the context of being a draft document on public consultation. In view of comments provided by Council's Community Infrastructure Department regarding the impact of the proposed development on the road network no recommendation has been put forward to require the applicant to seal Honey Lane from the intersection of the Golden Highway to the proposed vehicle access as part of carrying out the development.

COMMUNITY CONSULTATION

One submission was received in relation to the proposed development following the notification of the development application. The submission is provided in Attachment D.

The concerns raised by the submitter reference their past experiences dealing with Council regarding the standard of Honey Lane. The submission requests that Council not support any development along Honey Lane unless the laneway is sealed and constructed, to avoid a double standard.

Council Officers have considered this submission through the assessment of this development application.



The subdivision referred to was approved by Council Officers under delegated authority on 19 May 2016.

An application to modify the consent and carry the development out in stages was lodged with Council on the 18 December 2018. The modification application was approved by the Development Assessment Committee on the 13 December 2019 following further amendments to reduce the number of proposed lots to eight (8) and no longer including any lots with access from Honey Lane.

Council Officers have considered whether approval of the development application for a dwelling would be inconsistent with past determinations and note the following:

- The development application referenced by the submitter involved the subdivision of land in a manner that would create a new lot accessible solely from Honey Lane. As a result of this there would be an increase in the anticipated vehicle traffic using Honey Lane. This development involves the construction of a dwelling on an existing lot. While the lot is vacant, the likelihood of traffic movements being generated occurred at the point of subdivision as the lot had a dwelling entitlement. It is common to assume a single dwelling generates 10 traffic movements a day.
- Lot 31 DP 1156452 (the adjoining development lot referenced by the submitter) has road frontage to the Golden Highway, Goulburn Drive and Honey Lane, where the subject site does

not have any alternate road frontage. Legal vehicle access to the site is only available via Honey Lane.

While it is acknowledged that the submitter has raised concerns regarding Council's assessment of another development application, there are clear differences between the two applications.

MEETING WITH RESIDENTS

This DA was considered by the Development Assessment Committee at its 4 May 2020 Meeting. At this meeting the Committee passed a motion to defer the determination of the development subject to the General Manager holding a Meeting with all parties who propose development with access from Honey Lane to discuss a voluntary planning agreement or contributions plan for the upgrade of Honey Lane.

All property owners, except for the Sandy Hollow Public School, were invited to a Meeting to discuss Honey Lane and potential for a contribution plan for its sealing and upgrade. In advance of the meeting an information brochure and invitation were circulated to all landowners.

Prior to the Meeting Council Officers received apologies and verbal representations from

- Sandy Hollow Progress Association President (owner of vacant lot)
- Ms Manwarring (owner of existing dwelling)

In attendance at the Meeting was:

- Shaun and Nikki Cox (owner of land subject to this application)
- Paul Williams (Austam Homes)
- Mr & Mrs Thrift (owner of land fronting Honey Lane with subdivision approval)
- Peter Chambers (Council, Chief Engineer)
- Sharon Pope (Council, Executive Manager Planning, Environment and Regulatory Services)
- Hamish McTaggart (Development coordinator)

A summary of key discussion points and meeting notes is included below:

- A background paper was sent to property owners prior to the meeting. Ms Pope gave a brief overview and answered questions on the discussion paper.
- Mr Thrift asked which landowner would be expected to contribute, for example, the school and Progress Assoc?
- Ms Pope advised that schools are considered a community benefit and the Council contribution would be calculated on the basis that Council will cover the amount attributed to the school. The Progress Assoc land would be included in the Contribution Plan, how a contribution would be calculated has not been determined.
- Mr Cox asked about the Progress Assoc proposal. Ms Pope advised that there was no application from the Progress Assoc, just discussions. The current discussions have indicated that they may not be proceeding with the rest and recreation area idea. As there is no certainty on future use of this site the Contribution Plan will need to consider the most likely use
- Ms Pope advised that a draft Contribution Plan would need to be publicly exhibited so all the landowners will have a chance to comment on the Plan before Council makes a final decision.
- The Thrifts advised that it was their view that the maximum lot yield they could have from Honey Lane was 1 Lot
- The Coxes advised that they did not intend to further subdivide or develop their land beyond the construction of a dwelling.
- Mr Adam Thrift advised that he had previously made an offer to Council for a monetary contribution toward Honey Lane and that that offer had been rejected.
- Mr Adam Thrift advised that he was currently unwilling to make any financial contribution to the construction of Honey Lane.
- Mr Shaun Cox advised that he was currently unwilling to make any financial contribution to the construction of Honey Lane.
- Mr Cox referenced discussions he has had with Ms Manwarring about how regularly the road is maintained by Council. Mr Cox suggested that the road is not regularly maintained by Council. Mr Cox suggested that Council consider using any money it has budgeted for maintenance work on Honey Lane, that has not been spent (assuming any such money exists), for the improvement of the road.

- In response to a question from Mr Paul Williams in relation to DA 2020/8 for the Coxs dwelling, Council Officers indicated that they would seek to re-report the application to the next available DAC Meeting (1 June 2020) along with details of today's meeting and any further discussions held with the parties prior to that meeting date.

At the conclusion of the meeting there was a clear unwillingness from the parties present to make a financial contribution to the upgrade of Honey Lane.

Following on from this meeting a second meeting was held between Council Officers, the applicant for this DA and their representatives, to discuss the previous meeting, its outcomes and any implications for assessment pathway for this development application. At the conclusion of this meeting the owners of the land made an offer to pay Council a contribution of \$5,000 to be used exclusively for the upgrade and continued maintenance of Honey Lane. Following this meeting the applicant affirmed this offer in writing in a letter dated 26 May 2020. This letter is attached for the Committee's information and consideration.

OPTIONS

The Council may:

- A. Grant development consent to the proposed development subject to the recommended conditions of consent;
- B. Grant development consent to the proposed development subject to amended conditions of consent;
- C. Refuse development consent to the proposed development and nominate reasons for refusal.

Council Officers have not altered their recommendation to include a recommended condition of consent requiring the applicant to enter into a planning agreement for the payment of the \$5,000. Where the Development Assessment Committee agrees with this offer to enter into a Planning Agreement, the Committee may recommend a condition requiring the person to enter into a Planning Agreement in line with the terms set in the letter dated 26 May 2020.

An example of a condition that would achieve this outcome has been included below:

- (#) *Pursuant to Section 7.7(3) of the Environmental Planning and Assessment Act 1979 the person benefited by this consent is to enter into a Planning Agreement with Council the terms of which are to be generally in accordance with the correspondence dated from the landowners dated 26 May 2020, which specifies that Mr & Mrs Cox will make a financial contribution of \$5,000 to Muswellbrook Shire Council to be utilised by the recipient exclusively for the upgrade and maintenance of Honey Lane.*

The Planning Agreement is to be entered into.....

The options for DAC are to require the Planning Agreement:

- 1. Prior to the issue of a Construction Certificate, or
- 2. Within 6 months of the date of this consent, or
- 3. Prior to the issue of an Occupation Certificate.

Clause 25D of the Environmental Planning and Assessment Regulation 2000 requires Council to give public notice of a proposed planning agreement and that public notice is to be given not less than 28 days before the agreement is entered in to. Council's internal procedures would require a decision to enter into a Planning Agreement to be reported to a Council Meeting. As a result, if a Planning Agreement was required to be entered into prior to the issue of Construction Certificate (Option 1), there would be a delay to progress on a Construction Certificate.

LEGAL IMPLICATIONS

Where the applicant is dissatisfied with the determination of the development application they have an opportunity under the provisions of the Environmental Planning and Assessment Act 1979 to appeal that determination at the Land and Environment Court.

CONCLUSION

DA 2020/8 has been reported to the Council as one submission was received during the notification period. Therefore, the determination of this development application is outside the function delegated to Council Officers.

Council Officers have completed a Section 4.15 Assessment in relation to the proposed development and recommend that the Development Assessment Committee grant development consent to DA 2020/8 subject to conditions of consent outlined in Attachment B.

DEVELOPMENT ASSESSMENT REPORT

ADDRESS:	LOT: 2 DP: 1234634 Honey Lane SANDY HOLLOW			
APPLICATION No:	8/2020			
PROPOSAL:	New Dwelling			
PLANS REF:	Drawings no.	Drawn by	Date	Received
	Site Plan (sheet 5 of 5)	Austamhomes	23 January 2020	30 January 2020
	Elevation (sheet 2 of 5)	Austamhomes	23 January 2020	30 January 2020
OWNER:	Mr S R & Mrs N L Cox			
APPLICANT:	Mrs N L Cox & Mr S R Cox 36 Goulburn Drive SANDY HOLLOW NSW 2333			
AUTHOR:	Mr T Bhuiya			
REVIEWED BY:	Mr H McTaggart			
DATE LODGED:	30/01/2020			
AMENDED:	NA			
ADD. INFO REC'D:	NA			
DATE OF REPORT:	20 April 2020			

SUMMARY

ISSUES: Access Road

SUBMISSIONS: One

RECOMMENDATION: Approval subject to conditions

1.0 SITE AND LOCALITY DESCRIPTION

The proposed development relates to Lot 2 DP 1234634. The street address is Honey Lane Sandy Hollow. The land is zoned RU5 Village under the provisions of the Muswellbrook Local Environmental Plan (LEP) 2009.

The land is vacant. The lot was created as a result of a subdivision approved by Council (DA 19/2016).

Council records indicate three (3) other approved development applications for the subdivision of the subject land or adjoining land. The particulars of all four development applications are:

- **DA 62/2018 – subdivision of Lot 2 DP 1234634 into two (2) lots.** This application relates to the subject land, and sought approval for subdivision into two lots with areas of 28,328m² and 27,438m². Each lot would have an opportunity for the construction of a dwelling. The development application was approved by the Development Assessment Committee on 30 January 2019 and included conditions requiring the upgrade of the Golden Highway Honey Lane intersection and the construction of road pavement for a length of 30m from that intersection. **This development consent has not been acted upon.**
- **DA 19/2016 – Subdivision-Boundary Adjustment two (2) lots into two (2) lots.** This development application involved the amalgamation and resubdivision of the land. The development application created the lot to which this dwelling application now relates. Prior to this development application and the associated subdivision, Lot 2 DP 1234634 was part of a larger property (Lot 30 DP 1156452) with an area of 7.125ha. **As referenced above this subdivision was actioned and completed and created the current lot boundaries.**
- **DA 229/2011 – Stage subdivision of one (1) Lot into thirteen (13) Lots.** This development application related Lot 30 DP 1156452 at the time. This development application was approved by Council, however the development consent was never acted upon and the approval has now lapsed. The Lots were proposed to have access from Honey Lane. The Notice of Determination required the upgrade of the Honey Lane intersection and bitumen seal of the road. **This subdivision has not been carried out.**
- **DA 87/2015 Subdivision of one (1) Lot into nine (9) Lots.** This development application relates to land adjacent the site on the eastern side of Honey Lane (Lot 31 DP 1156452). The development application was approved by Council Officers under delegated authority on 19 May 2016 and proposed a total of nine (9) lots, with four (4) accessed via the Golden Highway, four (4) via Goulburn Drive and one (1) via Honey Lane. A condition of consent required the upgrade of the Golden Highway/Honey Lane intersection and the improvement of Honey Lane to a bitumen seal for a distance of 30m. **This development consent has not been acted upon. A modification of this approval has occurred to reduce the subdivision to eight (8) lots.**

An aerial image of the subject site has been included below

The proposed development involves the construction of a single storey, four (4) bedroom dwelling at the subject site. The proposed dwelling would be prefabricated off-site and transported to the site in parts for assembly on the land.

The proposed dwelling would be situated in the north-eastern portion of the site, 14.5m from the eastern boundary with Honey Lane and 85m from the northern boundary. Access to the proposed dwelling will be via Honey Lane, which is unsealed between the site and its intersection with the Golden Highway.

The image below identifies the location of the proposed dwelling on the site.



3.0 INTERNAL REFERRALS

Environment Officer

Environmental Officer reviewed the proposal and recommended standard conditions regarding onsite sewage management system.

The recommended conditions of consent have been included.

Water and Waste

Waste and Waste confirmed no objection on to the proposed dwelling and advised:

“There will be a need for a payment of Head works charges for the new lot if there is a need for subdivision. Otherwise W&W do not have any additional requirements.”

Council's Community Infrastructure

Council's Chief Engineer raised no objection to the proposed development, subject to the imposition of a condition of consent requiring the construction of a rural property access. This response was provided prior to the Council meeting of 28 April 2020 Ordinary Council where Council resolved to exhibit a draft Road Development Standards Policy

Referral comments were as follows:

'Existing lot (prior subdivision), has a building opportunity present already'

Provide individual rural property access to each lot that front to the Honey Lane as per the MSC standard Drawing (Rural Property Access, SD No:0041/1). The access gate setback should located at the lot boundary. Driveway to be formed with DGB20, and can remain unsealed.

Does not require sealed road access upgrade to Honey Lane for a single dwelling

opportunity’.

These comments have informed the recommended conditions of consent.

4.0 ASSESSMENT

This report provides an assessment of the material presented in the Application against the relevant State and local planning legislation and policy.

Section 4.15 Matters for Consideration

Section 4.15(1)(a)(i) The provisions of any Environmental Planning Instrument (EPI)

The following EPIs, DCPs, Codes and Policies are relevant to this Application:

1. Muswellbrook Local Environmental Plan 2009 (MLEP 2009)

Land Use Zone and Permitted Land Use

The development site is zoned RU5 Village pursuant to MLEP 2009. The land is currently vacant. The proposed development is considered to be permissible with consent as a dwelling house.

Objectives of the RU5 Village Zone

Clause 2.3(2) of the Muswellbrook LEP 2009 requires the consent authority to consider the relevant land use zone objectives when determining a development application. The land use zone objectives for the RU5 Village Zone are as follows:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To allow more flexibility in the development of the town of Denman and village of Sandy Hollow.
- To allow for future development of residential, commercial or low-impact land use within the town of Denman and village of Sandy Hollow.
- To ensure that non-residential uses do not result in adverse amenity impacts on residential premises.
- To minimise the impact of non-residential uses and ensure these are in character and compatible with surrounding development.

The development proposal is not contrary to the objectives of the Zone.

Relevant Clauses applicable under the Muswellbrook Local Environmental Plan 2009

Part 1 Preliminary	
Part 2 Permitted or prohibited development	
2.3 Zone objectives and Land Use Table	The proposed development is a permissible development under the RU5 land use table as expressed above and in accordance with the relevant to the land use zone objectives Complies
Part 3 Exempt and complying development	
Part 4 Principal development standards	
4.1 Minimum subdivision lot size	The proposal does not seek to subdivide the land. Not relevant
4.3 Height of buildings	MLEP 2009 specifies a maximum building height of 8.5 m in relation to the land. The maximum height of the proposed development is approximately 5.1m. Complies

4.4 Floor space ratio	MLEP 2009 specifies a floor space ratio of 0.5:1 in relation to the land. The proposed dwelling would have an area of approximately 225m ² , the FSR would be 0.004:1. Complies
Part 5 Miscellaneous provisions	
Part 6 Urban release areas	
Part 7 Additional local provisions	
7.1 Terrestrial biodiversity	The subjected site is not identified as "Biodiversity" by Council's biodiversity Mapping. Not relevant
7.6 Earthworks	Earthworks involved with the proposed development would be minimal and associated with the establishment of the foundation. The earthworks would not have a detrimental impact on existing drainage patterns, soil stability and amenity of the adjoining properties. Complies

2. State Environmental Planning Policy No. 55 – Remediation of Land

Council officers are unaware of any activities that have likely caused the contamination of the land. As the land of the proposed development is vacant. There was no visual evidence of any contamination observed by council officers during an inspection of the site. It is considered that the subject site is unlikely to be affected by contamination requiring remediation in accordance with the SEPP. The proposed development may therefore proceed without the need of further consideration of the provisions of this SEPP

3. SEPP (Building Sustainability Index: BASIX) 2004

The proposed development involves the construction of a new dwelling house within the meaning of BASIX Affected Buildings by the SEPP. In accordance with the provisions of this SEPP a BASIX Certificate has been prepared and submitted in relation to the BASIX Affected Building proposed. The buildings will need to be constructed in accordance with the provisions of the BASIX Certificate or a subsequent modified version of the relevant certificate.

Section 4.15(1)(a)(ii) the provisions of any draft EPI.

There are no draft EPIs relevant to the subject Application.

Section 4.15(1)(a)(iii) the provisions of any development control plan

Section 3 – Site Analysis

It is considered that the documentation provided with the Development Application satisfies the provisions of Section 3 of the Muswellbrook DCP.

Section 5 - Subdivision

As referenced in this report a development application for the subdivision of the land into two (2) lots was approved by Council's Development Assessment Committee (DA 62/2018). This subdivision may be acted on for 5 years from the date of determination.

The location of the proposed dwelling would not affect the proposed subdivision as the dwelling would be located entirely within the boundaries of proposed Lot 20. However, to ensure there is no confusion regarding the potential future development of the site and the location of services associated with the dwelling, the applicant has advised that they would relinquish the consent for the subdivision of the land approved under DA 62/2018 if the dwelling is approved.

Section 6 – Residential Development

	Comments
6.1 Built Form	
6.1.1 Context	The built form of the proposed development would be in accordance with the requirements of the DCP and would respond to the physical capabilities of the site and the design limitations of Council's DCP. Complies
6.1.2 Front Setbacks	The proposed dwelling would be setback 14.5m which is well in excess of the DCP requirements of 4.5m. Complies
6.1.3 Side and Rear Setbacks	The proposed dwelling would be setback 175 m from the rear, 175m from the southern side boundary and 85m from nearest northern property boundary. This complies with the DCP setback requirements. Complies
6.1.4 Building Height and Scale	The proposed dwelling would be consistent to the height bulk and scale of existing neighbouring dwellings nearby the subject site. Proposed building height is approximately 5.1m. Thereby the proposal would be in accordance with the requirements of this part. Complies
6.1.5 Front Fencing and Retaining Walls	Existing fencing. Complies
6.1.6 Garages, Carports and Sheds	Not applicable as no Garages, Carports or Sheds are proposed along this development application Complies
6.1.7 Dwelling Entry	The entry of the dwelling would be clearly identifiable from Honey Lane. Complies
6.1.8 Accessibility and Adaptability	Not applicable as the proposed development is single dwelling Not applicable
6.1.9 Reflective Materials	Natural colours, muted and earth tones for major areas of the building will be used for the proposed development Complies
6.2 Urban Landscape	
6.3 Environmental	
6.3.1 Topography	There would be no cut and fill for the proposed new dwelling and in accordance to council DCP requirements. Complies
6.3.2 Solar Access	As the site is single storey and well within the setback requirements there would not be any overshadowing or impeded solar access to the site. Complies
6.3.3 Visual Privacy	Visual privacy would be maintained as direct or close view into the windows, balconies and private areas are avoided. Complies
6.4 Site Operation	
6.4.1 Energy Conservation	A BASIX certificate has been provided for the proposal in question. This ensures that energy efficient housing with the use of passive solar design would allow for residence to experience year round comfort and reduce total energy consumption for heating and cooling. Complies
6.4.2 Stormwater Management	The subject land is not connected to a council storm water system. Stormwater from the proposed development would be managed via a rainwater tank and re-application on-site. Council Officers do not have any issue with this method of stormwater management.

Section 7 – Village Zones

7. VILLAGE ZONES	
7.1 Introduction	
Aims and Objectives	Proposed development also complies with the provisions of Section 6 of Muswellbrook Development Control Plan. Complies
7.2 Assessment Process	
Character Statements	Proposed new dwelling would not compromise the integrity of the character statement for Sandy Hollow Complies
7.3 Residential Development	
Waste Water Disposal	A condition is to be included on consent to implement on site sewer management system to comply with DCP requirements. Complies

7.4 (a) Public Parks and Reserves	
7.4 Non-Residential Development	

Section 23 – On-site Sewage Management Systems

An onsite sewer management system need to installed and maintained for proper and effective effluent disposal in relation to the proposed development. A condition of consent will imposed in relation to the proposed development.

Section 24 – Waste Management

A waste minimisation management plan has not been prepared in relation to the proposed development. It is recommended that a Waste Management Plan to be required as a condition.

Section 25 – Stormwater Management

As the proposed development is not connected with the council's stormwater system an onsite stormwater system is required to reduce the additional runoff due to the development.

Section 7.11 (Previous Section 94) Contributions Plan 2001

Not Applicable

Section 7.12 (Previous Section 94A) Contributions Plan 2009

Estimated cost of the development is \$320,029.00.

A Section 7.12 contribution in accordance with Council's section 7.12 Contribution Plan would be applicable. A developer contribution of \$3,200.00 will apply to the proposed development should the Application be approved

Section 4.15(1)(a)(iia) the provisions of any planning agreement

There are no planning agreements relevant to the subject Application.

Section 4.15(1)(a)(iv) the provisions of the regulations

Division 8A of the Environmental Planning and Assessment Regulation 2000 applies to the development.

Section 4.15(1)(a)(v) the provisions of any coastal zone management plan

This item is not relevant to the subject Application. The Application does not relate to a coastal area.

Section 4.15(1)(b) the likely impacts of that development

The proposed development is considered to be in accordance with the type of residential development expected within the Muswellbrook Residential Area. Accordingly the proposed development is considered unlikely to have any significant adverse environmental impacts in any of the following areas.

Section 4.15(1)(c) the suitability of the site for the development

It is considered that the development is compatible with surrounding land uses and site characteristics, subject to consent conditions.

Section 4.15(1)(d) any submissions made

The Application was notified for a period of not less than fourteen days from 7 February 2020 to 20 February 2020. A notice was also placed in the local newspaper, the Hunter

Valley News, at the commencement of the notification period.

One submission was received during the notification period.

The concerns raised by the submitter reference their past experiences dealing with Council regarding the standard of Honey Lane. The submission suggests that Council should not support any development along Honey Lane, where the laneway is not sealed and constructed, otherwise a double would arise.

The development application referenced by the submitter for the subdivision of land nearby the site is DA 87/2015. This development application initially involved the subdivision of the adjoining Lot 31 DP 1156452 into nine (9) lots, with one lot accessible via Honey Lane. The land is identified below:



The subdivision was approved by Council Officers under delegated authority on 19 May 2016.

An application to modify the consent and carry the development out in stages was lodged with Council on the 18 December 2018. The modification application was approved by the Development Assessment Committee on the 13 December 2019 following the applicants amendment of the development application to reduce the number of proposed lots to eight (8) and no longer including any lots with access from Honey Lane.

Council Officers note the following:

- The development application referenced by the submitter involved the subdivision of land with access solely from Honey Lane. As a result of this there would be an increase in the anticipated vehicle traffic using Honey Lane. This development application is for the construction of a dwelling on an existing lot that has dwelling entitlement under the provisions of the Muswellbrook LEP 2009.
- Lot 31 DP 1156452 (the adjoining development lot referenced by the submitter) is benefited by road frontage to the Golden Highway, Goulburn Drive and Honey Lane.
- The land subject to this development application does not have any alternative road frontage. Legal vehicle access to the site is only available from Honey Lane.
- Council Officers have reviewed the assertions made by the submitter that they were told by Council that Council would not approve any new dwellings accessed via Honey Lane without requiring sealing of the lane. The Council Officers have not found any documentation that this is Council's position.

While it is acknowledged that the submitter has raised concerns regarding Council's assessment of another development application, there are clear distinctions between two development applications. Council Officers are satisfied that the application for the proposed dwelling may be approved without a requirement to upgrade of Honey Lane. While the lot is vacant, the likelihood of traffic movements being generated occurred at the point of subdivision, with an assumption that the purpose of the subdivision was to permit a dwelling house to be erected on the lot.

Section 4.15(1)(e) the public interest.

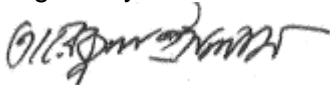
The proposed development would be in accordance with the Muswellbrook LEP 2009, Muswellbrook DCP and is unlikely to have any adverse environmental impacts. Accordingly, they proposed development is considered to be generally in accordance with the public interest.

At the 28 April 2020 Ordinary Council Meeting Council resolved to exhibit a draft Road Development Standards Policy. Section 2.1 of this Draft Policy includes a provision restricting new dwellings in urban areas from being accessed other than by a sealed road compliant with Council's Engineering Guidelines. Alternatively a Development Contribution Plan needs to be in place to achieve this end. Honey Lane is not a sealed road nor has the applicant proposed to seal the road as part of carrying out the development. At the time this development application was lodged this draft policy was not in affect and has been considered by Council Officers in the context of being a draft document on public consultation. In view of comments provided by Council's Community Infrastructure Department regarding the impact of the proposed development on the road network no recommendation has been put forward to require the applicant to seal Honey Lane from the intersection of the Golden Highway to the proposed vehicle access as part of carrying out the development.

5 CONCLUSION

The application has been assessed in accordance with the legislation. One submission has been received regarding the proposed dwelling. It is recommended the application be approved subject to conditions of consent.

Signed by:



Taraqual Bhuiya
Graduate Building Surveyor

Date: 31 March 2020

Reviewed by



Hamish McTaggart
Development Coordinator

IDENTIFICATION OF APPROVED PLANS

(1) Development in Accordance with Plans

The development being carried out in accordance with the development application and the drawings referenced below, and endorsed with Council's approval stamp, except where amended by the following conditions.

Drawing No.	Revision	Drawn by	Drawing Date	Received
Floor Plan (sheet 1 of 5)	-	Austamhomes	23 January 2020	30 January 2020
Elevation (sheet 2 of 5)	-	Austamhomes	23 January 2020	30 January 2020
Site Plan (sheet 5 of 5)	-	Austamhomes	23 January 2020	30 January 2020

OPERATIONAL CONDITIONS IMPOSED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS AND OTHER RELEVANT LEGISLATION

(2) Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

(3) Home Building Act

- (1) Building work that means residential building works (under the meaning and exemptions of the *Home Building Act 1989*) must not be carried out unless the Principal Certifying Authority for the development which the work relates:
 - (a) In the case of work being carried out by a licensed builder :
 - (i) Has been informed in writing of the licensee's name and license number, and;
 - (ii) Has received Home Owners Warranty Insurance for works where the contract price of the works exceeds \$20,000.
 - (b) In the case of an Owner Builder:
 - (i) Has been informed in writing of the person's name and Owner Builder permit number where the cost of works is greater than \$10,000, or;
 - (ii) Has been given declaration signed by the owner of the land that states that the reasonable market cost of the labour and materials is less than \$10,000.
- (2) A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.
- (3) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of

date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

- Note: (1) The amounts referred to in point 1 may be subject to change as regulations are amended.
- (2) An owner that engages multiple licensees/contracts or contracts for part of the work and completes work themselves is considered an Owner Builder under the *Home Building Act 1989*.

ANCILLARY MATTERS TO BE COMPLETED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE OR SECTION 68 APPROVAL
--

(4) Construction Certificate Requirement

No works shall commence on-site until such time as either:

- i. A construction Certificate has been issued for either part or all of the works to be carried out on-site by a Principal Certifying Authority,
- ii. A Section 68 Approval has been issued by Council for the installation of a manufactured home under the provisions of the Local Government Act 1993.

Note: a construction certificate issued by an Accredited Certifying Authority must be deposited with Council at least 48 hours prior to the commencement of any earthworks, engineering or building work at the site.

(5) Section 7.12 Contributions

Pursuant to section 4.17(1) of the Environmental Planning and Assessment Act 1979, and the Muswellbrook Shire Council Section 94A Development Contributions Plan 2010, a contribution of \$3,200.29 shall be paid to Muswellbrook Shire Council.

The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Muswellbrook Shire Council Section 94A Development Contributions Plan 2010. The contribution is to be paid prior to the issue of a Construction Certificate or Section 68 Approval.

(6) BASIX Commitments

Under clause 97A(3) of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. Details and plans demonstrating compliance with these requirements are to be submitted to the Certifying Authority for approval with the Construction Certificate or Section 68 Approval.

In this condition:

- (a) relevant BASIX Certificate means:

- i. a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - ii. if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- (b) BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO COMMENCEMENT
--

(7) Sediment and Erosion Control

Where construction or excavation activity requires the disturbance of the soil surface and existing vegetation, adequate measures for erosion and sediment control shall be provided. As a minimum control techniques are to be in accordance with 'The Blue Book' published by Landcom provisions on Erosion and Sediment Control, or a suitable effective alternative method.

All required sedimentation control techniques are to be properly installed prior to the commencement of any site works and maintained in a functional and effective condition throughout the construction activities until the site is stabilised

(8) Site Sign

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (a) stating that unauthorised entry to the work site is prohibited;
- (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
- (c) showing the name, address and telephone number of the Principal Certifying Authority for the work.

Any such sign must be maintained while to building work or demolition work is being carried out, but must be removed when the work has been completed.

This condition does not apply to building works being carried out inside an existing building.

(9) Site Facilities

- (a) If the development involves building work or demolition work, the work site must be fully enclosed by a temporary security fence (or hoarding) before work commences.
- (b) A minimum width of 1.2m must be provided between the work site and the edge of the roadway so as to facilitate the safe movement of pedestrians.
- (c) Any such hoarding or fence is to be removed when the work has been completed.
- (d) A garbage receptacle fitted with a tight fitting lid for the reception of all food scraps and papers from the work site must be provided prior to building work commencing and must be maintained and serviced for the duration of the work.
- (e) Toilet facilities must be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site.
- (f) Each toilet provided must:
 - be a standard flushing toilet, connected to a public sewer, or
 - if connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or
 - an approved temporary chemical closet.
- (g) The provision of toilet facilities must be completed before any other work is commenced.
- (h) A person having the benefit of this certificate who causes an excavation that extends below the level of the base of the footings of a building on an adjoining allotment of land must at their own expense and where necessary:
 - protect and support the building from damage, and
 - If necessary, underpin and support the building in accordance with the details prepared by a professional engineer.
- (i) A person having the benefit of this certificate who causes the excavation must, at least 7 days before commencing this work, give notice of intention to do so to the owner of the adjoining allotment of land and provide particulars of the proposed work.
- (j) Erosion and sediment controls must be provided in accordance with the details shown on the approved plans, prior to the disturbance of any soil on the work site.

(10) Water Meter

A water meter as issued and installed by Muswellbrook Water & Waste department must be connected to the town's reticulated water supply prior to any commencement.

Note: An application under Section 68 of the Local Government Act 1993 for the carrying out of water supply work and an application for a water meter are to be lodged with Council prior to the carrying out of any water supply work or the installation of a meter/.

(11) Vehicle Entry

Prior to commencing construction of the driveway/vehicle crossing/layback, within the road reserve, a permit for the work must be obtained from Council, under Section 138 of the Roads Act 1993.

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

(12) Construction Hours

- (a) Subject to this clause, building construction is to be carried out during the following hours:
 - i. between Monday to Friday (inclusive)—7.00am to 6.00pm
 - ii. on a Saturday—8.00am to 1.00pm
- (b) Building construction must not be carried out on a Sunday or a public holidays.
- (c) Demolition works and excavation works must only be carried out between Monday to Friday (inclusive) between 8.00am and 5.00pm.
- (d) The builder and excavator must display, on-site, their 24 hour contact telephone numbers, which are to be clearly visible and legible from any public place adjoining the site.

12. Site Waste Minimisation

Throughout the carrying out of building works the person acting with this consent shall take reasonable steps to minimise waste from the carrying-out of the development in accordance with the following objectives of Chapter 24 Waste Minimisation and Management of Council's Development Control Plan.

- Optimise adaptive reuse opportunities of existing building/structures.
- Maximise reuse and recycling of materials.
- Minimise waste generation.
- Ensure appropriate storage and collection of waste.
- Minimise environmental impacts associated with waste management.
- Avoid illegal dumping.
- Promote improved project management.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

(13) Occupation

The building is not to be used or occupied until a final inspection has been carried out and an occupation certificate has been obtained from the Principal Certifying Authority.

In the event that an approval under Section 68 of the Local Government Act 1993 is obtained and no Construction Certificate is issued for the building installation a Final Inspection must be carried out and a Final Inspection Letter must be obtained from Council in place of an Occupation Certificate prior to

the Occupation of the building.

(14) On-site Sewage Management

The development will require an On-Site Sewage Management System. Such a system requires approval from Council to install, construct or modify under Section 68 of the Local Government Act 1993. A current Approval to Operate will also be required before an Occupation Certificate can be issued.

Applications to install a system must be accompanied by a Wastewater Management Plan including a Site and Soil Assessment prepared by a suitably qualified person.

(15) Vehicle Access to Dwellings

Prior to the issue of any Occupation Certificate or Final Inspection Letter, a vehicle access driveway is to be constructed from Honey Lane and the property in accordance with the requirements of the Muswellbrook Shire Council standard Drawing (Rural Property Access, SD No:0041/1).

The driveway shall be formed in accordance with the particulars set-out in this drawing and related standards with the exception that the driveway is not required to be bitumen sealed. In place of a sealed driveway Council will accept a Stabilised site access consisting of at least 200mm of aggregate at 30–60mm in size and a minimum of 3m in width.

(16) Surrender of Subdivision Development Consent DA 62/2018

Prior to the issue of any Occupation Certificate or Final Inspection Letter, the owners of the land are to provide written correspondence to Council confirming the surrender of the development consent issued under DA 62/2018 on 30 January 2019 for the subdivision of the land into two (2) lots.

(17) House Numbering

Prior to any Occupation Certificate or Final Inspection Letter being issued for the building works, the person acting upon this consent must apply to Muswellbrook Shire Council and receive written confirmation of the allocated street address or house number for the completed project. These are the numbers that will be recorded in Council records and must be displayed at the property in accordance with the provisions of AS/NZS 4819:2003 – Geographic information – Rural and urban addressing.

(18) Compliance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds, and Moveable Dwellings) Regulation 2005

Prior to the issue of any Final Inspection Letter a certificate from a practicing structural engineer encompassing the provisions of clause 143 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds,

and Moveable Dwellings) Regulation 2005 is to be submitted to Council accompanied by evidence to show that a compliance plate, complying with the provisions of clause 159 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds, and Moveable Dwelling) Regulation 2005 has been attached to the manufactured home.

CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

(19) Stormwater Disposal

Stormwater from the development is to be collected by a water tank and managed through re-application on the site. The water tank is to be fitted with an overflow outlet to allow for the disposal of stormwater by way of a suitable rubble drain with minimum dimensions of 1m wide by 1m deep the length determined by allowing 1m for every 100m² of stormwater collection area. Any rubble drain must be a minimum of 6m clear of the proposed and adjoining buildings.

LEGEND

- ⊙ DEDICATED FLUORESCENT LIGHT
- FLUORESCENT ENERGY SAVING - CEILING MOUNTED
- FLUORESCENT ENERGY SAVING - WALL MOUNTED
- ⊗ EXHAUST FAN/LIGHT
- MANUAL ON/OFF (DUCTED)
- ⊙ SMOKE DETECTOR
- ⊙ DOWNLIGHT
- ⊙ SPOT LIGHT
- ⊙ FLOOD LIGHT
- △ SINGLE GENERAL PURPOSE OUTLET
- △ DOUBLE GENERAL PURPOSE OUTLET
- △ WEATHERPROOF OUTLET
- △ TELEPHONE OUTLET
- △ TELEVISION OUTLET
- METER METERBOX
- SUB SUB-BOARD
- POINT OF ACCESS
- MANHOLE
- AIR AIR CONDITIONING UNIT
- DOWN PIPE
- GAS GAS PIPE
- RANGEHOOD
- INSTANTANEOUS GAS HOT WATER SYSTEM
- 6 STAR
- OHC OVERHEAD CUPBOARDS

NOTES

ALL PLUMBING AND TAPS TO BE 3A RATED
ENTIRE ROOF AREA TO BE DIVERGED TO TANK
APPLICANT MUST INSTALL WINDOW/SKYLIGHT TO KITCHEN & 4 BATHROOMS
PROVIDE A WET AREA WATER PROOFING SYSTEM TO BATHROOM, WC, ENSUITE AND LAUNDRY IN ACCORDANCE WITH PART F1 - 7 OF THE BUILDING CODE OF AUSTRALIA.
PROVIDE LIFT OFF HINGES TO WC DOOR IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA OR LOCAL AUTHORITIES REQUIREMENTS.
HOT WATER UNIT SHALL BE INSTALLED AT A TEMPERATURE NOT EXCEEDING 50°C AND IS TO COMPLY WITH AS 3500 - 1994.



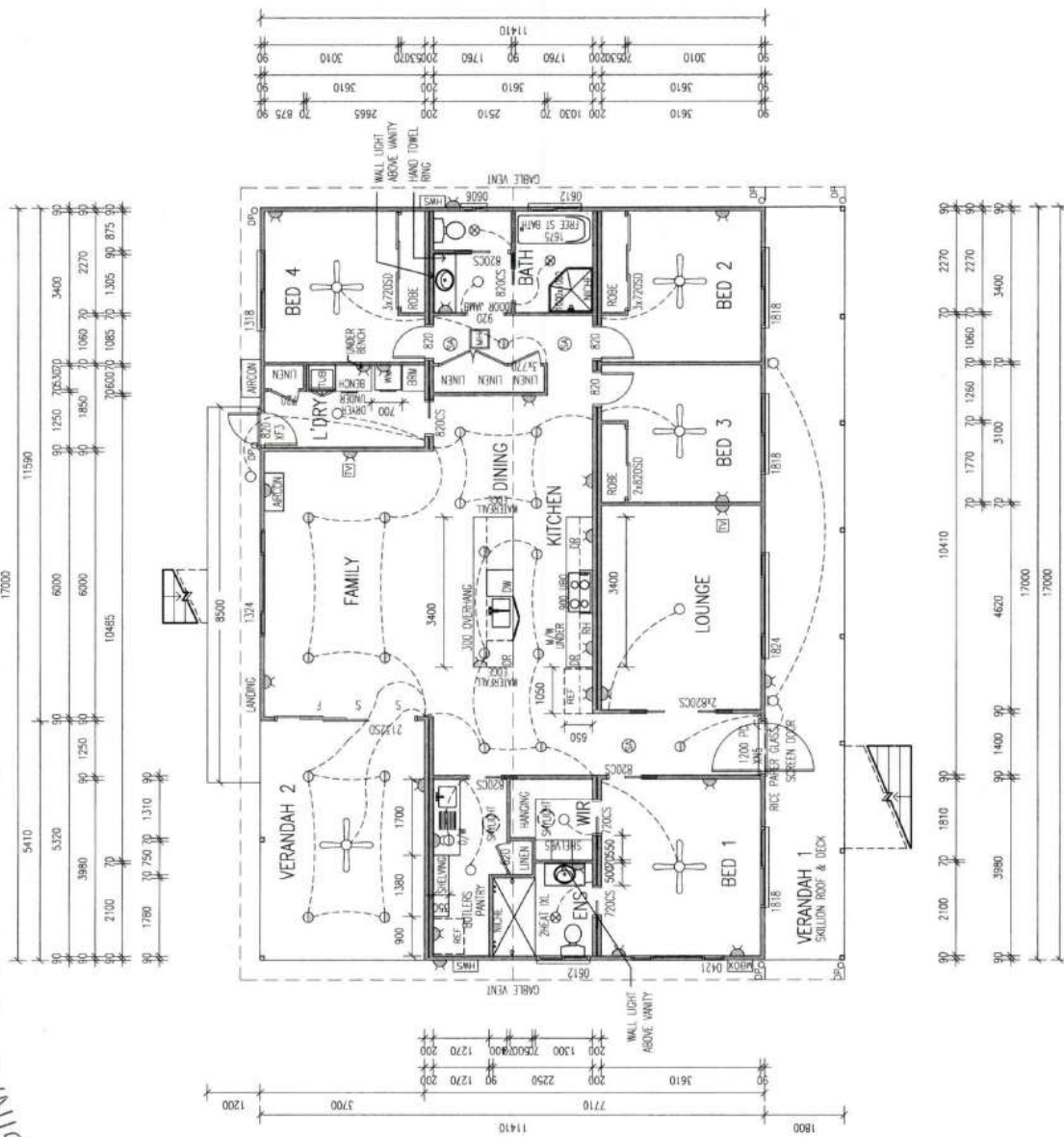
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BLN 244590C

PPR CONSTRUCTIONS PTY LTD
TAMWORTH N.S.W. 2340

JOB No.
9445
PROPOSED LANDSBOROUGH
FOR S & N COX
AT HONEY LANE, SANDY HOLLOW

23/01/2020 DWG No. 19610 DRAWN SF
A3 1:100 SHEET 1 OF 5

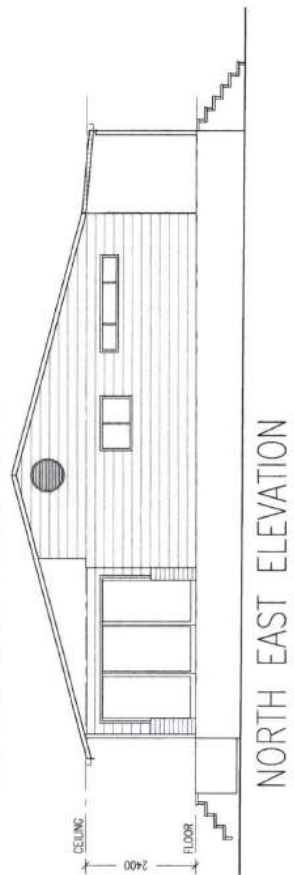
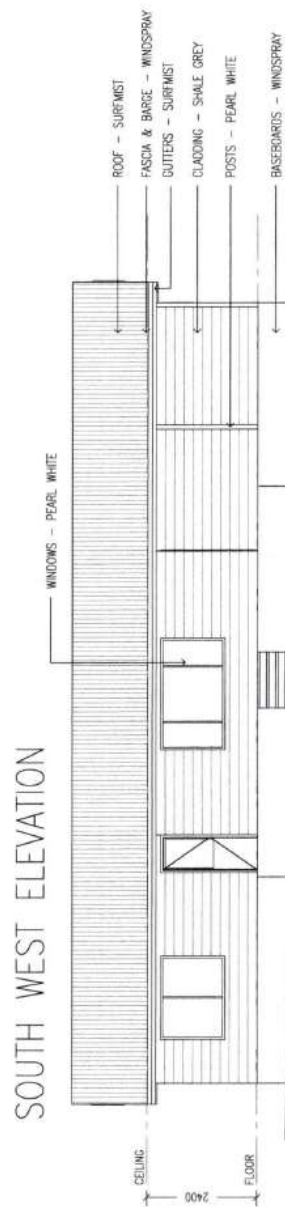
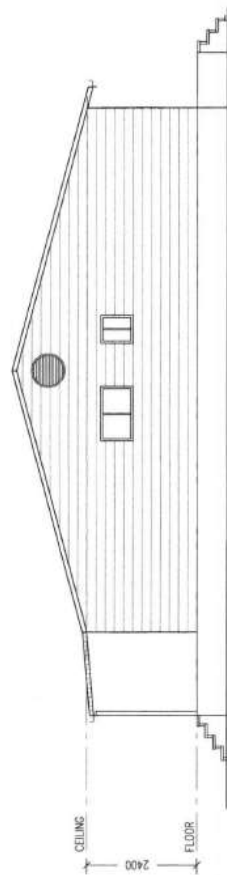
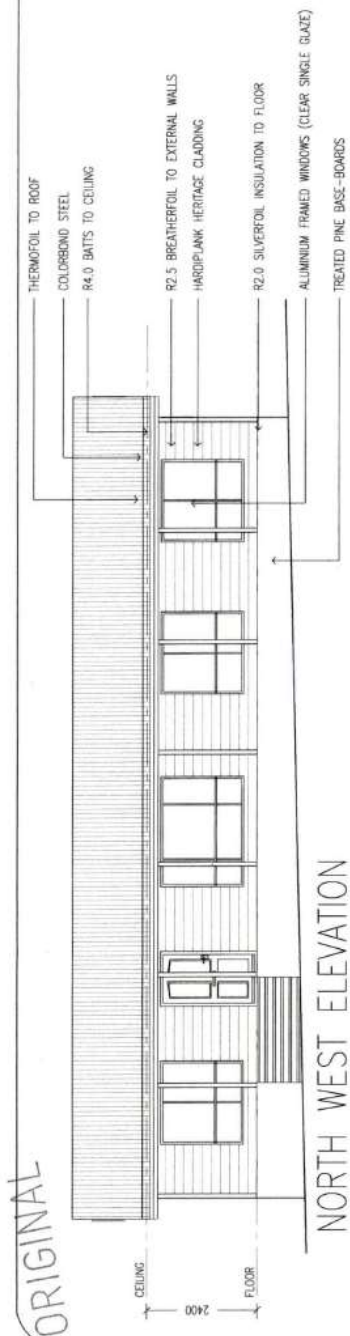
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FLOOR PLAN

LIVING AREA = 174m²
VERANDAH 1 AREA = 30.6m²
VERANDAH 2 AREA = 20m²

ORIGINAL



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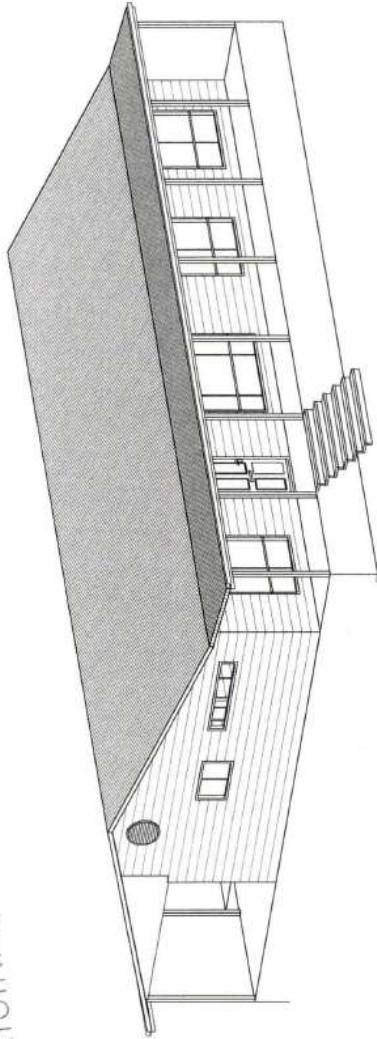
B.L.N. 244590C

PPR CONSTRUCTIONS PTY LTD
TAMWORTH N.S.W. 2340

JOB No.	9445	PROPOSED LANDSBOROUGH FOR S & N COX AT HONEY LAKE, SANDY HOLLOW
23/01/2020	DWG No. 19610	DRAWN SF
A3	1:100	SHEET 2 OF 5

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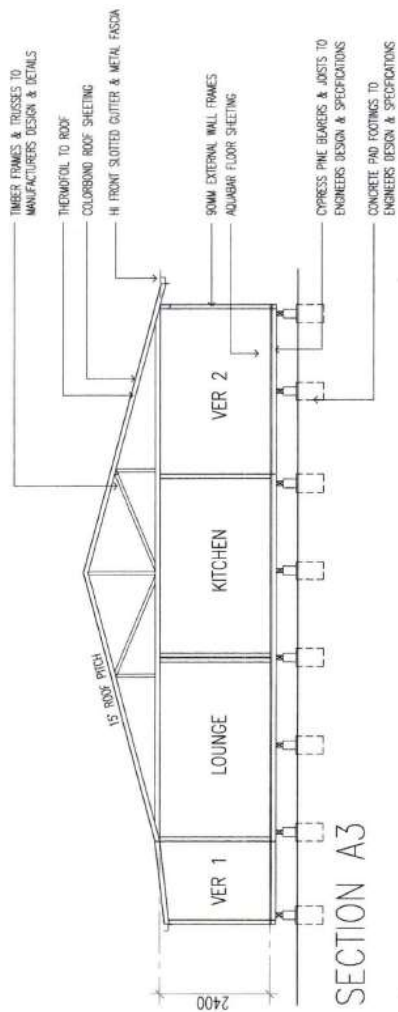
ORIGINAL



3D ELEVATION 1

BASIX COMMITMENTS

CONDITIONED FLOOR AREA = 146.4m²
UNCONDITIONED FLOOR AREA = 14m²
HORIZONTAL ROOF AREA = 249.6m²
SITE AREA = 5.51 ha



SECTION A3



A.B.N. NO 45 155 061 939
BLN. 244590C
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TAMMORTH N.S.W. 2340

JOB No.	9445	PROPOSED LANDSBOROUGH FOR S & N COX AT HONEY LAKE, SANDY HOLLOW
23/01/2020	DWG No. 19610	DRAWN SF
A3	1:100	SHEET 3 OF 5

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ORIGINAL

Project address	
Project name	Shawn & Nicole Cox
Street address	116 Honey Lane Sandy Hollow 2333
Local Government Area	Manuelbryde Shire Council
Plan type and plan number	Deposited Plan 1254504
Lot no.	2
Section no.	2
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (sq)	59130
Roof area (sq)	250
Conditioned floor area (sq)	146.4
Unconditioned floor area (sq)	14.4
Total area of garden and lawn (sq)	50

Construction	Additional insulation required (R-Value)	Glazing specifications
Floor - subfloor floor above enclosed surface, tiled	1.00 (or 1.7 excluding construction) (down)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.80 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.80 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.80 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.80 including construction)	
ceiling and roof - flat ceiling / pitched roof	rating 3.75 (up) roof / skylighting	gable end with type (solar absorbance < 0.275)

Window/door details	Minimum height (mm)	Minimum width (mm)	Type	Glazing Details (Construction within 100mm)	Overlashing
North-facing					
entrance	800	1200	aluminium, single, clear	none	not overlashed
bed 1	800	600	aluminium, single, clear	none	not overlashed
East-facing					
bed 2	1000	1800	aluminium, single, clear	weatherboard 1800 mm, 300 mm above head of window or glazed door	not overlashed
bed 3	1000	1800	aluminium, single, clear	weatherboard 1800 mm, 300 mm above head of window or glazed door	not overlashed
living	1800	2400	aluminium, single, clear	weatherboard 1800 mm, 300 mm above head of window or glazed door	not overlashed
bed 1	1800	1800	aluminium, single, clear	weatherboard 1800 mm, 300 mm above head of window or glazed door	not overlashed
South-facing					
Window/door details	Minimum height (mm)	Minimum width (mm)	Type	Glazing Details (Construction within 100mm)	Overlashing
entrance	800	1200	aluminium, single, clear	none	not overlashed
family study	2100	3200	aluminium, single, clear	weatherboard 1800 mm, 300 mm above head of window or glazed door	not overlashed
West-facing					
family window	1300	2400	aluminium, single, clear	weatherboard 1800 mm, 300 mm above head of window or glazed door	not overlashed
bed 4	1300	1800	aluminium, single, clear	weatherboard 1800 mm, 300 mm above head of window or glazed door	not overlashed

ORIGINAL

Water Commitments	Show on DA plans	Show on CEDC plans & specs	Compliance
Fixtures			
The applicant must install showerheads with a maximum rating of 4 star (2.4 l/min) plus spray hose and/or coverage basin in all showers in the development.			✓
The applicant must install a toilet flushing system with a maximum rating of 4 star in each toilet in the development.			✓
The applicant must install taps with a maximum rating of 3 star in the kitchen in the development.			✓
The applicant must install basin taps with a maximum rating of 3 star in each bathroom in the development.			✓
Alternative water			
Refrigerator tank			
This applicant must install a refrigerator tank of at least 2000 litres on the site. The refrigerator tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.			✓
The applicant must ensure the refrigerator tank is located at least 250 square metres of the roof area of the development and is not located in any habitable room or attached to any habitable room or part of the development.			✓
The applicant must connect the refrigerator tank to:			✓
- at least one outdoor tap in the development (Note: NSW Health does not recommend that renewable be used for human consumption in areas with potable water supply)			✓
Energy Commitments	Show on DA plans	Show on CEDC plans & specs	Compliance
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating, not inconsistent with a performance of 6 stars.			✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area, 1-phase air conditioning. Energy rating 3 star (cold zone).			✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom taking form.			✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area, 1-phase heating system.			✓
The applicant must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓
Ventilation			
The applicant must install the following exhaust systems in the development:			✓
- At least 1 bathroom: individual fan, ducted to outside or roof. Operation control: manual switch on/off			✓
- Kitchen: individual fan, not ducted. Operation control: manual switch on/off			✓
- Laundry: natural ventilation only, or no laundry. Operation control: fan			✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms and areas: the worst "indicator" appears the things for those lights must only be capable of accessing fluorescent or LED lighting.			✓
- at least 4 of the bedrooms study			✓
- at least 2 of the living / dining rooms, dedicated			✓
- the kitchen, dedicated			✓
Energy Commitments	Show on DA plans	Show on CEDC plans & specs	Compliance
- all refrigerators; ✓			✓
- the laundry; ✓			✓
- all hallways; ✓			✓
Other			
The applicant must install a gas cooling or electric even in the kitchen of the dwelling.			✓
The applicant must conduct each refrigeration space in the development so that it is "well ventilated" as defined in the BASIX.			✓

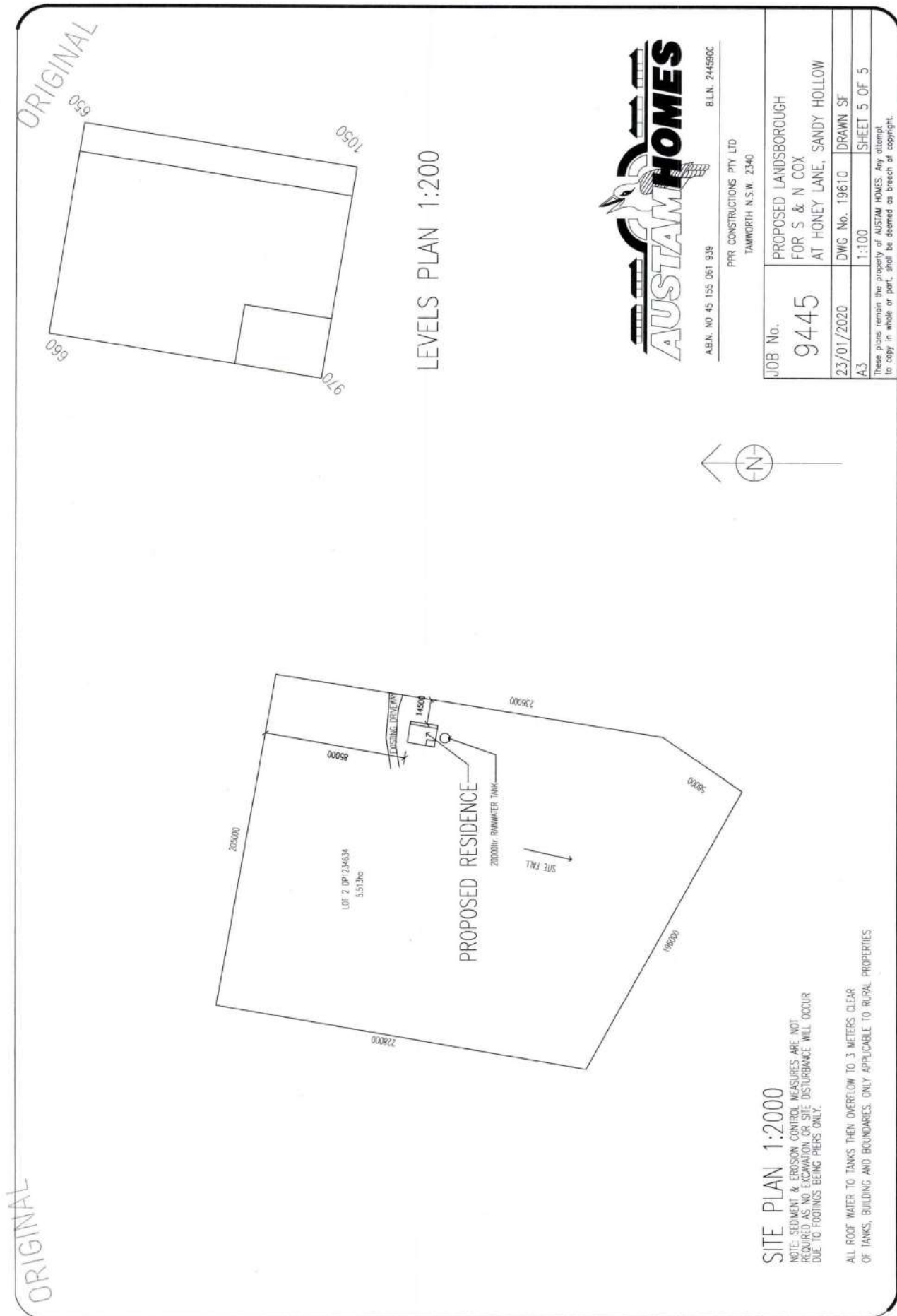


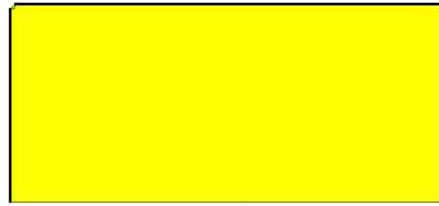
B.L.N. 244590C

 PPR CONSTRUCTIONS PTY LTD
 TAMWORTH N.S.W. 2340

JOB No.	PROPOSED LANDSBOROUGH FOR S & N COX
9445	AT HONEY LANE, SANDY HOLLOW
23/01/2020	DWG No. 19610
A3	1:100
	DRAWN SF
	SHEET 4 OF 5

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Monday 17th February, 2020

RE: Objection Notice to Proposed Development – Lot 2 DP 1234634 – Honey Lane Sandy Hollow

To whom it may concern,

I am writing to express my concerns regarding the above mentioned Proposed Development application.

To be clear at present this is not an objection.

Over the last couple of years I have attended several council meeting regarding developments which relate to the mentioned Honey Lane. It was at a council meeting end of last year I was informed that no Development Applications (DA) will be allowed for Honey Lane due to all new dwellings needing bitumen seal frontage at a minimum.

At present there is one dwelling at the end of Honey Lane occupied by Mrs Manwaring and Mr Tetley. The council stipulated that if only one dwelling then council would not have to seal the road, if additional dwellings or access off Honey Lane, then council would be required to sealing the road and maintain it - which council indicated they didn't want to have to do. Also stating that it would be cheaper to buy the house then upgrade the lane.

My wife and myself have a block off land on the opposite side of Honey Land to this proposed development. Our block had been approved to be split up into nine lots. It was a lengthy process as council didn't want to spend any money on Honey Lane as already mentioned. Council advised us that Honey Lane was causing some issues and suggested we alter our plans to remove the access for one of our lots. Only one of our nine lots was to use Honey Lane for access. We altered our plans and had to merge the ninth lot into one of the other eight lots to satisfy council, therefore having no access of Honey Lane.

This is not a personal matter against Mrs N L Cox and Mr S R Cox. We feel there may be some double standards arising if this application is approved as we were told no to having access from Honey Lane.

If you would like to discuss this matter further please contact me on 0438 233 756.

Regards,

Adam Thrift

2nd April 2020

Muswellbrook Shire Council

RE: DA 8/2020

ATT: Hamish McTaggart

As the applicant of DA 8/2020 and the owner of Lot 2 DP 1234634 we have no intention to register or develop the subdivision of our lot permitted by the approval DA 62/2018 determined on 30.1.19.

We are happy to have the aforementioned DA 62/2018 rescinded as a condition of approval of DA 8/2020 providing we are not made to be responsible for the upgrading or bitumen sealing of all or any part of Honey Lane.

DA 8/2020 is for a single residential dwelling on a lot that this development is permissible. The extra vehicle movements generated from the proposed single dwelling will have a minimal impact on the existing condition of Honey Lane.

Any subdivision approvals on any neighbouring lots should not have any affect or influenced on the approval and/or conditions of DA 8/2020.

Regards



Shawn Cox



Nicole Cox

26 May 2020

Muswellbrook Shire Council

Re: DA 8/2020

Attention: Hamish McTaggart

The owners Mr s & Mrs N Cox agree to pay Muswellbrook Shire Council the sum of five thousand dollars (\$5000), in order to finalise the determination of DA 8/2020 subject to the following conditions.

- 1.) The payment is to be utilised by Council for the upgrade and continued maintenance of Honey lane, Sandy hollow exclusively;
- 2.) The payment is a "one-off" payment and the current owners Shawn & Nikki Cox will not be required to make any further contribution, (other than the Sec94a contribution associated with DA 8/2020), for further upgrading or sealing of Honey Lane;
- 3.) DA 8/2020 is determined expeditiously by Council from this point, resulting in the granting of approval of the DA without any conditions relating to the further upgrade or sealing of Honey Lane or requiring Honey Lane to be upgraded prior to the issue of the Construction Certificate;
- 4.) Consent relating to DA 62/2018 for the subdivision of the subject allotment is rescinded as previously offered by the owners Mr & Mrs Cox.

Should Council decide to defer or refuse DA 8/2020, this offer is immediately withdrawn.

Regards,


Shawn Cox


Nicole Cox

6.2 OUTSTANDING DEVELOPMENT APPLICATIONS

Attachments:	A. Outstanding Development Applications 27 May 2020
Responsible Officer:	Sharon Pope - Assistant Director - Environment & Community Services
Author:	Michelle Reichert - Administration Officer
Community Plan Issue:	<i>A Council that is well managed, efficient and properly resourced and that is responsive to its communities and stakeholders</i>
Community Plan Goal:	<i>Maintain a strong focus on financial discipline to enable Council to properly respond to the needs of the communities it serves.</i>
Community Plan Strategy:	<i>Facilitate the inspection of all development sites subject to Development Application / Construction Certificate in accordance with statutory requirements.</i>

PURPOSE**OFFICER'S RECOMMENDATION**

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

Moved: _____ Seconded: _____

STATUTORY IMPLICATIONS

Under the provisions of the Environmental Planning and Assessment Regulation 2000 Council has a statutory obligation to assess:

General development applications within 40 days (excluding stop the clock days) of their receipt; and

The following types of development applications within 60 days (excluding stop the clock days) of their receipt:

- (i) Designated development,
- (ii) Integrated development,
- (iii) Development for which the concurrence of a concurrence authority is required, and
- (iv) A development application accompanied by a biodiversity development assessment.

Development Assessment Committee - Outstanding DAs as at 27/05/2020

<u>Account</u>		<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2020.000000049.001	Electricity Generating Works (Solar Farm)	Denman RD MUSWELLBROOK LOT: 400 DP: 791860	Denman Road Solar Park Pty Ltd	\$26,131,000	21/05/2020	6	DA Acknowledgement
005.2020.000000047.001	Dwelling House	36-38 Finnegan CR MUSWELLBROOK LOT: 101 DP: 1257548	Mrs J L Dunn	\$353,165	20/05/2020	7	DA Acknowledgement
005.2020.000000046.001	HAY SHED	111 Turnermans (N) RD MARTINDALE LOT: 138 DP: 753771	Mrs I M Collins	\$61,369	19/05/2020	8	Notify Adjoining Owners
005.2020.000000048.001	Use of Shipping Container as a Residential Shed	54 Ironbark RD MUSWELLBROOK LOT: 21 DP: 1001348	Mrs B J Sharp	\$1,200	18/05/2020	9	Notify Adjoining Owners
005.2020.000000045.001	Replacement of current Holden Signage with new Ford Signage	15-17 Rutherford RD MUSWELLBROOK LOT: 4 DP: 1090457	Camden Signage & Building Services	\$85,000	15/05/2020	12	Notify Adjoining Owners
005.2008.000000066.003	S4.55 (1A) Modification to change the use of a shed to a dwelling	1060 Sandy Creek RD MCCULLYS GAP LOT: 22 DP: 1069575	Casson Planning and Development Services	\$0	15/05/2020	12	Notify Adjoining Owners
005.2020.000000044.001	Home Business (Beauty Salon)	4 Yammanie WY MUSWELLBROOK LOT: 208 DP: 1178671	Mrs C L Miller	\$3,800	14/05/2020	13	Notify Adjoining Owners
005.2020.000000043.001	Animal Boarding Establishment and Community Facility	LOT: 2 DP: 1243931	Muswellbrook Shire Council	\$2,550,000	7/05/2020	20	DA Acknowledgement
005.2020.000000042.001	Demolition of a Dwelling	24 Martindale ST DENMAN ALT: K DP: 159895	Mr G L Worroll	\$25,000	7/05/2020	20	Notify Adjoining Owners
005.2020.000000041.001	Residential Shed and Carport	53 Virginia ST DENMAN LOT: 2 DP: 23299	Mr J E Wear	\$18,000	6/05/2020	21	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 27/05/2020

<u>Account</u>	<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2020.000000040.001	Geotechnical Investigations (Earthworks) and Vegetation Clearing	Smec Australia Pty Ltd	\$1,093,332	27/04/2020	30	Notify Adjoining Owners
	Limestone RD MUSWELLBROOK PT: 1 ALT: C DP: 184481					
	Sandy Creek RD MUSWELLBROOK PT: 180 ALT: B DP: 627509					
	Limestone RD MUSWELLBROOK LOT: 59 DP: 752484					
	Limestone RD MUSWELLBROOK LOT: 1 DP: 723294					
	Limestone RD MUSWELLBROOK PT: 60 ALT: B DP: 752484					
	Limestone RD MUSWELLBROOK LOT: 1 DP: 1004305					
	Limestone RD MUSWELLBROOK PT: 61 ALT: A DP: 1113302					
005.2020.000000039.001	New Dwelling	Mr S C Richards	\$482,925	21/04/2020	36	Notify Adjoining Owners
005.2020.000000038.001	New Dwelling	Mr J M Tanner	\$256,700	20/04/2020	37	Notify Adjoining Owners
005.2020.000000037.001	New Dwelling, Swimming Pool and Alfresco Area	Mr M P Gallagher	\$507,420	20/04/2020	37	Notify Adjoining Owners
005.2020.000000036.001	Residential Outbuilding - Storage Space	Mr B K Maxwell	\$20,000	17/04/2020	40	DA Acknowledgement

Development Assessment Committee - Outstanding DAs as at 27/05/2020

<u>Account</u>	<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2020.000000035.001	599 Lot Residential Subdivision and associated Civil Construction Work 8911 New England HWY MUSWELLBROOK LOT: 1300 DP: 1164893	Raj & Jai Construction Pty Ltd	\$21,200,572	15/04/2020	42	Additional Info Required
005.2020.000000034.001	Change of Use to Indoor Recreational Facility (Gymnastics Centre) 5 Glen Munro RD MUSWELLBROOK LOT: 4 DP: 1018378	Mrs M J Thompson	\$10,000	15/04/2020	42	Notify Adjoining Owners
005.2020.000000033.001	Two Lot Residential Subdivision 66-68 Paxton ST DENMAN LOT: 2 DP: 1050473	RAP Surveying	\$6,000	14/04/2020	43	Notify Adjoining Owners
005.2020.000000032.001	Change of Use of Existing Buildings for Vehicle Repair Station Golden Hwy SANDY HOLLOW LOT: 2 DP: 1160725	Mr M Dawson	\$3,500	8/04/2020	49	Additional Info Required
005.2003.000000072.005	S4.55(2) Modification - To Make Previously Approved 12 Month 83-89 Maitland ST MUSWELLBROOK LOT: 100 DP: 793194	McDonalds Australia Limited	\$0	6/04/2020	51	Advertisement - Proposal
005.2020.000000031.001	Hay Shed 1040 Bureen RD DENMAN LOT: 411 DP: 1251003	Ellem Country Pastoral Co Pty Ltd	\$52,945	3/04/2020	54	Notify Adjoining Owners
005.2020.000000030.001	Partial Demolition and Rebuild of Fire Damaged Dwelling 148 Sydney ST MUSWELLBROOK LOT: 23 DP: 22107	Mrs K E Bussey	\$200,933	27/03/2020	61	Notify Adjoining Owners
005.2020.000000028.001	Alterations and additions to two (2) existing dwellings and their strata subdivision 40 Market ST MUSWELLBROOK PT: 39 ALT: A DP: 561037 39 Market ST MUSWELLBROOK PT: 39 ALT: B DP: 561037	Mr J N Bingham	\$181,610	19/03/2020	69	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 27/05/2020

<u>Account</u>	<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2020.000000022.001	Industrial Hard Stand Area LOT: 20 DP: 1119843	Mr G Ray	\$73,500	19/02/2020	98	Additional Info Required
005.2020.00000012.001	Residential Shed Honey LA SANDY HOLLOW LOT: 2 DP: 1234634	Mr S R Cox	\$35,194	4/02/2020	113	DA Acknowledgement
005.2020.00000008.001	New Dwelling Honey LA SANDY HOLLOW LOT: 2 DP: 1234634	Mr S R Cox	\$320,029	30/01/2020	118	Notify Adjoining Owners
005.2020.000000007.001	Additions and Alterations to existing Hotel 184 Bridge ST MUSWELLBROOK LOT: 3 DP: 37789 REF: HOTEL	Mr P Ryan	\$110,000	24/01/2020	124	Additional Info Required
005.2020.000000005.001	Change of Use from a Restaurant to a Community Facility 29 Sydney ST MUSWELLBROOK LOT: 1 DP: 69766	Sunnyfield	\$0	20/01/2020	128	Additional Info Required
005.2020.000000004.001	Old Denman Courthouse change of use to Bed and Breakfast, Carpark and addition of accessible bathroom. Palace ST DENMAN LOT: 228 DP: 727761 32 Palace ST DENMAN LOT: 227 DP: 727761	Mr I P Simpson	\$46,585	16/01/2020	132	Notify Adjoining Owners
005.2019.000000104.001	Change of use to warehouse and distribution premises with a new office and storage/shade structure Thomas Mitchell DR MUSWELLBROOK LOT: 25 DP: 260504	Mrs N S Englebrecht	\$75,000	27/11/2019	182	Notify Adjoining Owners
005.2019.000000093.001	Change of use to Retail Outlet, Alterations to front of building and Signage 19 Bridge ST MUSWELLBROOK LOT: 60 DP: 847718	Casson Planning and Development Services	\$20,000	24/10/2019	216	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 27/05/2020

<u>Account</u>	<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2019.000000090.001	Subdivision of One (1) Lot into Twenty (20) Lots	Waebroon Pty Ltd	\$2,828,700	30/09/2019	240	Additional Info Required
005.2019.000000054.001	Subdivision One (1) Lot into Three (3) Lots	Casson Planning and Development Services	\$10,000	28/06/2019	334	Additional Info Required
005.2019.000000053.001	Subdivision of Two (2) Lots into Seventy Five (75) Lots	WZ Capital Holdings Pty Ltd	\$4,875,600	27/06/2019	335	Notify Adjoining Owners
005.2019.000000016.001	Information and Education Facility (Museum)	Denman & District Heritage Village Inc.	\$265,000	15/02/2019	467	Additional Info Required
005.2019.000000013.001	The construction of multi dwelling housing comprising a total of Sixte	Raj & Jai Construction Pty Ltd	\$5,142,236	14/02/2019	468	Notify Adjoining Owners
005.2019.000000002.001	The construction of multi dwelling housing comprising a total of Sixte	Raj & Jai Construction Pty Ltd	\$4,414,300	14/01/2019	499	Notify Adjoining Owners

Development Assessment Committee - Outstanding DAs as at 27/05/2020

<u>Account</u>	<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2018.00000054.001	Demolition of a Commercial Building and the Construction of a Three	Muswellbrook Shire Council	\$4,983,672	15/06/2018	712	Advertisement - Proposal
	142 Bridge ST MUSWELLBROOK LOT: 1 DP: 11221					
	140 Bridge ST MUSWELLBROOK LOT: 2 DP: 11221					
	126 Bridge ST MUSWELLBROOK LOT: 7 DP: 71755 REF: LIBRARY					
	126 Bridge ST MUSWELLBROOK PT: 8 ALT: A SEC: 6 DP: 758740 REF: LIBRARY					
	Bridge ST MUSWELLBROOK Lot: 400 DP: 816923					
	Bridge ST MUSWELLBROOK Lot: 562 DP: 747012					
	30 Brook ST MUSWELLBROOK LOT: 1 DP: 219503					
	30 Brook ST MUSWELLBROOK LOT: 6 DP: 219503					
	30 Brook ST MUSWELLBROOK LOT: 1 DP: 76058					
	83 Hill ST MUSWELLBROOK LOT: 5 DP: 11221 REF: TERTIARY ED*					
	85 Hill ST MUSWELLBROOK LOT: 4 DP: 11221					
	87 Hill ST MUSWELLBROOK LOT: 3 DP: 11221					
	Bridge ST MUSWELLBROOK PT: 8 ALT: B SEC: 6 DP: 758740 REF: WEIDMAN					
	83 Hill ST MUSWELLBROOK LOT: 5 DP: 11221 REF: CARPARK					

Development Assessment Committee - Outstanding DAs as at 27/05/2020

<u>Account</u>	<u>Property</u>	<u>Applicant</u>	<u>Value</u>	<u>Received</u>	<u>Days</u>	<u>Current Status</u>
005.2017.000000058.002	S96 (1A) Modification - Modify Condition 8 Jerdan ST DENMAN LOT: 1 DP: 151236	Ms M J Melville	\$0	19/02/2018	828	Advertisement - Proposal
005.2017.000000060.001	Change of Use - Building Materials Recycling Depot 7 Glen Munro RD MUSWELLBROOK LOT: 5 DP: 1018378	Mr L McWhirter	\$0	23/06/2017	1069	Additional Info Required
005.2000.00000212.006	S96(1a) Modification - Extension of timeframe of Operations & Extraction Area, Site Plan, Removal of Conditions Denman PH COUNTY BRISBANE LOT: 1 DP: 221400 2449 Denman RD MUSWELLBROOK LOT: 12 DP: 1027580	Cardno (NSW/ACT) Pty Ltd	\$0	29/05/2017	1094	Advertisement - Proposal
005.2016.000000032.001	Placement of Fill 110 Merriwa RD DENMAN LOT: 402 DP: 1175263 Merriwa RD DENMAN LOT: 403 DP: 1175263	Casson Planning and Development Services	\$5,000	12/04/2016	1506	Additional Info Required

DAs Outstanding: 42

7 DATE OF NEXT MEETING

15 June 2020

8 CLOSURE