

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

IN ATTENDANCE: Ms F. Plesman (General Manager), Ms S. Pope (Assistant Director – Environment & Community Services), Mr H. McTaggart (Co-Ordinator Development) , Mr P. Brown (Chief Engineer) and Miss M. Meadows (PA to the Mayor).

1 APOLOGIES AND LEAVE OF ABSENCE

RECOMMENDED on the motion of Crs Scholes and Woodruff that:

The apologies for inability to attend the meeting submitted by Cr Rush be ACCEPTED and the necessary Leave of Absence be GRANTED.

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDED on the motion of Crs Scholes and Woodruff that:

The Minutes of the Development Assessment Committee held on 24 February 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

Mrs Cameron – Item 6.1 –DA 100/2019 Ancillary Development – Carport and Shed - - 17 Ruth White Avenue, Muswellbrook

5 BUSINESS ARISING

Nil

6 BUSINESS

6.1 DA 2019/100 - ANCILLARY DEVELOPMENT - CARPORT AND SHED - 17 RUTH WHITE AVENUE, MUSWELLBROOK

Mrs Cameron advised the meeting that the application was lodged in November and raised concerned about the delay.

Mrs Cameron advised the meeting that she believed the steel clad shed would be the best option for the site. Mrs Cameron also advised the meeting that the option of a brick shed is out of the budget allocated for the shed. Mrs Cameron advised the meeting that the shed is not visible from the street.

Mrs Cameron will discuss with Randbuild possible alternatives to colorbond.

RECOMMENDED on the motion of Crs Woodruff and Scholes that:

The Development Assessment Committee grant development consent to DA 2019/100, involving the construction of a carport and shed at 17 Ruth White Avenue, Lot 17 DP 229323, subject to the recommended conditions of consent contained in Attachment B and the following amendments to

conditions 2 and 6:

(2) Restriction on the use of sheet metal wall cladding

The use of sheet metal wall cladding for the construction of the shed is not approved *for the North Western and South Western Elevations*. Prior to the issue of a Construction Certificate, a revised plan is to be provided which complies with the requirements of condition (6) of this consent and details a satisfactory alternate design for the construction of the shed walls.

(6) Submission of Plans for Shed Wall Design

Prior to the issue of a Construction Certificate, documentary evidence is to be provided to the Certifying Authority demonstrating compliance with the following:

Revised plans are to be submitted to and approved by Council in relation to the shed. These revised plans must detail:

- The use of an acceptable alternative cladding for the external *North Western and South Western Elevation walls*. The alternative cladding shall be timber weatherboard, a high quality plastic composite material that looks like weatherboard or an alternate material acceptable to Council. Sheet metal wall cladding will not be permitted on these elevations.
- The inclusion of a window in the shed wall elevation that addresses Ruth White Avenue.

The revised elements of the design included in these plans are to be reflected in the plans endorsed as part of any Construction Certificate and the development carried out in accordance with the revised design requirements.

6.2 OUTSTANDING DEVELOPMENT APPLICATIONS

RECOMMENDED on the motion of Crs Scholes 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

23 March 2020

8 CLOSURE

The meeting was declared closed at 4:42 pm.

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Cr R. Scholes

Chairperson