MINUTES OF THE DEVELOPMENT & ENVIRONMENTAL SERVICES COMMITTEE OF UPPER HUNTER SHIRE COUNCIL HELD ON TUESDAY 14 MAY 2019 IN THE BARRY ROSE ROOM COMMENCING AT 10.00am

PRESENT:
Cr Kiwa Fisher (Chair), Cr Sue Abbott, Cr Ron Campbell and Cr Lee Watts.

APOLOGIES:
Nil

IN ATTENDANCE:
Mayor Wayne Bedggod, Cr M Collison, Mr Mathew Pringle (Director Environmental & Community Services), Mrs Anne French, Mr Michael Hollingsworth (Scone RSL Club), Mr Doug White (EJE Architecture) and Mrs Priscilla Rowland (Administrative Officer).

DECLARATIONS OF INTEREST:
Mayor Bedggood, Cr L Watts, Cr M Collison and Mr Mathew Pringle declared a non-pecuniary, non-significant interest as they are all members of the Scone RSL Club. Cr R Campbell declared that he was not sure if he was a member or not.

PUBLIC PARTICIPATION:
Anne French, Michael Hollingsworth and Doug White all spoke in relation to Item DESC.05.2.

SITE INSPECTION:
A site inspection was carried out prior to the meeting for DESC.05.2.

BUSINESS ITEMS:
DESC.05.1 Development Application No. 165/2018 - Demolition, Dwelling Additions, Farm stay accommodation and shed - 468 Upper Dartbrook Road, Scone

Mr M Pringle gave a brief summary of the application. Works have already commenced with regard to the farm stay accommodation with the frame of the building having been erected without the prior approval of Council.

Council became aware of these unauthorised works through an anonymous complaint, for which a direction was made to stop works.

Subsequent to this direction, the proprietor resolved to lodge a development application to regularise this work and seek consent for the erection and use of other structures.

The application was notified for 14 days with no submissions received. The proposed development is permissible with consent within the RU4 zone.

A detailed assessment was carried out and it was recommended that Council approve Development Application No. 165/2018 for demolition works, dwelling additions, farm stay accommodation and a shed at 468 Upper Dartbrook Road, Scone, subject to the conditions of consent in Attachment 1 and for the reasons listed in Attachment 2.

Cr Campbell said that the completed building works looked correct and asked if a report had been submitted from an engineer.

Mr M Pringle advised that an engineer’s report is required as a condition of consent.
DESC.05.2 Demolition of an existing dwelling and outbuildings and construction of a two storey motel comprising 21 units, reception, car parking for 23 vehicles, landscaping and signage

Mr M Pringle discussed the main issues with the development including potential impacts on heritage.

A statement of heritage impact has been provided and Council’s heritage advisor has assessed the original and amended plans/application.

The application has been advertised and four submissions were received.

The amendments the applicant has made include reduction of building height, increased font setback and deletion of balconies on the northern side of the building. Privacy screens have been provided to the windows on the northern side and a condition of consent has been recommended requiring privacy screens to be installed for the balconies to Units 13, 14 and 15 on the southern side of the building to minimise overlooking of the adjoining property to the south.

M Pringle advised that the development will not have a significant adverse impact on the area and will result in economic benefits for the community. As such, staff have recommended approval of the application subject to conditions.

Anne French addressed the Committee and raised the following concerns with the proposal:

- Loss of privacy to her property at 68 Guernsey Street.
- Requested that the privacy louvres be on an angle to prevent overlooking of her yard.
- Asked that the external parts of the building facing her gardens be masonry and not glass.
- Barrier between her house and the motel.
- Noise of vehicles using the carpark and light spill from the carpark.
- Requested the construction of a masonry wall between the side fence and carpark.
- Moving the accessible parking spaces (and the shared space) to align with her dwelling would help to address noise and light issues.
- Would like to see calculations of car parking spaces.
- Would like hedge on the boundary to be retained and maintained. It has been growing for more than 50 years.
- Air conditioning units should not be visible.
- The first floor room of the dwelling (68 Guernsey Street) facing south will have to forgo natural light and the lovely breeze.
- Asked what has happened with the previous DA 57/2013 submitted by the RSL Club. Is there no other land the RSL Club own that could be an alternate site?
- The dwelling at 68 Guernsey Street was built by Ms French’s father who was a master mason. He was incredibly involved in local government in Scone in the 1950’s, 60’s and 70’s and was Mayor and deputy Mayor for a short time.

Ms French strongly disagrees that the building does not overpower the house and is concerned with the loss of amenity.

Mr Doug White responded to Ms French’s concerns and explained that the privacy louvres on the northern side of the building are impossible to see out of. They will let light and air in but block sightlines. In relation to the masonry side walls that look out over the gardens, Mr White confirmed that they are masonry not glass. The height of the side fence is 2 meters and will provide privacy screening and prevent headlight intrusion. Lights within the car park will be hooded and motion activated.

Ms French suggested the construction of a masonry wall along the northern side of the carpark from the reception wall for the full depth of the adjoining dwelling at 68 Guernsey Street to block noise and light from the car park.
Mr White responded by advising that this would be difficult to achieve given the need to maintain a clear and sufficiently wide fire egress and the need to maintain space for vehicle overhang. However, it was agreed that the shared disabled parking spaces could be relocated to that area and that no objection would be raised to the imposition of a condition in this regard.

Mr White acknowledged that the site is located in a conservation area, however it is also a B4 mixed use zone. The applicant has tried to be sympathetic to neighbouring properties and has amended the proposal by pushing the building further back on the block. Mr White also explained to the Committee that Clubs across Australia are facing financial difficulties and need to diversify their income by investing in projects such as motels.

Mr White confirmed that the location of air conditioning plant is strictly controlled by the acoustic report which requires installation within the roof zone.

Mr Hollingsworth responded to Ms French’s question about the RSL Club’s previous development application for the lift and function room, approved 4 years ago. At around the same time, the RSL Club purchased the Scone Golf Club which provided a suitable function centre and as a result of this acquisition, the RSL Club did not have the funds available to complete the approved development. If the motel is approved, the Club intends to install the lift and refurbish the downstairs area of the club at the same time as the motel is constructed.

Cr Abbott expressed concerns with the application and asked if the air conditioning in the roof would mitigate noise. Mr White responded by confirming that this would be the case.

Cr Abbott also expressed concerns about emissions from vehicles using the car park and the impact of the development on local heritage.

Mr White confirmed that the shared disabled parking spaces could be relocated to that area and that no objection would be raised to the imposition of a condition in this regard.

Cr Abbott suggested that the building should be single storey and requested a copy of the heritage impact report. Cr Abbott also raised concerns about the removal of trees and the exhibition of the application over the Christmas school holiday period, a time when a lot of people are away. Cr Abbott considered that the proposal will detract from a really charming street and does not fit in with the West Scone Conservation Area.

Cr Watts indicated that diversification would not be a reason Council would approve the application. The site is located in a conservation area but it is zoned B4 and the proposal meets Council’s requirements. The motel would look much better than the existing house.

Cr Campbell advised that he accepted that the proposal will comply with Ms French’s requirements. Cr Campbell suggested that we need to look beyond keeping things as they are and the proposal should not be delayed. Cr Campbell advised that he was in support of the proposal.

Cr Bedggood acknowledged the significance and appeal of Ms French’s dwelling and the hedge and requested that the hedge be retained if possible. He also questioned if the trees could be retained. Mr Pringle responded by stating that the trees could not be retained. This was confirmed by Mr White.

Cr Fisher acknowledged that the applicant had tried very hard to mitigate the impacts of the development on such a constrained site and considered that the building will not be obtrusive or detract from the area. Cr Fisher advised that he was in favour of the proposal.

In relation to the construction of a wall along the northern side of the car park, Ms French suggested that a wall would mitigate against fumes and noise and requested that some further thought be given to a barrier between house and motel.

Mr Pringle advised that the required boundary fencing would be lapped and capped and would mitigate noise and light impacts. Considering the nature of the use, the number of vehicles using the car park at any one time would be minimal and therefore vehicle emissions and noise are unlikely to be an issue.
DEVELOPMENT & ENVIRONMENTAL SERVICES COMMITTEE REPORTS

DESC.05.1 DEVELOPMENT APPLICATION NO. 165/2018 - DEMOLITION, DWELLING ADDITIONS, FARM STAY ACCOMMODATION AND SHED - 468 UPPER DARTBROOK ROAD, SCONE

RESPONSIBLE OFFICER: Mathew Pringle - Director Environmental & Community Services

AUTHOR: Lachlan Melichar - Health & Building Surveyor

PURPOSE

On 9 November 2018, Council received Development Application No 165/2018 for demolition works, dwelling additions, farm stay accommodation and a shed at 468 Upper Dartbrook Road, Scone.

The application is being reported to the Development and Environmental Services Committee as works associated with the erection of the farm stay accommodation have commenced unlawfully.

RECOMMENDATION

That Council approve Development Application No. 165/2018 for demolition works, dwelling additions, farm stay accommodation and a shed at 468 Upper Dartbrook Road, Scone, subject to the conditions of consent in Attachment 1 and for the reasons listed in Attachment 2.

BACKGROUND

Application No: DA 165/2018
Applicant: Mr G K Harris
Owner: Mr G K Harris
Proposal: Demolition works, dwelling additions, farm stay accommodation and a shed
Location: Lot 1 DP 196969, 468 Upper Dartbrook Road, Scone
Lodged: 9 November 2018
Zone: RU4 – Primary Production Small Lots

Works have already commenced with regard to the farm stay accommodation with the frame of the building having been erected without the prior approval of Council.

Council became aware of these unauthorised works through an anonymous complaint, for which a direction was made to stop works by Councils Compliance Officer, on 6 July 2018. The stop work direction has been complied with to date.

Subsequent to this direction, the proprietor resolved to lodge a development application to regularise this work and seek consent for the erection and use of other structures.

REPORT/PROPOSAL
The proponent seeks the consent of Council for the construction of farm stay accommodation, dwelling alterations and additions, the demolition of an existing shed and the erection of a new shed, at Lot 1 DP 196969, 468 Upper Dartbrook Rd, known as Toolooganvale Broodmare Farm (the "property").

The property comprises a 31.17Ha lot, zoned RU4 – Primary Production Small Lots and is used for the agistment and breeding of horses along with other such ancillary functions. The property presently features two existing dwellings, an office building (labelled “granny flat” on the submitted site plan) and approximately 7 outbuildings associated with the established land use.

The proposed dwelling additions are to be undertaken to the easternmost existing dwelling, involving the removal of the verandahs and a circa 1970’s addition at the rear, to be replaced with an addition containing an open plan kitchen/living room, master bedroom with robe and ensuite, a butler’s pantry, sunroom and laundry, with perimeter verandahs to the western, southern and eastern facades.

No changes or alterations are proposed to the original building, with the intention to conserve this building fabric and footprint, which dates back to the late 19th or early 20th century.

The existing shed to be demolished comprises corrugated iron and timber construction, is of significant age and has sustained deterioration. In its place, it is proposed to construct a 15x30m replacement shed, having a height of 6m to the eave and 8m to the ridge, finished with colorbond cladding and comprising a workshop, 4 bay carport and machinery shelter.

The proposed farm stay accommodation will be 173m$^2$ in area, with 88m$^2$ of this being an alfresco and the remainder comprising a 5.55mx4.71m carport, 2 bedrooms each with ensuites and a combined kitchen/living space.

The alfresco side of building will be elevated by approximately 800mm via a blockwork wall in conjunction with bearers and joist construction to accommodate the fall of land across the building footprint, resulting in a peak height of approximately 6m to the ridge.

It is indicated on the plans that the entire development will be serviced by a new Aerated Wastewater Treatment System. The existing septic system is undersized and has deteriorated to a point that its continued operation is no longer suitable.
As aforementioned, the construction of the farm stay accommodation has already commenced, with foundations having been completed and the frame erected, without obtaining prior consent. A review of historical aerial photographs indicate that a preceding building was present at this location and has been demolished.

In this regard, the application seeks approval for its use and completion of the outstanding works. The existing building work will need to be regularised by the determination of a building information certificate pursuant to Division 6.7 of the *Environmental Planning and Assessment Act 1979*, as development consent and a construction certificate cannot be issued retrospectively for works that have already commenced.

An application for such certificate was received concurrent with the subject development application and will remain undetermined until such time as the development application is determined.

The issue of the certificate for the works undertaken will act to prevent Council, under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993*, from making an order (or taking proceedings for the making of an order or injunction) requiring the building to be repaired, demolished, altered, added to or rebuilt.

Any decision to refuse the application for a building information certificate is effectively a statement that such a matter exists that would warrant the service of an order under either Act. Consequently, the refusal would be accompanied by a notice of intention to serve such an order.

In the instance that Council does not grant consent for the farm stay accommodation, the remaining building works cannot lawfully proceed, this structure will not have any associated land use, and the existing works will remain unlawful.

In this regard, Council would proceed to refuse the building information certificate and serve Order 3 pursuant to part 1, schedule 5 of the *Environmental Planning and Assessment Act 1979*, to demolish a building that requires a planning approval which has been erected without a planning approval.

Notwithstanding the above, the planning assessment undertaken of the building has revealed that, were it not for the works having commenced unlawfully, the farm stay accommodation would have been approved by delegated authority otherwise.

As approval would have been granted otherwise, it is on this basis that it is recommended that approval be granted to the subject application.

**OPTIONS**

1. Approve Development Application No. 165/2018 for demolition works, dwelling additions, farm stay accommodation and a shed at 468 Upper Dartbrook Road, Scone, subject to the conditions of consent in Attachment 1 and for the reasons listed in Attachment 2;

2. Pursuant to Section 4.16(4) of the *Environmental Planning and Assessment Act 1979*, grant partial consent to Development Application No. 165/2018 for demolition works, dwelling additions, and a shed at 468 Upper Dartbrook Road, Scone, subject to the
conditions of consent in Attachment 1 as relevant to the aspects of the approval as granted, and for the reasons listed in Attachment 2;

3. Refuse Development Application No. 165/2018 for demolition works, dwelling additions, farm stay accommodation and a shed at 468 Upper Dartbrook Road, Scone, and state the reasons for refusal;

**CONSULTATION**

Surrounding properties were notified of the proposed development between 21 November and 5 December 2018. No submissions were received by Council.

**STRATEGIC LINKS**

a. **Community Strategic Plan 2027**

This report links to the Community Strategic Plan 2027 as follows:

Built and Natural Environment

Goal 4 - Plan for a sustainable future

- Implement and regularly review Strategic Land Use Plans, Environmental Planning Instruments and Development Controls, which reflect the needs and expectations of the broad Community.
- Provide efficient and effective advisory, assessment and regulatory services focused on being Customer ‘friendly’, responsive and environmentally responsible.
- Plan, facilitate and provide for a changing population for current and future generations.

We are working to achieve the following Community Priorities:

* Rural lifestyle and Country feel are valued and protected and the Upper Hunter Shire remains quiet, safe, healthy and welcoming.*

The recommendation to Council has been made with the above goals and priorities in mind.

b. **Delivery Program**

Assessment of the application is in accordance with the Town Planning Community Strategies:

CS13 - Implement and regularly review Strategic Land Use Plans, Environmental Planning Instruments and Development Controls, which reflect the needs and expectations of the broad Community, and

CS14 – Provide efficient and effective advisory, assessment and regulatory services focused on being Customer ‘friendly’, responsive and environmentally responsible.

c. **Other Plans**
NIL

**IMPLICATIONS**

a. Policy and Procedural Implications

NIL

b. Financial Implications

Development application fees totaling $1696.42.00 have been paid by the applicant.

Any consent granted for this development will be subject to condition pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, requiring the payment of a levy at 1% of the estimated cost of the development, totaling $5,100.00.

c. Legislative Implications

An assessment of the development application has been undertaken pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979* (see attached report). The proposed development is permissible with consent within the RU4 – Primary Production Small Lots.

d. Risk Implications

Council determinations of development applications in relation to local development can be appealed by a third party in the Land and Environment Court in circumstances where incorrect legal process has been applied.

Furthermore, the applicant has the right under Part 8 of the *Environmental Planning and Assessment Act 1979* to appeal the decision of a consent authority to the Court.

In the case of this development application the relevant considerations under the *Environmental Planning and Assessment Act 1979* have been made.

e. Other Implications

NIL

**CONCLUSION**

The application has been assessed as satisfactory against Section 4.15 of the *Environmental Planning and Assessment Act 1979, Upper Hunter Local Environmental Plan 2013* and the Upper Hunter Development Control Plan 2015.

The proposal is unlikely to adversely impact the surrounding locality, and is considered to be an appropriate form of development for the site and within the land use zone.

Accordingly, it is recommended that the application be approved subject to conditions of consent.
RECOMMENDATION

That Council approve Development Application No. 165/2018 for demolition works, dwelling additions, farm stay accommodation and a shed at 468 Upper Dartbrook Road, Scone, subject to the conditions of consent in Attachment 1 and for the reasons listed in Attachment 2.

Moved: Cr R Campbell  Seconded: Cr S Abbott  CARRIED
PURPOSE

On 12 December 2018, Council received Development Application No 177/2018 for the demolition of an existing dwelling and outbuildings and construction of a two storey motel comprising 21 units, reception, car parking for 23 vehicles, landscaping and signage at Lot B DP152433, 70 Guernsey Street, Scone.

The application is being reported to the Development and Environmental Services Committee as four (4) submissions have been received.

RECOMMENDATION

That Council approve Development Application No. 177/2018 for demolition of an existing dwelling and outbuildings and construction of a two storey motel comprising 21 units, reception, car parking for 23 vehicles, landscaping and signage at Lot B DP152433, 70 Guernsey Street, Scone subject to the conditions of consent in Attachment 1 and for the reasons listed in Attachment 2.

BACKGROUND

Application No: DA 177/2018
Applicant: Scone RSL Club Ltd
Owner: Scone RSL Club Ltd
Proposal: Demolition of an existing dwelling and outbuildings and construction of a two storey motel comprising 21 units, reception, car parking for 23 vehicles, landscaping and signage
Location: Lot B DP152433, 70 Guernsey Street, Scone
Lodged: 12 December 2018
Zone: B4 Mixed Use

The subject site has a history of residential use with the existing dwelling believed to date from approximately the 1920’s.

An application for the installation of a swimming pool on the property was approved by Council on 1 February 2004. It appears that the approval was never acted upon.

There is no record of any other approvals for the site on Council’s files.

REPORT/PROPOSAL

The application seeks approval for the demolition of an existing dwelling and outbuildings and construction of a two storey motel comprising 21 units, reception, car parking for 23 vehicles, landscaping and signage at Lot B DP152433, 70 Guernsey Street, Scone.

Units 1 to 20 will be located on the first floor above a ground floor car park and will be accessed via a lift and stairwell. The car parking area along with Unit 21 and a separate foyer/reception area will be located on the ground floor. Units 18 and 21 have been identified as accessible units. Vehicular access will be provided by a proposed concrete driveway off Guernsey Street.

The adjoining properties to the south, west and north contain heritage items listed under Schedule 5 of the Upper Hunter LEP 2013 and the site is located within the West Scone Heritage Conservation Area.
It is considered that the proposal would not have an unacceptable or significantly detrimental impact on the heritage significance of the adjoining heritage items or conservation area. Indeed, any impact would be considered minor and not of such significance as to warrant refusal of the application.

Four (4) submissions have been received (3 from the same submitter) raising concerns in relation to various matters including heritage impacts, loss of privacy and amenity, removal of trees, demolition and deficiencies and inaccuracies in the Statement of Heritage Impact.

Copies of the submissions are provided in Attachment 4. The applicant’s responses to the submissions and the comments made by Council’s Heritage Advisor are provided in Attachment 5.

The issues raised in the submissions and responses to referrals (including ARTC and Heritage Advisor) have been addressed in the planning assessment report in Attachment 2.

In response to the submissions and concerns raised by Council staff, the applicant has made numerous amendments to the proposed development, including the following design changes:

1. The proposed motel has been moved back a further two (2) metres from the front boundary which is a further 2 metres back from the existing dwelling on site and almost in line with the stone cottage on 68 Guernsey Street to the north.
2. The height of the motel has been reduced by 1.2 metres.
3. The size of the front balcony has been reduced.
4. The height of the front balcony has been reduced to 6.7 metres.
5. Balconies proposed on the northern side of the building have been deleted and privacy louvres have been provided to screen all windows to the first floor rooms on the northern side.

These amendments have been incorporated into the plans provided in Attachment 3.

Subject to appropriate conditions of consent, the application has been assessed as satisfactory against Section 4.15 of the Environmental Planning and Assessment Act 1979, Upper Hunter Local Environmental Plan 2013 and the Upper Hunter Shire Development Control Plan 2008.

The proposal is unlikely to have a significant adverse impact on the surrounding locality, and is considered to be an appropriate form of development for the site and within the land use zone.

Accordingly, the application is recommended for approval.

**OPTIONS**

1. Approve Development Application No. 177/2018 for demolition of an existing dwelling and outbuildings and construction of a two storey motel comprising 21 units, reception, car parking for 23 vehicles, landscaping and signage at Lot B DP152433, 70 Guernsey Street, Scone subject to the conditions of consent in Attachment 1.

2. Refuse Development Application No. 177/2018 for demolition of an existing dwelling and outbuildings and construction of a two storey motel comprising 21 units, reception, car parking for 23 vehicles, landscaping and signage at Lot B DP152433, 70 Guernsey Street, Scone, stating the reasons for refusal.

**CONSULTATION**
Surrounding properties were notified of the development proposal between 9 January 2019 and 23 January 2019. An advertisement was placed in the Scone Advocate on 9 January 2019.

Four (4) submissions were received with the issues raised being addressed in the planning assessment report in Attachment 2.

**STRATEGIC LINKS**

a. **Community Strategic Plan 2027**

This report links to the Community Strategic Plan 2027 as follows:

**Built and Natural Environment**

Goal 4 - Plan for a sustainable future

CS13 Implement and regularly review Strategic Land Use Plans, Environmental Planning Instruments and Development Controls, which reflect the needs and expectations of the broad Community.

CS14 Provide efficient and effective advisory, assessment and regulatory services focused on being Customer ‘friendly’, responsive and environmentally responsible.

CS15 Plan, facilitate and provide for a changing population for current and future generations.

Goal 5 – A sustainable and prosperous economy

CS19 Encourage retail and commercial business to locate and prosper within our Shire.

We are working to achieve the following Community Priorities:

- Rural lifestyle and Country feel are valued and protected and the Upper Hunter Shire remains quiet, safe, healthy and welcoming.

- A stronger economic base to attract and retain residents, particularly our young people.

- Protect the natural environment.

The recommendation to Council has been made with the above goals and priorities in mind.

b. **Delivery Program**

- Assessment of planning applications.
- Advisory service to the community, including heritage conservation.

c. **Other Plans**

NIL

**IMPLICATIONS**

a. **Policy and Procedural Implications**
NIL

b. Financial Implications

Development application fees totaling $6,559.52 have been paid by the applicant.

Any consent granted for this development will be subject to condition pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, requiring the payment of a levy at 1% of the estimated cost of the development, totaling $31,577.00.

c. Legislative Implications

An assessment of the development application has been undertaken pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979* (see attached report). The proposed development is permissible with consent within the B4 Mixed Use zone.

d. Risk Implications

Council determinations of development applications in relation to local development can be appealed by a third party in the Land and Environment Court in circumstances where incorrect legal process has been applied.

Furthermore, the applicant has the right under Part 8 of the *Environmental Planning and Assessment Act 1979* to appeal the decision of a consent authority to the Court.

In the case of this development application the relevant considerations under the *Environmental Planning and Assessment Act 1979* have been made.

e. Other Implications

NIL

**CONCLUSION**

The application has been assessed as satisfactory against Section 4.15 of the *Environmental Planning and Assessment Act 1979*, *Upper Hunter Local Environmental Plan 2013* and the *Upper Hunter Development Control Plan 2015*.

The proposal is unlikely to have a significant adverse impact on the surrounding locality, and is considered to be an appropriate form of development for the site and within the land use zone.

Accordingly, it is recommended that the application be approved subject to conditions of consent.

**RECOMMENDATION**

That Council approve Development Application No. 177/2018 for demolition of an existing dwelling and outbuildings and construction of a two storey motel comprising 21 units, reception, car parking for 23 vehicles, landscaping and signage at Lot B DP152433, 70 Guernsey Street, Scone subject to the conditions of consent in Attachment 1 and for the reasons listed in Attachment 2.

Moved: Cr Fisher
Seconded: Cr Campbell

The **DIVISION** was taken and the names of the Councillors voting FOR and AGAINST were as follows:
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