Development & Environmental Services Committee Agenda

12 May 2020
To All Councillors

You are hereby notified that the next meeting of the Development & Environmental Services Committee will be held at 10am on Tuesday 12 May 2020.

This meeting will be audio and video recorded and those in attendance should refrain from making any defamatory statements.

There are to be no other recordings of this meeting without the prior authorisation of the committee.

The Development & Environmental Services Committee consists of

Cr Kiwa Fisher (chairperson), Cr Lee Watts, Cr Sue Abbott and Cr Ron Campbell.

STEVE MCDONALD
GENERAL MANAGER

1. APOLOGIES

2. ADOPTION OF MINUTES
   - Development & Environmental Services Committee held on 14 April 2020

3. DECLARATIONS OF INTEREST

4. PUBLIC PARTICIPATION

5. SITE INSPECTIONS
   - Nil

6. BUSINESS ITEMS

   DEVELOPMENT & ENVIRONMENTAL SERVICES COMMITTEE REPORTS .........................1

   DESC.05.1  DEVELOPMENT APPLICATION NO. 35/2018 STORAGE AND DISPLAY OF MOTOR VEHICLES AND FARM MACHINERY .................................................................1

7. COUNCILLOR QUESTIONS
DEVELOPMENT & ENVIRONMENTAL SERVICES COMMITTEE REPORTS

DESC.05.1  DEVELOPMENT APPLICATION NO. 35/2018 STORAGE AND DISPLAY OF MOTOR VEHICLES AND FARM MACHINERY

RESPONSIBLE OFFICER: Mathew Pringle - Director Environmental & Community Services

AUTHOR: Paul Smith - Senior Environmental Planner

PURPOSE

Development Application No. 35/2018 for the storage and display of motor vehicles and farm machinery at Lot 102 DP 1074572, No 2 Muffett Street, Scone was received by Council on 5 May 2018. The application is being referred to Council because it does not comply with the Upper Hunter Development Control Plan 2015 and one submission has been received.

RECOMMENDATION

That Council approve Development Application No. 35/2018 for the storage and display of motor vehicles and farm machinery at Lot 102 DP 1074572, No 2 Muffett Street Scone, subject to the conditions of consent in Attachment 1.

BACKGROUND

Applicant: Kasmaco Investments Pty Ltd
Owner: Kasmaco Investments Pty Ltd
Proposal: Storage and display of motor vehicles and farm machinery
Location: Lot 102 DP 1074572, 2 Muffett Street Scone
Zone: IN1 General Industrial

Development Application No. 35/2018 to regularise the existing storage and display of motor vehicles and farm machinery on Lot 102 DP 1074572, No 2 Muffett Street Scone was submitted to Council on 5 May 2018. One submission was received seeking clarification on issues including security of surrounding properties, dust control, land contamination and light pollution. Council staff raised a number of issues with the development application and on 8 February 2020 an amended development application was submitted such as to include only part of the land.

The site has been used for the storage and display of motor vehicles and farm machinery without consent for at least the past two years.

Council previously considered Development Application 83/2016 for drainage works and hardstand area. The application was withdrawn by the applicant on 28 October 2016, before it was determined.

REPORT/PROPOSAL

The development site comprises an existing 1.34ha industrial lot with a 99m frontage to Muffett Street and 100m frontage to Sherwood Street. The development application proposes to use part of the land (6,524m2) for the purpose of vehicle and farm machinery storage and display (refer to Site Layout Plan in Attachment 2). There is an existing industrial shed on the land and the development application is not proposing to erect any additional buildings on the land.
In this regards the storage and display area is considered to be ancillary to the shed. The development is characterised as a vehicle sales and hire premises and is permitted with consent in the IN1 General Industrial Zone.

The development application does not comply with the Upper Hunter Development Control Plan (UHDCP) 2015 with respect to off-street car parking and landscaping. Table 28 in Part 12a - Access and Vehicle Parking requires vehicle sales and hire premises provide 0.75 spaces per 100m² of site area. The area of the proposed storage and display area is approximately 3,875m². Hence a total of 29 parking spaces are required. However, the development application does not propose any new buildings, as the proposed storage area will be outside. There are existing car parking spaces associated with the existing workshop. Given the anticipated low visitation to the site and the existing parking no additional off-street car parking is proposed.

The UHDCP requires that development applications for development in the IN1 General Industrial Zone are accompanied by a landscaping plan and report, showing how the outcome of contributing to a high standard of environmental quality and enhancing the streetscape amenity and providing visual relief will be achieved. The applicant does not want to provide any landscaping because it has the potential to obscure the display area. Given that no buildings are proposed and the relatively low-intensity of the development, it is considered that landscaping is not necessary in this particular case.

**OPTIONS**

1. That Council approve Development Application No. 35/2018 for a storage and display of motor vehicles and farm machinery area on Lot 102 DP 1074572, No 2 Muffett Street Scone, subject to the conditions of consent in Attachment 1.
2. That Council refuse Development Application No. 35/2018 for a storage and display of motor vehicles and farm machinery area on Lot 102 DP 1074572, No 2 Muffett Street Scone, stating the reasons for refusal.

**CONSULTATION**

Surrounding properties were notified of the development application between 15 March 2018 and 29 March 2018. An advertisement was placed in the Hunter Valley News on 15 March 2018. One submission (provided in Attachment 4) was received requesting a number of matters be clarified, the issues raised are considered in Attachment 3.

**STRATEGIC LINKS**

a. **Community Strategic Plan 2027**

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

- Goal 3 Protect the natural environment
- Goal 5 A sustainable and prosperous economy
We are working to achieve the following Community Priorities:

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

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

c. Other Plans
NA

IMPLICATIONS

a. Policy and Procedural Implications
NA

b. Financial Implications
Development application fees of $110 have been paid.

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 Attachment 3).

d. Risk Implications
Council determinations of development applications and modifications 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. In the case of this development application the relevant considerations under the Environmental Planning and Assessment Act 1979 have been made. There is a low risk of any third party legal appeal in relation to this application.

e. Sustainability Implications
As discussed in Attachment 3.

f. Other Implications
NA
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 Shire Development Control Plan 2015.

The proposal is in keeping with the site context, is an appropriate form of development for the site and is unlikely to result in any significant adverse impacts.

Accordingly, it is recommended that the application be approved subject to appropriate conditions of consent for the following reasons:

- The proposal complies with the Upper Hunter Local Environmental Plan 2013
- The proposal complies with the Upper Hunter Development Control Plan 2015, with exception of landscaping and car parking.
- The proposal has been assessed as satisfactory against Section 4.15 of the Environmental Planning & Assessment Act 1979
- Will not have an adverse impact on the surrounding locality.

ATTACHMENTS

1. DA 35/2020 - Recommended Conditions of Consent
2. DA 35/2018 - Site Layout Plan with Title
3. DA 35/2018 - Assessment - Section 4.15
4. DA 35/2018 - Submission
DA 35/2018 - Recommended Conditions of Consent

Identification of approved plans:

1. The development being carried out in accordance with the development application and the drawings referenced below and Statement of Environmental Effects dated 2 March 2018, except where amended by the following conditions.

<table>
<thead>
<tr>
<th>JOB REFERENCE NO</th>
<th>SHEET NO</th>
<th>REVISION NO</th>
<th>DRAWN BY</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Layout Plan</td>
<td>-</td>
<td>-</td>
<td>No Author</td>
<td>No date</td>
</tr>
</tbody>
</table>

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council)

General:

2. No approval is given or implied for the use of any land zoned RE2 Private Recreation for the storage and display of motor vehicles and farm machinery.

(Reason: To ensure compliance with the Upper Hunter Local Environmental Plan 2013)

Conditions that must be complied with within certain timeframes:

3. By 31 September 2020 a sealed driveway crossing shall be constructed at the Sherwood Street entry from the existing kerb to the entrance gate in accordance with Council’s Standard Vehicle Layback (SVL-001) drawing.

   Note: a separate approval under Section 138 of the Roads Act 1993 will be required prior to the commencement of any works in the road reserve.

   (Reason: To ensure that appropriate access is provided to the lot.)

4. By 31 September 2020 sealed driveway crossings shall be constructed at all Muffet Street entries from the edge of bitumen to each entrance gate in accordance with Council’s Standard Vehicle Layback (SVL-001) drawing.

   Note: a separate approval under Section 138 of the Roads Act 1993 will be required prior to the commencement of any works in the road reserve.

   (Reason: To ensure that appropriate access is provided to the lot.)

Conditions that must be complied with at all times:

5. At all times, operation of the premises shall be limited to the following hours only:

   7.00am to 6.00pm Monday to Friday
   8.00am to 12.00pm Saturday

   No operation on Sundays and public holidays
6. At all times the use of the hardstand area shall be ancillary to the use of the industrial shed.

(Reason: To ensure that the primary use of the premises is the approved use under this application, and that any other uses are ancillary to the approved use.)

7. At all times the implementation and intensity of this development shall not adversely affect the amenity of the neighbourhood by reason of excessive levels of illumination (internal or external), solar glare arising from the building materials utilised in any construction processes or fit-out, the emission of noises, noxious fumes, odours and waste.

(Reason: To ensure that the amenity of the surrounding locality is not adversely affected by the nature of the approved activity.)

8. At all times no parking spaces, loadings bays or vehicular access ways or access thereto shall be restricted, constrained or enclosed by any form of structure such as fencing, or the like, without prior consent from Council.

(Reason: To ensure that minimum dimensions for parking spaces are not reduced or that vehicle manoeuvring is compliant with relevant standards.)

9. At all times all loading and unloading operations shall be carried out wholly within the confines of the site and within loading area designated on the approved plans.

(Reason: To ensure that deliveries can occur safely within the site and does not adversely affect traffic or pedestrian amenity.)

10. Deliveries, loading or unloading associated with the premises are to take place only between the hours of 6.00am and 6.00pm Monday to Saturday and 9.00am to 5.00pm Sundays.

(Reason: To ensure the acoustic amenity of surrounding properties.)

11. At all times any lighting shall be directed away from any adjacent dwellings and/or hooded to prevent light spill and intrusion into neighbouring properties.

(Reason: To ensure residential premises are not affected by light spill and intrusion)
Site Layout Plan

Entry to property from Sherwood Street – kerb & gutter completed

Existing sealed entry to property in Muffett Street

Dividing Fence

Lot 102 of DP 1074572. 2 Muffett Street Scone
DA application modified only for shaded area (Western side)
ADDRESS: LOT: 102 DP: 1074572
2 Muffett Street Scone

APPLICATION No: DA 35-2018

PROPOSAL: Storage & display of motor vehicles & farm machinery

PLANS REF:

<table>
<thead>
<tr>
<th>DRAWINGS NO.</th>
<th>DRAWN BY</th>
<th>DATE</th>
<th>RECEIVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Layout Plan</td>
<td>No Author</td>
<td>No date</td>
<td>8.02.2020</td>
</tr>
</tbody>
</table>

OWNER: Kasmaco Investments Pty Ltd (Use 494)

APPLICANT: Kasmaco Investments
Po Box 227
SCONE NSW 2337

AUTHOR: Dr P M Smith

DATE LODGED: 5 March 2018

AMENDED: 8 February 2020

ADD. INFO REC'D: Amended Site Plan

DATE OF REPORT: 14 March 2018

SUMMARY OF FACTS

ISSUES: Access, stormwater, water pollution, noise, air quality

SUBMISSIONS: 1 submission received.

RECOMMENDATION: Approval subject to conditions of consent.
DESCRIPTION OF PROPOSAL

The development site comprises an existing 1.34ha industrial lot with a 99m frontage to Muffett Street and 100m frontage to Sherwood Street. The development application proposes to use part of the land (6,524m²) for the purpose of vehicle and farm machinery storage and display. There is an existing industrial shed on the land. The development application is not proposing to erect any additional buildings on the land and the storage and display area is considered to be ancillary to the shed.

RELEVANT HISTORY

On 17 August 2005, Council approved Development Application No. 271/2004 for an industrial shed, including retail and workshop, on the subject property.

Council previously considered Development Application No. 83/2016 for drainage works & hardstand area on the land. The application was withdrawn by the applicant before it was determined.

REFERRALS

Not referred.

SUBMISSIONS
Surrounding properties were notified of the development proposal between 15 March 2018 and 29 March 2018. An advertisement was placed in the Hunter Valley News on 15 March 2018.

One (1) submission was received with the main issues raised being summarised below.

<table>
<thead>
<tr>
<th>Name &amp; Address of Submitter</th>
<th>Basis of Submissions</th>
</tr>
</thead>
</table>
| Jamie Munn 12 Phillip Street Scone | This submission is seeking clarification on a number of issues:  
• Security of neighbouring properties  
• Generation of dust from the gravel surface  
• Removal of trees  
• Environmental controls – measures to prevent pollution of water from oils/fuels from vehicles.  
• Light pollution |

**CONSIDERATION**

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act* 1979, are assessed under the following headings:

**ENVIRONMENTAL PLANNING INSTRUMENTS**

**UPPER HUNTER LOCAL ENVIRONMENTAL PLAN 2013**

<table>
<thead>
<tr>
<th>Land Use Table</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning classification</td>
<td>The land is in the IN1 General Industrial Zone and RE2 Private Recreation Zone</td>
</tr>
</tbody>
</table>

**Zoning objectives**

| IN1 General Industrial Zone |  
• To provide a wide range of industrial and warehouse land uses.  
• To encourage employment opportunities.  
• To minimise any adverse effect of industry on other land uses.  
• To support and protect industrial land for industrial uses. |
| RE2 Private Recreation Zone |  
• To enable land to be used for private open space or recreational purposes.  
• To provide a range of recreational settings and activities and compatible land uses.  
• To protect and enhance the natural environment for recreational purposes. |

The proposed development is consistent with the objectives of the IN1 General Industrial zone, however it is inconsistent with the objectives of the RE2 Private Recreation zone.

**Zoning permissibility**

| The proposal is permissible as a warehouse or distribution centre or vehicle sales and hire premises within the IN1 General Industrial zone. |
| The proposal is not permissible within the RE2 Private Recreation zone. Accordingly, a condition of consent is recommended prohibiting the use of that part of the site zoned RE2 Private Recreation for the storage and display of farm machinery and motor vehicles. |

**Part 6 – Additional Local Provisions**

| Earthworks (Clause 6.1) | No earthworks are proposed. |
| Essential Services (Clause 6.10) | Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are |
essential for the development are available or that adequate arrangements have been made to make them available when required—
(a) the supply of water,
(b) the supply of electricity,
(c) the disposal and management of sewage,
(d) stormwater drainage or on-site conservation,
(e) suitable vehicular access.

All relevant essential services are available to the land.

### STATE ENVIRONMENTAL PLANNING POLICIES

<table>
<thead>
<tr>
<th>SEPP (Infrastructure) 2007</th>
<th>Not applicable.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEPP No. 44 – Koala Habitat Protection</td>
<td>Not applicable.</td>
</tr>
</tbody>
</table>
| SEPP No. 55 – Remediation of Land | (1) A consent authority must not consent to the carrying out of any development on land unless—
(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. |

The land has a history of being in an industrial zone, there is an existing industrial shed and workshop on the land. In addition, stockpiles of material have been placed on part of the land to the east (not included in the amended development application). In this regard the land could be contaminated. However this development is not proposing to disturb the land – it seeks to use the land as a display/storage area for vehicles and machinery. In this regard it is considered suitable for use in its potentially contaminated state.

### REGIONAL ENVIRONMENTAL PLANNING POLICIES

There are no REP’s applicable to the site.

### DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft EPI’s applying to the land.

### DEVELOPMENT CONTROL PLANS

<table>
<thead>
<tr>
<th>Development control plan</th>
<th>Considered?</th>
<th>Comment (only if necessary)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Hunter Development Control Plan 2015</td>
<td>YES</td>
<td>Refer to consideration in Attachment A.</td>
</tr>
<tr>
<td>Section 94A Levy Contributions Plan 2008</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Upper Hunter Section 94 Contributions Plan 2017</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>
PLANNING AGREEMENTS

There are no planning agreements relevant to the proposal.

REGULATIONS

There are no provisions in the regulations relevant to the proposal.

LIKELY IMPACTS OF THE DEVELOPMENT

The proposed development is in keeping with the site context and industrial character of the area.

It is considered that the proposal will make a positive contribution to the locality and streetscape through the development and revitalisation of a relatively underutilised industrial site.

The proposed development is considered appropriate given the site’s location at the interface of a residential and industrial zone and the relatively innocuous and passive characteristics of the use compared to other permissible uses. The proposal is unlikely to generate any significant adverse impacts with respect to noise, waste, air quality, visual amenity, privacy, traffic, drainage and security.

As noted throughout this report, a range of mitigation measures are proposed to address potential environmental impacts and ensure that the amenity of adjoining properties is not adversely affected.

The proposal will support the ongoing operation and potential expansion of a well-established local business and therefore have a positive economic impact on the locality.

SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The subject site is considered suitable for the development given its location and proximity to the New England Highway and related businesses in the locality. The site is characterised by relatively flat terrain, suitable access and sufficient land area to accommodate the proposed use.

Although the site adjoins an established residential area, there is a suitable buffer between the site and neighbouring properties to the south and proposed landscaping will provide a visual screen to mitigate potential visual impacts. Furthermore, it is noted that the proposed use is a relatively innocuous and low-key industrial use which is unlikely to generate any significant adverse impacts.

THE PUBLIC INTEREST

The proposal is considered to be in the public interest given that it will have a positive economic impact on the locality whilst having minimal adverse impacts on the environment and surrounding properties.

SUMMARY OF LIKELY IMPACTS OF THE DEVELOPMENT

All likely impacts of the proposed development have been considered within the context of this report.

ENVIRONMENTAL APPRAISAL

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Considered</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Statutory controls</td>
<td>YES</td>
</tr>
<tr>
<td>2</td>
<td>Policy controls</td>
<td>YES</td>
</tr>
<tr>
<td>3</td>
<td>Design in relation to existing building and natural environment</td>
<td>YES</td>
</tr>
<tr>
<td>4</td>
<td>Landscaping/open space provision</td>
<td>YES</td>
</tr>
<tr>
<td>5</td>
<td>Traffic generation and car parking provision</td>
<td>YES</td>
</tr>
<tr>
<td>6</td>
<td>Loading and servicing facilities</td>
<td>YES</td>
</tr>
<tr>
<td>7</td>
<td>Physical relationship to and impact upon adjoin development (views, privacy,</td>
<td>YES</td>
</tr>
<tr>
<td></td>
<td>overshadowing, etc.)</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Site Management issues</td>
<td>YES</td>
</tr>
<tr>
<td>9</td>
<td>All relevant S79C considerations of Environmental Planning and Assessment Act</td>
<td>YES</td>
</tr>
</tbody>
</table>

Upper Hunter Shire Council – Development & Environmental Services Committee Agenda – 12 May 2020
CONSISTENCY WITH THE AIMS OF PLAN

It is considered that the development is consistent with the specific aims of the plan and the objectives of the zone and of the controls.

As such, consent to the development may be granted.

SUBMITTORS CONCERNS

The issues raised in the submissions are addressed as follows, if they have not already been addressed in the body of this report:

- Security of neighbouring properties
  
  Planning comment: The storage and display of vehicles and machinery in this location is unlikely to have adverse impacts on the security of adjoining properties. The proponent has erected a security fence around the storage/display area to prevent unauthorised access.

- Replacement of trees to balance out carbon footprint
  
  Planning comment: The development of the site as a storage/display area is unlikely to have a large carbon footprint.

- Environmental controls
  
  Planning comment: The proposed development is unlikely to generate any gross pollutants. The hardstand area is constructed of 150mm thick gravel layer comprising of 70mm recycled concrete stones. As this material will contain minimal to no fines, there should be minimal sediment containing run-off leaving the site and entering the drainage system.

- Generation of dust from the gravel surface
  
  Planning comment: The site will be used for the storage and display of vehicles and farm machinery and apart from loading and unloading operations there will be limited activities likely to generate dust. Notwithstanding the proposed hardstand area will be constructed of pervious coarse stone (70mm) to control dust generation during day to day operations.

- Light pollution
  
  Planning comment: No additional lighting is proposed as part of the development. In any case a condition of consent is recommended requiring any lighting to be oriented away from neighbouring residential properties and/or hooded to prevent light spill and intrusion.

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 Shire Development Control Plan 2015.

The proposal is in keeping with the site context, is an appropriate form of development for the site and is unlikely to result in any significant adverse impacts.

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

RECOMMENDATION

PURSUANT TO SECTION 80/80A OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)
THAT Council, as the consent authority, grant consent to Development Application No. 35/2018 subject to the attached conditions.

REASONS FOR RECOMMENDATION

- The proposal complies with the Upper Hunter Local Environmental Plan 2013
- The proposal complies with the Upper Hunter Development Control Plan 2015, with exception of landscaping and car parking.
- The proposal has been assessed as satisfactory against Section 4.15 of the Environmental Planning & Assessment Act 1979
- Will not have an adverse impact on the surrounding locality.

PAUL SMITH
SENIOR ENVIRONMENTAL PLANNER
## Design & sitting

<table>
<thead>
<tr>
<th>A. Lot size, dimensions and shape</th>
<th>Yes</th>
<th>The minimum lot size is 1000m². The overall lot area is in excess of 1ha.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Building setbacks</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>C. Building height</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>D. Floor space ratio</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>E. Building general design</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>F. Building near water and sewer services</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>G. Industrial retail outlets</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>H. Fencing</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>I. Noise</td>
<td>Yes</td>
<td>The development proposes a storage and display area only. It is unlikely to generate significant noise.</td>
</tr>
<tr>
<td>J. Outdoor lighting</td>
<td>NA</td>
<td>No outdoor lighting is proposed.</td>
</tr>
<tr>
<td>K. Landscaping</td>
<td>No</td>
<td>The applicant does not want to do any landscaping because it has the potential to obscure the display area. Given that no buildings are proposed and the relatively low-intensity of the development, it is considered that landscaping is not necessary in this particular case.</td>
</tr>
<tr>
<td>Item No.</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>-------------</td>
<td></td>
</tr>
<tr>
<td><strong>L. Advertising and signage</strong></td>
<td>NA</td>
<td>No advertising signage is proposed.</td>
</tr>
</tbody>
</table>
| **M. Traffic and Access** | Yes | **Access to the site and driveways:**  
A condition of consent is recommended requiring the access driveways to be designed and constructed in accordance with Council’s Engineering Guidelines for Subdivisions and Developments and Council’s Standard Vehicle Layback design (Drawing No. SVL-001). Approval under Section 138 of the Roads Act 1993 will be required prior to the commencement of any works within the road reserve.  
**Loading/unloading facilities:**  
Adequate provision has been made for the loading and unloading of goods and vehicles on-site. The loading area has been designed to accommodate an articulated 19.0m vehicle and provision has been made for delivery vehicles to enter and exit the site from either Muffet or Sherwood Street. This allows vehicles to enter and exit the site in a forward direction. |
<p>| <strong>N. Off street parking</strong> | No | According to Table 28 in Part 12a Access and Vehicle Parking vehicle sales and hire premises require 0.75 spaces per 100m² of site area. The area of the proposed storage and display area is approximately 3,875m². Hence a total of 29 parking spaces are required. However the development application does not propose any new buildings, as the proposed storage area will be outside. There are existing car parking spaces associated with the existing workshop. Given the anticipated low visitation to the site and the existing parking no additional off-street car parking is proposed. |
| <strong>O. Utilities and services</strong> | Yes | |
| <strong>P. Stormwater management</strong> | Yes | |</p>
<table>
<thead>
<tr>
<th>Q. Geotechnical</th>
<th>NA</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>R. Waste minimisation and management</td>
<td>Yes</td>
<td>The development of the site is unlikely to generate a significant amount of waste.</td>
</tr>
</tbody>
</table>
27th March 2018
Jamie Munn
Scone 2337 NSW
Mobile -

Upper Hunter Shire Council
PO Box 208
Scone 2337 NSW
ATT: Matt Pringle
Director Environmental & Community Services

RE: NOTICE OF PROPOSED DEVELOPMENT – DA 35-2018

Matt

I am writing to enquire and seek clarification on a few items surrounding the current development application DA35-2018. Within the letter of application from the Director of Kasmaco Investment dated 2nd March 2018 – it mentions the operating hours amongst other items – has there been any information proposed around

- Security to neighbouring properties whilst operating and after hours due to the increase in activity in this area
- Dust control of area due to increase of activity in the area. The letter addressed to yourself mentions the land has already been use for this purpose in the previous 12 months – there was dust generated in this time and have no doubt that there will be further dust generated due to having a gravel base, as we have lost the previous grass covering. Due to the trees and fauna already removed from this allotment have council considered requesting that some suitable native plants be reinstated to balance out the carbon footprint??
- Environment Control – I previously had made enquiries with Scone Upper Hunter Shire Council in regards to placing a pool in my back yard – 12 Phillip St – and was verbally denied due to the fact that there is/was a small spring/ watercourse that is situated to the east of the rear of my backyard. It was mentioned that this watercourse generated water runoff that would affect my application if submitted. Has this been mentioned or addressed in works carried out to this area? If the watercourse is still as per previous format – what are the environment controls if
  - One of these machines has a failure that leaks fluids (Oil/diesel) into the watercourse?
  - Machines are washed – where is the runoff going?
- Future progression – will council place any guidelines or instructions around this?
o Lighting in this area - What guidelines will be in force to ensure neighbouring residential properties are not affected by this?

I appreciate your time in reviewing the above questions and look forward your response. Do not hesitate to call if you wish to discuss further.

Much appreciated

Jamie Munn

Jamie Munn

27/03/2018