

2019 REGISTER OF PLANNING DECISIONS AT UPPER HUNTER SHIRE COUNCIL/COMMITTEE MEETINGS



DATE OF MEETING	MEETING TYPE	REPORT TITLE	REPORT TITLE	ABSENT FROM VOTING – PECUNIARY INTEREST DECLARATION	ABSENT FROM VOTING – NON-PECUNIARY INTEREST DECLARATION	VOTE FOR	VOTE AGAINST	ABSENT FROM MEETING	DECISION
12 February 2019	D&E	DESC.02.1	Upper Hunter Development Control Plan 2015- Amendment No. 1 St Aubins Estate			Cr Campbell Cr Fisher Cr Abbott		Cr Watts	RECOMMENDED that Council adopt the Upper Hunter Development Control Plan (Amendment No. 1) 2015 as amended.
		DESC.02.2	Development Application No: 170/2018 – Dwelling Alterations and shed – 17 Towarri Street Scone			Cr Campbell Cr Fisher Cr Abbott		Cr Watts	RECOMMENDED that Council approve Development Application No. 170/2018 for dwelling alterations and the construction of a shed at 17 Towarri St, Scone, subject to the conditions of consent in Attachment 1 and for the reasons listed in Attachment 2.
		DESC.02.3	Planning Proposal 3/2018 – Rezone Land at 2-4 Philip Street & 2 Muffett Street Scone			Cr Campbell Cr Fisher	Cr Abbott	Cr Watts	RECOMMENDED that Council: 1. Support Planning Proposal 3/2018 to amend the Upper Hunter Local Environmental Plan 2013 to rezone Part Lots 101 and 102 DP 1074572 and Lots 2 and 3 DP 29080, 2-4 Philip Street and 2 Muffett Street, Scone from R1 General Residential and RE2 Private Recreation to IN1 General Industrial and RE2 Private Recreation. 2. Forward the planning proposal to the NSW Minister for Planning for a gateway determination pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979.
25 February 2019	Council	SCR.02.2	Development & Environmental Services Committee			Cr Bedggood Cr Campbell Cr Fisher Cr Abbott Cr Watts Cr Collison Cr Burns Cr Driscoll		Cr Brown	RESOLVED That Council: 1. Endorse the minutes of the Development & Environmental Services Committee meeting held on 12 February 2019.
						Cr Bedggood Cr Campbell Cr Fisher Cr Watts Cr Collison Cr Burns Cr Driscoll	Cr Abbott	Cr Brown	2. DESC.02.1 - adopt the Upper Hunter Development Control Plan (Amendment No. 1) 2015 as amended
						Cr Bedggood Cr Campbell Cr Fisher Cr Abbott Cr Watts Cr Collison Cr Burns Cr Driscoll		Cr Brown	3. DESC.02.2 – approve Development Application No. 170/2018 for dwelling alterations and the construction of a shed at 17 Towarri St, Scone, subject to the conditions of consent in Attachment 2 and for the reasons listed in attachment 3 to the report.
						Cr Bedggood Cr Campbell Cr Fisher Cr Watts Cr Collison Cr Burns Cr Driscoll	Cr Abbott	Cr Brown	4. DESC.02.3 – a) support Planning Proposal 3/2018 to amend the Upper Hunter Local Environmental Plan 2013 to rezone Part Lots 101 and 102 DP 1074572 and Lots 2 and 3 DP 29080, 2-4 Philip Street and 2 Muffett Street, Scone from R1 General Residential and RE2 Private Recreation to IN1 General Industrial and RE2 Private Recreation. b) forward the planning proposal to the NSW Minister for Planning for a gateway determination pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979.

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12 March 2019	D&E	DESC.03.1	Planning Proposal 1/2018 – Additional Permitted Use at 61-79 Aberdeen Street Scone			Cr Bedggood (Acting Chair) Cr Abbott Cr Campbell		Cr Fisher Cr Watts	RECOMMENDED that Council: 1. place Planning Proposal 1/2018 on public exhibition for at least 28 days following the receipt of additional information from the applicant regarding flooding impacts. 2. consider a further report following the conclusion of the exhibition period.
25 March 2019	Council	SCR.03.2	Development & Environmental Services Committee			Cr Bedggood Cr Campbell Cr Fisher Cr Abbott Cr Watts Cr Collison Cr Burns Cr Driscoll Cr Brown			RESOLVED That Council: 1. adopt the minutes of the Development & Environmental Services Committee meeting held on 12 March 2019.
						Cr Bedggood Cr Campbell Cr Fisher Cr Watts Cr Collison Cr Burns Cr Driscoll Cr Brown	Cr Abbott		RESOLVED That Council: 2. DESC.03.1 – a) place Planning Proposal 1/2018 on public exhibition for at least 28 days following the receipt of additional information from the applicant regarding flooding impacts. b) consider a further report following the conclusion of the exhibition period.
9 April 2019	D&E	DESC.04.1	Development Application 101/2017 – Change of Use – 46 Haydon Street Murrurundi			Cr Campbell (Acting Chair) Cr Watts		Cr Abbott Cr Fisher	RECOMMENDED that Council defer its determination of Development Application No. 101/2017 for the change of use to a retail premises at Lot 1 DP 75638, No. 46 Haydon Street, Murrurundi, pending the submission of a fire safety report and heritage management document within 60 days from 29 April 2019.
		DESC.04.2	Removal of Restriction on the Use of Land			Cr Campbell (Acting Chair) Cr Watts		Cr Abbott Cr Fisher	RECOMMENDED that Council approve the release of the restriction on title of Lot 11 DP 854549 Wallington Road Parkville, prohibiting the erection of a building for residential purposes.
29 April 2019	Council	SCR.04.2	Development & Environmental Services Committee			Cr Bedggood Cr Campbell Cr Abbott Cr Watts Cr Collison Cr Burns Cr Driscoll		Cr Fisher Cr Brown	RESOLVED That Council: 1. adopt the minutes of the Development & Environmental Services Committee meeting held on 9 April 2019. 2. DESC.04.1 - defer its determination of Development Application No. 101/2017 for the change of use to a retail premises at Lot 1 DP 75638, No. 46 Haydon Street, Murrurundi, pending the submission of a fire safety report and heritage management document within 60 days from 29 April 2019. 3. DESC.04.2 - approve the release of the restriction on title of Lot 11 DP 854549 Wallington Road Parkville, prohibiting the erection of a building for residential purposes.
14 May 2019	D&E	DESC.05.1	Development Application No 165/2018 – Demolition, Dwelling Additions, Farm Stay Accommodation & Shed – 468 Upper Dartbrook Rd Scone			Cr Fisher Cr Abbott Cr Campbell Cr Watts			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.
		DESC.05.2	Development Application No 177/2018 - Demolition of existing dwelling and construction of motel			Cr Fisher Cr Campbell Cr Watts	Cr Abbott		RECOMMENDED 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.

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27 May 2019	Council	SCR.05.3	Development & Environmental Services Committee			Cr Campbell Cr Abbott Cr Watts Cr Collison Cr Driscoll Cr Fisher Cr Brown		Cr Burns Cr Bedggood	RESOLVED That Council: 1. Adopt the minutes of the Development & Environmental Services Committee meeting held on 14 May 2019. 2. DESC.05.1 - 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 2 and for the reasons listed in Attachment 3.
						Cr Campbell Cr Watts Cr Collison Cr Driscoll Cr Fisher Cr Brown	Cr Abbott	Cr Burns Cr Bedggood	3. DESC.05.2 - 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 4 and for the reasons listed in Attachment 5.
11 June 2019	D&E	DESC.06.1	Development Application No 16/2019 – Change of Use to a Group Home at 7 Surman Street Scone			Cr Fisher Cr Campbell		Cr Abbott Cr Watts	RECOMMENDED that Council approve Development Application No. 16/2019 for a Change of Use to a Group Home at Lot 31 DP 1194098, No. 7 Surman Street Scone without imposing any conditions of consent related to the use of the building as a group home.
24 June 2019	Council	SCR.06.1	Development & Environmental Services Committee			Cr Bedggood Cr Campbell Cr Fisher Cr Watts Cr Collison Cr Burns Cr Driscoll Cr Brown		Cr Abbott	RESOLVED That Council: 1. Adopt the minutes of the Development & Environmental Services Committee meeting held on 11 June 2019. 2. DESC.06.1 - approve Development Application No. 16/2019 for a Change of Use to a Group Home at Lot 31 DP 1194098, No. 7 Surman Street Scone without imposing any conditions of consent related to the use of the building as a group home and for the reasons listed in Attachment 2.
9 July 2019	D&E	DESC.07.1	Development Application No 57/2019 – Carport – 13 Somerset Place Scone			Cr Campbell Cr Abbott		Cr Fisher Cr Watts	RECOMMENDED that Council approve Development Application No. 57/2019 for the construction of a carport located at Lot 9, DP 1207713, 13 Somerset Place, Scone, subject to the conditions of consent set out in Attachment 1.
29 July 2019	Council	SCR.07.1	Development & Environmental Services Committee			Cr Bedggood Cr Campbell Cr Fisher Cr Abbott Cr Watts Cr Collison Cr Driscoll Cr Brown		Cr Burns	RESOLVED That Council: 1. Adopt the minutes of the Development & Environmental Services Committee meeting held on 9 July 2019. 2. DESC.07.1 – approve Development Application No. 57/2019 for the construction of a carport located at Lot 9 DP 1207713, 13 Somerset Place, Scone, subject to the conditions of consent set out in Attachment 2.
13 August 2019	D&E	DESC.08.1	Development Application No 101/2017 – Change of use – 46 Haydon Street Murrurundi			Cr Fisher Cr Abbott Cr Campbell Cr Watts			RECOMMENDED that Council approve Development Application No. 101/2017 for the change of use to a retail premises at Lot 1 DP 75638, No. 46 Haydon Street, Murrurundi subject to the conditions of consent in Attachment 1 and that an order to cease trade be enforced until all fire safety provisions are in place.
26 August 2019	Council	SCR.08.3	Development & Environmental Services Committee			Cr Bedggood Cr Campbell Cr Fisher Cr Abbott Cr Watts Cr Driscoll Cr Brown		Cr Collison	RESOLVED That Council: 1. Adopt the minutes of the Development & Environmental Services Committee meeting held on 13 August 2013. 2. DESC.08.1 – a) approve Development Application No. 101/2017 for the change of use to a retail premises at Lot 1 DP 75638, No. 46 Haydon Street, Murrurundi subject to the conditions of consent in Attachment 2. b) defer to the General Manager to review compliance with conditions of consent as soon as practicable.

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						Cr Burns			
10 September 2019	D&E	DESC.09.1	Development Application 75/2019 – Carport at 25 Short Street Scone			Cr Fisher Cr Abbott Cr Campbell Cr Watts			RECOMMENDED that Council approve Development Application No. 75/2019 for the construction of a carport located at Lot 15 DP 844743, 25 Short Street, Scone subject to the conditions of consent in Attachment 1.
		DESC.09.2	Development Application 89/2019 – Use of carport, storage shed and shipping container at 51 Satur Road Scone			Cr Fisher Cr Abbott Cr Campbell Cr Watts			RECOMMENDED that Council approve Development Application No. 89/2019 to regularise the use of a carport, storage shed and shipping container at 51 Satur Road, Scone subject to the conditions of consent in Attachment 1 including the addition of Condition No. 3a as follows: 3a. Appropriate ventilation must be provided within the shipping container to ensure the safety of occupants. Details demonstrating compliance with this requirement shall be provided to Council for approval prior to the use of the shipping container.
		DESC.09.3	Development Application 46/2019 – Home Based Child Care at 38 Salisbury Street Blandford			Cr Fisher Cr Abbott Cr Campbell Cr Watts			RECOMMENDED that Council approve Development Application No. 46/2019 for a home business (home-based child care) located at Lot 1 DP 195828, 38 Salisbury Street, Blandford subject to the conditions of consent set out in Attachment 1.
30 September 2019	Council	SCR..09.3	Development & Environmental Services Committee			Cr Abbott Cr Bedggood Cr Burns Cr Campbell Cr Collison Cr Driscoll Cr Fisher Cr Watts		Cr Brown	RESOLVED That Council: 1. Adopt the minutes of the Development & Environmental Services Committee meeting held on 10 September 2019. 2. DESC.09.1 - approve Development Application No. 75/2019 for the construction of a carport located at Lot 15 DP 844743, 25 Short Street, Scone subject to the conditions of consent in Attachment 2. 3. DESC.09.2 - approve Development Application No. 89/2019 to regularise the use of a carport, storage shed and shipping container at Lot 1 DP 1178386, 51 Satur Road, Scone subject to the conditions of consent in Attachment 3. 4. DESC.09.3 - approve Development Application No. 46/2019 for a home business (home-based child care) located at Lot 1 DP 195828, 38 Salisbury Street, Blandford subject to the conditions of consent set out in Attachment 4.
8 October	D&E	DESC.10.1	Development Application 3/2018 – Rezone Land at 2-4 Philip Street & 2 Muffett Street Scone			Cr Abbott Cr Campbell Cr Watts		Cr Fisher	RECOMMENDED that Council not proceed with planning proposal 3/2018 and advise the Minister for Planning accordingly
28 October 2019	Council	SCR.10.3	Development & Environmental Services Committee			Cr Abbott Cr Bedggood Cr Burns Cr Brown Cr Campbell Cr Collison Cr Driscoll Cr Fisher Cr Watts			RESOLVED That Council: 1. Adopt the minutes of the Development & Environmental Services Committee meeting held on 8 October 2019. 2. DESC.10.1 – Not proceed with planning proposal 3/2018 and advise the Minister for Planning accordingly.
12 November 2019	D&E	DESC.11.1	Development Application 33/2019 – Signage & Colour Scheme for Retail Outlet – Light Vehicle Tyre & suspension Sales & Fitting – 87 Main Street			Cr Fisher Cr Campbell Cr Watts		Cr Abbott	RECOMMENDED that Council approve DA33/2019 for signage and external finishes at 87 Main Street Scone subject to the conditions of consent in Attachment 1 as amended.
		DESC.11.2	Development Application 9/2017 – Modification 3 – Delete Conditions			Cr Fisher Cr Campbell Cr Watts		Cr Abbott	RECOMMENDED that Council pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979, modify Development Consent No. 9/2017 to regularise the use and upgrade the existing saleyards at Lot 22 DP 565139 and Lot 71 DP 589055, No. 70 Muffett Street, Scone as follows: a) Delete Condition Nos. 49 and 59. b) Amend Condition No. 40 as follows:

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									<p>40. The Applicant shall provide detailed plans for the following modification and upgrade works as detailed in the Traffic & Transport Assessment prepared by Constructive Solutions dated December 2016:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Muffet Street - Repairs to existing pavement failures including heavy patching and pot hole repairs; <input type="checkbox"/> Muffet Street - Upgrade of the curve radius on approach to the Saleyards Access to cater for the swept paths for two way uninterrupted movements of B-doubles; <input type="checkbox"/> Phillip Street - Provision of transverse line marking across Phillip Street and additional warning signs including trucks crossing or entering signs and T-intersection warning signs to be erected on the Phillip Street approach to Muffet Street; and <input type="checkbox"/> Saleyards Site - Code of Conduct sign for heavy vehicle operators to be erected on the egress of the Saleyards site. <input type="checkbox"/> Truck Wash – plans confirming that adequate sweep paths are available on site with the modified truck wash arrangements to ensure 26m long B-Doubles can enter and exit and manoeuvre in a safe manner. <p>The plans shall be submitted to, and approved by Council prior to the release of any Occupation Certificate.</p> <p>Note: Approval is required under Section 138 of the Roads Act 1993 prior to the commencement of any works within the road reserve.</p> <p>(Reason: To ensure the road is upgraded to Council standards)</p> <p>c) Insert Condition No. 68A as follows:</p> <p>68A. Within 5 years from the date of operation of this consent, Muffet Street shall be upgraded between the JBS abattoir access and the Saleyards access to achieve an 8-metre-wide formation with a minimum sealed pavement width of 7 metres inclusive of the widening of any existing culverts.</p> <p>Note: Approval is required under Section 138 of the Roads Act 1993 prior to the commencement of any works within the road reserve.</p> <p>(Reason: To ensure the road is upgraded to Council standards)</p>
		DESC.11.3	Development Application 71/2017 – Staged subdivision into three lots and change of use of secondary dwelling to principal dwelling			Cr Fisher Cr Campbell Cr Watts		Cr Abbott	RECOMMENDED that Council approve Development Application 71/2017 for a staged subdivision of one lot into three lots and change of use of an existing secondary dwelling to principal dwelling at 17A Kelly Street Scone subject to the conditions of consent in Attachment 1.
25 November 2019	Council	SCR.11.3	Development & Environmental Services Committee			Cr Abbott Cr Bedggood Cr Burns Cr Brown Cr Campbell Cr Collison Cr Driscoll Cr Fisher Cr Watts			RESOLVED that Council: <ol style="list-style-type: none"> 1. adopt the minutes of the Development & Environmental Services Committee meeting held on 12 November 2019. 2. DESC.11.1 – approve Development Application No 33/2019 for signage and external finishes at No 87 Main Street Scone (Lot 1 DP 876892) subject to the conditions of consent in Attachment 2. 3. DESC.11.2 - pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979, modify Development Consent No. 9/2017 to regularise the use and upgrade the existing saleyards at Lot 22 DP 565139 and Lot 71 DP 589055, No. 70 Muffett Street, Scone in accordance with Attachment 3. 4. DESC.11.3 – approve Development Application No. 71/2017 for a staged subdivision of one lot into three lots and change of use of an existing secondary dwelling to principal dwelling at No. 17A Kelly Street, Scone (Lot 1 DP 851930), subject to the conditions of consent in Attachment 4.
10 December 2019	D&E	DESC.12.1	Planning Proposal 1/2019 – To amend the Upper Hunter Local Environmental Plan 2013 to enable Lot 22 DP 1235763, 2912 New England Highway, Scone to be developed as a highway service centre and warehouse or distribution centre			Cr Campbell Cr Watts		Cr Abbott Cr Fisher	RECOMMENDED That Council support Planning Proposal 1/2019 to amend the Upper Hunter Local Environmental Plan 2013 to enable Lot 22 DP 1235763, No. 2912 New England Highway, Scone to be used for the purpose of a highway service centre and warehouse or distribution centre.
16 December 2019	Council	SCR.12.2	Development & Environmental Services Committee			Cr Abbott Cr Bedggood Cr Burns Cr Brown Cr Campbell Cr Collison Cr Driscoll		Cr Fisher Cr Watts	RESOLVED That Council: <ol style="list-style-type: none"> 1. adopt the minutes of the Development & Environmental Services Committee meeting held on 10 December 2019.

