



PLANNING VOTES Ordinary meeting of Kempsey Shire Council 21 August 2018 commenced at 09:00 am

13 STAFF REPORTS

13.1 DETACHED DUAL OCCUPANCY AND SUBDIVISION - 17 FIRST AVENUE, STUARTS POINT

Officer	Marnie Jeffery, Town Planner
File No	T6-18-177
Attachments	1. Proposed Plans T 6-18-177 [13.1.1] 2. T 6-18-177 Draft Conditions [13.1.2]

PURPOSE

To recommend a consent be granted for development application T6-18-177, which seeks to establish a Detached Dual Occupancy and Subdivision (one lot into two lots) at 17 First Avenue, Stuarts Point (**Proposed Plans T6-18-177**).

Applicant: Dixonbuild Pty Ltd
Owner: Mr G Forslund and Mrs J Forslund
Property: Lot 162 DP752438, 17 First Avenue Stuarts Point
Zone: RU5 - Village

2018.203

RESOLVED:

MOVED: Cl Morris

SECONDED: Cl Saul

That consent be granted for development application T6-18-177, which seeks to establish a Detached Dual Occupancy and Subdivision (one lot into two lots) at 17 First Avenue, Stuarts Point, subject to the conditions contained in the attachment (T6-18-177 Draft Conditions).

FOR: Cl Shields, Cl Saul, Cl Baxter, Cl Williams, Cl Campbell, Cl McGinn, Cl Morris

AGAINST: Cl Hauville

At this stage 11.12am Councillor Williams declared a significant interest in item 13.2 for the reason that he and his wife have made enquiries to Customer First about purchasing this land and retired from the Chamber.

13.2 T6-18-192 DWELLING AT GREENHILL

Officer	Shane Reinhold, Town Planner
File No	T6-18-192

- Attachments**
1. T 6-18-192 Plans **[13.2.1]**
 2. T 6-18-192 Conditions of Consent **[13.2.2]**
 3. T 6-18-192 D P 863942 **[13.2.3]**
 4. T 6-18-192 Applicant's Variation Request **[13.2.4]**
 5. T 6-18-192 DPE Letter **[13.2.5]**
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PURPOSE

To recommend a consent be granted for development application T6-18-192, which seeks consent for a dwelling at 316B River Street, Greenhill *see attachment T6-18-192 Plans*. A variation greater than 10% to the minimum lot size development standard under Kempsey Local Environmental Plan (KLEP) 2013 is sought.

Applicant: Mr D Kilpatrick
Property: Lot 2 DP863942 - 316B River Street, Greenhill
Zone: RU1 Primary Production

2018.204

RESOLVED:

MOVED: Cl Morris

SECONDED: Cl Saul

That Council:

- 1 Support the requested variation to Clause 4.2A of KLEP 2013;**
- 2 Grant development consent for development application T6-18-192 for a dwelling at 316B River Street, Greenhill, subject to the conditions contained in the attachment (*T6-18-192 – Conditions of Consent*); and**
- 3 Authorise the withdrawal of the terms of restriction referred to thirdly and fourthly in Deposited Plan 863942, being restrictions relating to the Non-Directional Beacon.**

FOR: Cl Shields, Cl Saul, Cl Baxter, Cl Campbell, Cl Hauville, Cl McGinn, Cl Morris

AGAINST: nil

Councillor Williams returned to the Chamber.

13.3 DEVELOPER CONTRIBUTION MORATORIUM - SUBDIVISION CERTIFICATE T6-16-86

Officer Marnie Jeffery, Town Planner
File No T6-16-86 and T6-16-251
Attachments 1. Submission - Continuance of Developer Contribution Moratorium **[13.3.1]**

PURPOSE

Recommending a variation to Council's Developer Contributions Moratorium – Townships of Kempsey and Frederickton Procedure (Moratorium Procedure) in relation to consent (T6-16-86 Rev01) for a two (2) lot subdivision and consent (T6-16-251) for a Multi Dwelling Housing and Strata Subdivision for four (4) dwellings on the subject site, Lot 62 DP870317, commonly referred to as 54-56 Lachlan Street in South Kempsey.

Applicant: Mr David Robinson / Hadlow Design Services
Owner: Mr David Robinson and Mr Duane Robinson
Property: Lot 62 DP870317, 54-56 Lachlan Street, South Kempsey
Zone: B4 – Mixed Use

2018.205

RESOLVED:

MOVED: CI Morris

SECONDED: CI McGinn

- 1 That the Developer Contributions Moratorium – Townships of Kempsey and Frederickton be varied to apply to DA T6-16-86 and T6-16-251.**
- 2 That public notice of Council's resolution be publicly notified in accordance with Section 356 of the Local Government Act, 1993.**
- 3 To vary the developer contribution moratorium to include any other land that was eligible (modified under LEP Amendment No. 15) at the time of adoption of the Developer Contribution Moratorium - Townships of Kempsey and Frederickton**

FOR: CI Shields, CI Saul, CI Baxter, CI Williams, CI Campbell, CI Hauville, CI McGinn, CI Morris

AGAINST: nil