

**Environmental & Community Services**

**SCR.11.3**

**DEVELOPMENT & ENVIRONMENTAL SERVICES  
COMMITTEE**

**RESPONSIBLE OFFICER:** Mathew Pringle - Director Environmental & Community Services

**AUTHOR:** Mathew Pringle - Director Environmental & Community Services

**RECOMMENDATION**

That Council:

1. endorse the minutes of the Development & Environmental Services Committee meeting held on 13 November 2018.
2. DESC.11.1 -
  - a) support the planning proposal to amend the Upper Hunter Local Environmental Plan 2013 to reduce the minimum lot size of Part Lot 17 DP 1196235, Gundy Road Scone (zoned R5 Large Lot Residential) from 4 hectares to 1 hectare.
  - 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.
  - c) not proceed to amend the Upper Hunter Local Environmental Plan 2013 to rezone part of Lot 17 DP 1196235 from RU1 Primary Production and RU4 Primary Production Small Lots to R5 Large Lot Residential.
3. DESC.11.2 - defer the adoption of the Upper Hunter Development Control Plan (Amendment No. 1) 2015 until the following amendments are made:
  - a) increase the minimum road widths to accommodate on-street car parking;
  - b) include provisions requiring larger areas of open space with appropriate facilities and accessible public amenities;
4. DESC.11.3 -
  - a) endorse the submission to the Department of Planning and Environment in respect of the Queensland to Hunter Gas Pipeline Project (Attachment 2).
  - b) forward the endorsed submission to the Department of Planning and Environment.

**BACKGROUND**

The Development and Environmental Services Committee is a Standing Committee of Council which considers reports, advice and recommendations of management regarding strategic land use planning, development applications, environmental, health and building related matters. The Committee subsequently makes recommendations to Council in relation to such matters.

A meeting of the Development & Environmental Services Committee was held on Tuesday, 13 November 2018.

**REPORT/PROPOSAL**

In relation to Item DESC.11.1, the Committee endorsed the recommendation and highlighted the need to undertake further investigations into soil salinity in the southeastern part of Scone given the significance of the issue and the future urban development potential of this area. It was agreed that a report on soil salinity in Scone, including recommendations for a salinity study, would be prepared for Council.

In relation to Item DESC.11.2, the Committee recommended that adoption of the Upper Hunter Development Control Plan (Amendment No. 1) 2015 be deferred until amendments are made to increase the minimum road widths within the St Aubins Estate and provisions are





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included to require larger areas of open space with appropriate facilities and accessible public amenities. These amendments are currently underway.

In relation to Item DESC.11.3, submissions regarding the Queensland to Hunter Gas Pipeline Project closed on 22 November 2018. The Department of Planning and Environment has confirmed that it would accept a preliminary submission prior to the closing date and a Council endorsed submission by 27 November 2018, following the Council meeting. A copy of the submission is provided in Attachment 2.

### ATTACHMENTS

- 1 Minutes of Development & Environmental Services Committee meeting - 13 November 2018
- 2 Preliminary Submission to Department of Planning & Environment

### RESOLVED That Council:

1. endorse the minutes of the Development & Environmental Services Committee meeting held on 13 November 2018.
3. DESC.11.2 - defer the adoption of the Upper Hunter Development Control Plan (Amendment No. 1) 2015 until the following amendments are made:
  - a) increase the minimum road widths to accommodate on-street car parking;
  - b) include provisions requiring larger areas of open space with appropriate facilities and accessible public amenities;

Moved: Cr J Burns

Seconded: Cr K Fisher

CARRIED

### RESOLVED That Council:

2. DESC.11.1 -
  - a) support the planning proposal to amend the Upper Hunter Local Environmental Plan 2013 to reduce the minimum lot size of Part Lot 17 DP 1196235, Gundy Road Scone (zoned R5 Large Lot Residential) from 4 hectares to 1 hectare.
  - 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.
  - c) not proceed to amend the Upper Hunter Local Environmental Plan 2013 to rezone part of Lot 17 DP 1196235 from RU1 Primary Production and RU4 Primary Production Small Lots to R5 Large Lot Residential.

Moved: Cr K Fisher

Seconded: Cr J Burns

CARRIED

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

#### FOR

Councillor Bedggood  
Councillor Brown  
Councillor Burns  
Councillor Campbell  
Councillor Driscoll  
Councillor Fisher  
Councillor Watts

**Total (7)**

#### AGAINST

Councillor Abbott

**Total (1)**