



WORKS INSPECTION

20th June 2005

REPORT OF THE WORKS INSPECTION HELD ON MONDAY 20TH JUNE 2005 COMMENCING FROM THE CIVIC CENTRE, CORNER ELBOW AND TOZER STREETS, WEST KEMPSEY, AT 12.05PM.

PRESENT:

Councillors J A C Hayes (Mayor and Chairperson), Councillors J H Howell, E A Green, J C Gribbin, T L Hunt, R H McWilliam, D F Saul and B R Sowter.

Also in attendance were Director Sustainable Development Services, R B Pitt (Minute Taker) and Greg Long.

APOLOGIES:

Councillor E R Walker.



1	FOUR STORY COMMERCIAL AND RESIDENTIAL BUILDING - 10 PRINCE OF WALES AVENUE, SOUTH WEST ROCKS FILE: T6-04-694 TJN
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RESOLVED:

*Moved: Cllr McWilliam
Seconded: Cllr Sowter*

- A** That the applicant be advised that Council is prepared to consider supporting the variations to the numbers of storey as defined by Clause 25 of KLEP 1987, and the height limit as defined by DCP 34 subject to the receipt of amended plans providing for reduced impacts of overshadowing of the adjoining units whilst optimising privacy.
- B** That the applicant be further advised that:
- (a)** it will be necessary to submit details on how it is proposed to limit stormwater flows to predevelopment levels;

- (b) pedestrian access to the residential units from Prince of Wales Avenue will be required to be separated from vehicular access to comply with the BCA;
- (c) access to the retail floor area as proposed, is impractical and will require modification; and
- (d) it will be necessary to modify vehicular access to demonstrate potential conflicts between pedestrians and cars leaving the site will be managed in a safe manner.

Councillors Hunt and Gribbin recorded their votes against the foregoing resolution.



The meeting was adjourned at 12.45pm at which time Councillors Gribbin and Sowter left the inspection.



The meeting reconvened at 1.40pm at Kundabung with six (6) Councillors present resulting in a lack of a quorum, which is seven (7) members for a Works Committee.

The members present conducted an inspection and made the following recommendation to be referred to Council's Ordinary Meeting on 12th July 2005.

2	RALLY CAR DRIVER TRAINING FACILITY - KUNDABUNG FILE: T6-05-158 GGL
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RECOMMENDED:

*Moved: Cllr Hunt
Seconded: Cllr Sowter*

That the application be referred to the next Council meeting recommending the application be refused for the following reasons:-

1. Inadequate provision has been made in respect to the proposed means of access to the development.
2. The proposal is likely to result in unacceptable impacts on the amenity of the area by means of noise.

There being no further business, the meeting concluded at 2.05pm.