



REPORT PLANNING AND DEVELOPMENT COMMITTEE 12 DECEMBER 2016

PRESENT:

Mr M Kneipp (Administrator).

ALSO IN ATTENDANCE:

The Interim General Manager, the Director Organisational Services (M Ferguson), the Supervisor Governance, the Director Corporate Development, the Corporate Communications Supervisor, the Economic Development Officer, the City Promotions and Events Supervisor, the Director Technical Services, the Manager Technical Support, the Manager Civil Infrastructure and Solid Waste, the Manager Works Services, the Manager Fleet Management Services, the Director Environmental Services, the Manager Building and Development Services, the Planner, the Manager City Strategy Services, the Manager Environmental Control, the Director Community Services, the Director Parks and Landcare Services and the Transition Project Leader.

Mr M Kneipp (Administrator) assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.35pm.

**PDC16/7 REPORT OF THE PLANNING AND DEVELOPMENT COMMITTEE - MEETING 17
OCTOBER 2016 (ID16/2269)**

The Committee had before it the report of the Planning and Development Committee meeting held 17 October 2016.

Moved by Mr M Kneipp (Administrator)

MOTION

The Committee recommends that the report of the Planning and Development Committee meeting held on 17 October 2016, be adopted.

CARRIED

PDC16/8 COUNCIL POLICY - FLOODING IN GEURIE (ID16/2153)

The Committee had before it the report dated 7 December 2016 from the Manager City Strategy Services regarding Council Policy - Flooding in Geurie.

Moved by Mr M Kneipp (Administrator)

MOTION

The Committee recommends:

1. That the draft Policy for Flooding in Geurie, included as Appendix 1 to this report, be endorsed for the purposes of public exhibition.
2. That the draft Policy for Flooding in Geurie be placed on public exhibition for a period of not less than 28 days.
3. That following completion of the public exhibition process, a further report be provided to Council for consideration, including any submissions received.

CARRIED

**PDC16/9 DEVELOPMENT APPLICATION D16-5: DETACHED DUAL OCCUPANCY - LOT 18 SECTION 54A DP 1600 AND LOT A DP 393090, 85 PIERCE STREET, WELLINGTON
APPLICANT: MR E SMITH
OWNER: MR G & MRS E FRENCH
LODGED: 25 FEBRUARY 2016 (ID16/2187)**

The Committee had before it the report dated 7 December 2016 from the Senior Planner 2 regarding Development Application D16-5: Detached Dual Occupancy - Lot 18 Section 54A DP 1600 and Lot A DP 393090, 85 Pierce Street, Wellington.

Moved by Mr M Kneipp (Administrator)

MOTION

The Committee recommends that Development Application D16-5 for a Detached Dual Occupancy development on Lot 18 Section 54A DP 1600 and Lot A DP 393090, 85 Pierce Street, Wellington be refused for the following reasons:

- a. The site is possibly contaminated (asbestos) and therefore on the basis of information provide, unsuitable for residential use in accordance with Clause 7(1) of State Environmental Planning Policy No 55 – Remediation of Land (S79C(1)(a)(i) Environmental Planning and Assessment Act, 1979).
- b. The proposed development has insufficient off-street car parking which does not comply with the minimum parking requirements in Wellington Development Control Plan 2013 (S79C(1)(a)(iii) Environmental Planning and Assessment Act, 1979).

- c. The proposed front setback is not consistent with the established setbacks in Pierce Street in accordance with the Wellington DCP 2013 (S79C(1)(a)(iii) Environmental Planning and Assessment Act, 1979).
- d. The site has not provided sufficient and adequate private open space areas in accordance with the Wellington DCP 2013 (S79C(1)(iii) Environmental Planning and Assessment Act, 1979).
- e. The proposed front fence is contrary to the requirements of the Wellington DCP 2013 (S79C(1)(iii) Environmental Planning and Assessment Act, 1979).
- f. The subject site is deemed unsuitable for the proposed development, and is considered therefore to be overdevelopment of the site (S79C(1)(c) Environmental Planning and Assessment Act, 1979).
- g. The proposed development is not considered to be in the public interest (S79C(1)(e) Environmental Planning and Assessment Act, 1979).

CARRIED

**PDC16/10 DEVELOPMENT APPLICATION D16-4: TWO (2) LOT COMMUNITY TITLE
SUBDIVISION - LOT 18 SECTION 54A DP 1600 AND LOT A DP 393090, 85
PIERCE STREET, WELLINGTON
APPLICANT: MR E SMITH
OWNER: MR & MRS G AND E FRENCH
LODGED: 25 FEBRUARY 2016 (ID16/2233)**

The Committee had before it the report dated 7 December 2016 from the Senior Planner 2 regarding Development Application D16-4: Two (2) Lot Community Title Subdivision - Lot 18 Section 54A DP 1600 and Lot A DP 393090, 85 Pierce Street, Wellington.

Moved by Mr M Kneipp (Administrator)

MOTION

The Committee recommends that Development Application D16-4 for two (2) lot community title subdivision of Lot 18 Section 54A DP 1600 and Lot A DP 393090, 85 Pierce Street, Wellington be refused for the following reasons:

- a. The proposed lot layout is predicated on the approval of the dual occupancy development proposed separately under D16-5 which is recommended for refusal and accordingly the details of the layout of the subject subdivision are unresolved (S79C(1)(c) Environmental Planning and Assessment Act, 1979).
- b. The proposed lot layout is not considered to constitute orderly development of land (S5(a)(ii) Environmental Planning and Assessment Act, 1979).
- c. The site is potentially contaminated (asbestos) and therefore it may (in the absence of a site audit statement) be unsuitable for residential use in accordance with Clause 7(1) of State Environmental Planning Policy No 55 – Remediation of Land (S79C(1)(a)(i) Environmental Planning and Assessment Act, 1979).

CARRIED

PDC16/11 DEVELOPMENT APPLICATION D16-366: TWO (2) LOT SUBDIVISION LOT 62 DP 596342, 24 TAMWORTH STREET, DUBBO
APPLICANT: MR N O'CONNOR
OWNER: MR N AND MS J O'CONNOR
LODGED: 11 AUGUST 2016 (ID16/2251)

The Committee had before it the report dated 6 December 2016 from the Planner regarding Development Application D16-366: Two (2) Lot Subdivision Lot 62 DP 596342, 24 Tamworth Street, Dubbo. The Committee reports having met with Mr James Morrow, Ms Mirandah Shields, Mr Wayne Rowe, and Mr Graeme Astley.

Moved by Mr M Kneipp (Administrator)

MOTION

The Committee recommends:

- 1. That the information contained within the report of the Planner be noted.**
- 2. That determination of the subject development application be deferred pending receipt of an amended application providing development details of the proposed development on proposed Lot 621.**
- 3. That the additional details and supporting information be notified to affected property owners and people who made submissions to the original development for a period of not less than 21 days.**
- 4. That following assessment of the amended development application including consideration of any submissions, a further report be provided to council for determination.**

CARRIED

The meeting closed at 6.02 pm.

.....
CHAIRMAN