



# **REPORT PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE 19 FEBRUARY 2018**

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**PRESENT:** Councillors J Diffey, V Etheridge, D Grant, D Gumley, A Jones, S Lawrence, G Mohr, K Parker, J Ryan and B Shields.

**ALSO IN ATTENDANCE:**

The General Manager, the Director Corporate Services, the Manager Governance and Risk (S Wade), the Administrative Officer Governance, the Director Economic Development and Business, the Communications Coordinator, the Director Infrastructure and Operations, the Manager Transport and Emergency, the Manager Water Supply and Sewerage, the Manager Infrastructure Strategy, the Manager Business Support – Infrastructure, the Director Planning and Environment, the Manager Building and Development Services, the Statutory Planning Services Team Leader, the Manager Strategic Planning Services, the Strategic Planning Supervisor, the Senior Planner, the Director Community and Recreation the Manager Social Services.

Councillor S Lawrence assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.38pm.

**PDEC18/1      REPORT OF THE PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE  
- MEETING 11 DECEMBER 2017 (ID18/6)**

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 11 December 2017.

Moved by Councillor G Mohr and seconded by Councillor A Jones

**MOTION**

**That the report of the Planning, Development and Environment Committee meeting held on 11 December 2017, be adopted.**

**CARRIED**

**PDEC18/2 BUILDING SUMMARY - DECEMBER 2017 AND JANUARY 2018 (ID18/226)**

The Committee had before it the report dated 9 February 2018 from the Director Planning and Environment regarding Building Summary - December 2017 and January 2018.

Moved by Councillor B Shields and seconded by Councillor J Diffey

**MOTION**

**The Committee recommends that the information contained in this report of the Director Planning and Environment dated 9 February 2018 be noted.**

**CARRIED**

**PDEC18/3 NOMINATIONS FOR THE WESTERN JOINT REGIONAL PLANNING PANEL (JRPP) (ID17/2218)**

The Committee had before it the report dated 12 December 2017 from the Manager Building and Development Services regarding Nominations for the Western Joint Regional Planning Panel (JRPP).

Moved by Councillor B Shields and seconded by Councillor V Etheridge

**MOTION**

**The Committee recommends:**

- 1. That Council determine its two nominations to represent Council on the Western Joint Regional Planning Panel, for a period not to exceed three (3) years.**
- 2. That Mr Dunstan and Mr Mathieson be acknowledged and thanked for their service in the capacity of Dubbo Regional Council's representatives to the Western Joint Regional Planning Panel.**
- 3. That in line with the Planning Panels Operational Procedures, completed assessment reports for consideration by the Western Joint Regional Planning Panel are to be referred immediately to the panel secretariat without reference to formal Council meetings for notation.**

**CARRIED**

**PDEC18/4 LEGISLATIVE UPDATES TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (ID18/179)**

The Committee had before it the report dated 9 February 2018 from the Manager Strategic Planning Services regarding Legislative Updates to the Environmental Planning and Assessment Act 1979.

Moved by Councillor A Jones and seconded by Councillor J Diffey

**MOTION**

The Committee recommends:

1. That the information contained in this report of the Manager Strategic Planning Services dated 9 February 2018 be noted.
2. That an overview in respect of the various components of the amended Environmental Planning and Assessment Act, 1979 be provided to the members of the Developers Forum at the next available meeting.
3. That information regarding amendments be provided to the development industry via an information circular.

**CARRIED**

**PDEC18/5 DEVELOPER CONTRIBUTIONS AND ASSOCIATED ISSUES - SOUTHLAKES ESTATE, SOUTH-EAST DUBBO - UPDATE REPORT (ID18/221)**

The Committee had before it the report dated 9 February 2018 from the Manager Strategic Planning Services regarding Developer Contributions and Associated Issues - Southlakes Estate, South-East Dubbo - Update Report. The Committee met with Mr S Guy regarding this matter.

Moved by Councillor G Mohr and seconded by Councillor V Etheridge

**MOTION**

The Committee recommends:

1. That the information included in this report of the Manager Strategic Planning Services dated 9 February be noted.
2. That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council for consideration at the next available Council meeting.

Moved by Councillor G Mohr and seconded by Councillor D Gumley

#### AMENDMENT

The Committee recommends:

1. That the information included in this report of the Manager Strategic Planning Services dated 9 February be noted.
2. That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council for consideration at the next available Council meeting.
3. That a updated report be provided to Council at the March 2018 meeting.

The amendment on being put to the meeting was carried.

CARRIED

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

Councillor B Shields assumed chairmanship of the meeting for consideration of this matter.

**PDEC18/6 DEVELOPMENT APPLICATION D2017-611 - THREE (3) LOT SUBDIVISION (COMMUNITY TITLE)  
PROPERTY: 7 RAWSON STREET, DUBBO  
APPLICANT/OWNER: MR N & MRS J DENNIS  
DATE LODGED: 24 NOVEMBER 2017 (ID18/170)**

The Committee had before it the report dated 12 February 2018 from the Planner regarding Development Application D2017-611 - Three (3) Lot Subdivision (Community Title) Property: 7 Rawson Street, Dubbo. The Committee met with Mr M Andrews regarding this matter.

Moved by Councillor K Parker and seconded by Councillor D Grant

#### MOTION

The Committee recommends:

1. That Development Application D2017-611 for a three (3) lot subdivision (Community Title) of Lot 1 DP 11095, 7 Rawson Street, Dubbo, be granted 'deferred commencement' consent subject to the conditions included as attached to the report of the Planner dated 12 February 2018 as Appendix 3.
2. That those who made submissions be advised of Council's determination in this matter.

CARRIED

*Councillor S Lawrence declared a pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor S Lawrence owns a neighbouring property.*

*Councillor G Mohr declared a non-pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor G Mohr has previously been a colleague of the complainant.*

*Councillor D Gumley declared a non-pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor D Gumley knows, through his employment, a party who holds an objection to this item.*

Councillor S Lawrence resumed chairmanship of the meeting.

**PDEC18/7      DEVELOPMENT APPLICATION D2017-620 - THREE (3) LOT SUBDIVISION  
(STRATA TITLE)  
PROPERTY: 1 POZIERES STREET, DUBBO  
APPLICANT/OWNER: FAODAIL PTY LTD  
DATE LODGED: 29 NOVEMBER 2017 (ID18/201)**

The Committee had before it the report dated 7 February 2018 from the Planner regarding Development Application D2017-620 - Three (3) Lot Subdivision (Strata Title) Property: 1 Pozieres Street, Dubbo.

Moved by Councillor J Diffey and seconded by Councillor B Shields

#### **MOTION**

**The Committee recommends that Development Application D2017-620 for a three (3) lot subdivision (Strata Title) of Lot 10 DP 1236532, 1 Pozieres Street, Dubbo be approved subject to the conditions included as Appendix 2.**

**CARRIED**

**PDEC18/8      MODIFIED DEVELOPMENT APPLICATION D2016-482 PART 2 - EXTRACTIVE  
INDUSTRY (QUARRY)  
PROPERTY: LOT 211 DP 1220433, 20L SHERATON ROAD, DUBBO  
OWNER/APPLICANT: REGIONAL HARDROCK PTY LTD  
LODGED: 26 SEPTEMBER 2017 (ID18/216)**

The Committee had before it the report dated 12 February 2018 from the Senior Planner regarding Modified Development Application D2016-482 Part 2 - Extractive Industry (Quarry).

Moved by Councillor D Gumley and seconded by Councillor J Ryan

**MOTION**

**The Committee recommends:**

- 1. That the Modified Development Application D2016-482 Part 2 for an extractive industry (quarry) at Lot 211 DP 1220433, 20L Sheraton Road, Dubbo, be granted consent subject to the conditions included as Appendix 1 of the report of the Senior Planner dated 12 February 2018 which includes the following amendments:**
  - **Modification to conditions 1, 4, 7, 11, 15, 22, 30, 40 and 48;**
  - **Deletion of conditions 8 and 42;**
  - **Additional condition 50; and**
  - **Notations 2, 6, 7 and 8 being amended.**
- 2. That those who made submissions be advised of Council's determination in this matter.**

**CARRIED**

The meeting closed at 5.55pm.

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CHAIRMAN