REPORT DEVELOPMENT AND ENVIRONMENT COMMITTEE 8 OCTOBER 2019

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

ALSO IN ATTENDANCE:
The Chief Executive Officer, the Manager Governance Operations, the Administration Officer Governance, the Community Support Officer, the Communications Partner, the Director Organisational Performance, the Director Culture and Economy, the Director Infrastructure, the Director Development and Environment (S Jennings) and the Growth Planning Project Leader Digital Futures.

Councillor B Shields assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.30pm.

DEC19/1 ELECTION OF CHAIRMAN (ID19/1368)
At this juncture, the Mayor invited nominations for the election of Chairman Development and Environment Committee for the Mayoral term with the following nomination received:

Councillor G Mohr nominated by Councillor V Etheridge and Councillor J Ryan
Councillor G Mohr accepted his nomination.

The Mayor advised that as only one nomination was received for the position of the Chairman of Development and Environment Committee that Councillor G Mohr be duly elected for the Mayoral term.

Councillor G Mohr assumed Chairmanship of the meeting.

DEC19/2 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 9 SEPTEMBER 2019 (ID19/1363)

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 9 September 2019.

Moved by Councillor D Gumley and seconded by Councillor V Etheridge

MOTION
That the report of the Planning, Development and Environment Committee meeting held on 9 September 2019, be noted.

CARRIED

DEC19/3 BUILDING SUMMARY - SEPTEMBER 2019 (ID19/1359)

The Committee had before it the report dated 25 September 2019 from the Director Development and Environment regarding Building Summary - September 2019.

Moved by Councillor J Diffey and seconded by Councillor K Parker

MOTION
That the report from the Director Development and Environment dated 25 September 2019 be noted.

CARRIED

DEC19/4 DRAFT CAMP ROAD STRUCTURE PLAN - RESULTS OF PUBLIC EXHIBITION (ID19/1104)

The Committee had before it the report dated 23 September 2019 from the Manager Growth Planning regarding Draft Camp Road Structure Plan - Results of Public Exhibition. The Committee reports having met with Mr P Starr regarding this matter.

Moved by Councillor A Jones and seconded by Councillor D Gumley

MOTION

1. That the report from the Manager Growth Planning dated 23 September 2019 be noted.
2. That the draft Camp Road Structure Plan, included here in Appendix 1, be adopted by Council as a Council Policy in respect of Camp Road, Dubbo.
3. That Council resolve to support a minimum lot size regime of five (5) hectares along the frontage of Camp Road and two (2) hectares for the remainder of the Precinct, as included in the draft Camp Road Structure Plan, included here in Appendix 1.
4. That in respect of the Planning Proposal on Lot 8 DP 1063425, 4L Camp Road, Dubbo, that the buffer adjacent to the Red Earth Estate Winery and the Observatory remain at 50 metres with a vegetated area of 30 metres. For the remainder of the land where it adjoins other uses to the north, this buffer be 30 metres with no vegetated buffer.
5. That the Proponent of the Planning Proposal provided to Council in respect of Lot 8 DP 1063475, 4L Camp Road, Dubbo, not be provided with a refund of the $25,000 Planning Proposal fee.

6. That following Council's consideration of the draft Camp Road Structure, that Council prepare an addendum to the Planning Proposal for Lot 8 DP 1063425, 4L Camp Road, Dubbo and submit the addendum to the State Government Department of Planning, Environment and Industry, to seek a Gateway Determination for the Planning Proposal.

CARRIED

Moved by Councillor K Parker and seconded by Councillor D Gumley

AMENDMENT

1. **That the report from the Manager Growth Planning dated 23 September 2019 be noted.**
2. **That the draft Camp Road Structure Plan, included here in Appendix 1, be adopted by Council as a Council Policy in respect of Camp Road, Dubbo.**
3. **That Council resolve to support a minimum lot size regime of five (5) hectares along the frontage of Camp Road and two (2) hectares for the remainder of the Precinct, as included in the draft Camp Road Structure Plan, included here in Appendix 1.**
4. **That in respect of the Planning Proposal on Lot 8 DP 1063425, 4L Camp Road, Dubbo, that the buffer adjacent to the Red Earth Estate Winery and the Observatory remain at 50 metres with a vegetated area of 30 metres. For the remainder of the land where it adjoins other uses to the north, this buffer be 30 metres with no vegetated buffer.**
5. **That the Proponent of the Planning Proposal provided to Council in respect of Lot 8 DP 1063425, 4L Camp Road, Dubbo, not be provided with a refund of the $25,000 Planning Proposal fee.**
6. **That following Council's consideration of the draft Camp Road Structure, that Council prepare an addendum to the Planning Proposal for Lot 8 DP 1063425, 4L Camp Road, Dubbo and submit the addendum to the State Government Department of Planning, Environment and Industry, to seek a Gateway Determination for the Planning Proposal.**

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 J Ryan 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 J Ryan owns a 50 acre block of land on Camp Road.

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	AGAINST
Councillor Diffey	
Councillor Etheridge	
Councillor Gumley	
Councillor Jones	
Councillor Mohr	
Councillor Parker	
Councillor Shields	
Total (7)	**Total (0)**

DEC19/5 DRAFT COMMUNITY PARTICIPATION PLAN (ID19/1362)

The Committee had before it the report dated 24 September 2019 from the Growth Planning Projects Leader - Digital Futures regarding Draft Community Participation Plan.

Moved by Councillor K Parker and seconded by Councillor D Gumley

MOTION

1. **That the draft Community Participation Plan as attached to the report of the Growth Planning Projects Leader – Digital Futures dated 21 September 2019 be adopted for the purposes of public exhibition.**
2. **That the draft Community Participation Plan as attached to the report of the Growth Planning Projects Leader – Digital Futures dated 21 September 2019 be placed on public exhibition for a period of not less than 28 days in accordance with the provisions of the Environmental Planning and Assessment Act, 1979.**
3. **That following completion of the public exhibition process, a further report be presented to Council for consideration addressing the outcomes of the public exhibition period and any submissions received.**
4. **That on adoption of the Community Participation Plan by Council the following sections of the Dubbo and Wellington Development Control Plans be repealed:**
   a) **Chapter 2.1 Notification of Development within the Dubbo Development Control Plan 2013; and**
   b) **Chapter A11 Notification and advertising of Development Applications within the Wellington Development Control Plan 2013.**

CARRIED

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	AGAINST
Councillor Diffey	
Councillor Etheridge	
Councillor Gumley	
Councillor Jones	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
Total (8)	**Total (0)**

DEC19/6 MIRIAM HILL ESTATE DRAFT DEVELOPMENT CONTROL PLAN - 1R OLD DUBBO ROAD, DUBBO (ID19/823)

The Committee had before it the report dated 20 September 2019 from the Growth Planner regarding Miriam Hill Estate Draft Development Control Plan - 1R Old Dubbo Road, Dubbo.

Moved by Councillor D Gumley and seconded by Councillor B Shields

MOTION

1. **That the draft Miriam Hill Estate Development Control Plan, as provided here in Appendix 1, be adopted for the purpose of public exhibition.**
2. **That the draft Miriam Hill Estate Development Control Plan be placed on public exhibition for a period of not less than 28 days in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.**
3. **That following completion of the public exhibition process, a further report be provided to Council for consideration.**

CARRIED

Councillor K Parker 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 K Parker an employee of the Dubbo Branch of the Bank of Queensland, a bank that is financially invested with the developer.

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	**AGAINST**
Councillor Diffey	
Councillor Etheridge	
Councillor Gumley	
Councillor Jones	
Councillor Mohr	
Councillor Ryan	
Councillor Shields	
Total (7)	**Total (0)**

DEC19/7 LEAVE OF ABSENCE

Requests for leave of absence were received from Councillors D Grant and S Lawrence who were absent from the meeting due to personal reasons.

Moved by Councillor V Etheridge and seconded by Councillor D Gumley

MOTION

That such requests for leave of absence be accepted and Councillors D Grant and S Lawrence be granted leave of absence from this meeting.

CARRIED

The meeting closed at 5.50pm.

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CHAIRMAN