



# **REPORT PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE 12 AUGUST 2019**

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

**ALSO IN ATTENDANCE:**

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Internal Ombudsman, the Community Support Officer, the Manager Governance Operations, the Communications Coordinator, the Director Organisational Performance, the Director Culture and Economy, the Manager Economic Development and Marketing, the Destination Marketing Officer, the Manager Regional Experiences, the Director Infrastructure, the Manager Water Supply and Sewerage, the Director Development and Environment, the Manager Growth Planning, the Manager Building and Development Services, the Senior Planner and the Director Liveability.

Councillor S Lawrence assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.31pm.

**PDEC19/20 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE  
- MEETING 11 JUNE 2019 (ID19/882)**

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 11 June 2019.

Moved by Councillor V Etheridge and seconded by Councillor D Gumley

**MOTION**

**That the report of the Planning, Development and Environment Committee meeting held on 11 June 2019, be noted.**

**CARRIED**

**PDEC19/21 BUILDING SUMMARY - JUNE 2019 (ID19/824)**

The Committee had before it the report dated 26 June 2019 from the Director Development and Environment regarding Building Summary - June 2019.

Moved by Councillor K Parker and seconded by Councillor V Etheridge

**MOTION**

**That the report from the Director Development and Environment dated 30 June 2019 be noted.**

**CARRIED**

**PDEC19/22 BUILDING SUMMARY - JULY 2019 (ID19/1015)**

The Committee had before it the report dated 31 July 2019 from the Director Development and Environment regarding Building Summary - July 2019.

Moved by Councillor J Ryan and seconded by Councillor D Gumley

**MOTION**

**That the report from the Director Development and Environment dated 31 July 2019 be noted.**

**CARRIED**

**PDEC19/23 WELLINGTON RENEWABLE ENERGY DEVELOPMENTS - PROPOSED PLANNING POLICY FOR SOLAR ENERGY FARMS (ID19/963)**

The Committee had before it the report dated 30 July 2019 from the Manager Growth Planning regarding Wellington Renewable Energy Developments - Proposed Planning Policy for Solar Energy Farms.

Moved by Councillor A Jones and seconded by Councillor V Etheridge

**MOTION**

1. That the report from the Manager Growth Planning dated 29 July 2019 be noted.
2. That Council adopt the draft Policy as attached as Appendix 1 of this report.
3. That an advertisement be placed in local print media advising of Council's adoption of the Planning Agreement Policy for Solar Energy Farms.
4. That the Planning Agreement Policy for Solar Energy Farms commence operation from the date it is advertised in the local print media.
5. That those who made submissions be acknowledge and advised of Council's determination in this matter.

Moved by Councillor G Mohr and seconded by Councillor B Shields

**AMENDMENT**

1. That the report from the Manager Growth Planning dated 29 July 2019 be noted.
2. That Council adopt the draft Policy as attached as Appendix 1 of this report with the exception of point (f) regarding the establishment of a community consultation group that shall be deferred and considered by Council in October 2019.
3. That an advertisement be placed in local print media advising of Council's adoption of the Planning Agreement Policy for Solar Energy Farms.
4. That the Planning Agreement Policy for Solar Energy Farms commence operation from the date it is advertised in the local print media.
5. That those who made submissions be acknowledge and advised of Council's determination in this matter.

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**

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

<b>FOR</b>	<b>AGAINST</b>
Councillor Etheridge	
Councillor Grant	
Councillor Gumley	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
<b>Total (9)</b>	<b>Total (0)</b>

**PDEC19/24 PLANNING PROPOSAL R17-4 ADDITIONAL PERMITTED USE (MANUFACTURED HOME), WARRIE ROAD, DUBBO - RESULTS OF PUBLIC EXHIBITION  
APPLICANT: PREMISE NSW PTY LTD (FORMERLY GEOLYSE PTY LTD)  
OWNER: A J JOYCE-BRANDON AND R M BRANDON (ID18/1876)**

The Committee had before it the report dated 26 July 2019 from the Senior Growth Planner regarding Planning Proposal R17-4 Additional Permitted Use (Manufactured Home), Warrie Road, Dubbo - Results of Public Exhibition

Applicant: Premise NSW Pty Ltd (formerly Geolyse Pty Ltd)

Owner: A J Joyce-Brandon and R M Brandon.

Moved by Councillor K Parker and seconded by Councillor V Etheridge

**MOTION**

1. That the subject Planning Proposal to undertake amendments to the Dubbo Local Environmental Plan 2011, be endorsed in respect of Lots 147 and 148 DP 754331, Warrie Road Dubbo.
2. That Council request the Department of Planning, Industry and Environment to prepare the draft amendment to the Dubbo Local Environmental Plan 2011 and provide Council with an Opinion that the Plan can be made.
3. That Council request Parliamentary Counsel to prepare the draft amendment to the Dubbo Local Environmental Plan 2011 under Section 3.36(1) of the Environmental Planning and Assessment Act, 1979.
4. That the people who made a submission be advised of Council's determination in this matter.

**CARRIED**

*Councillor J Ryan declared a non-pecuniary, less than significant interest in the matter now before the Committee and remained in the room during the Committee's consideration of this matter. The reason for such interest is that a submission on this item was made by a former running mate of Councillor J Ryan in the last election and that such interest would not impair his decision making on the matter.*

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

<b>FOR</b>	<b>AGAINST</b>
Councillor Etheridge	
Councillor Grant	
Councillor Gumley	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
<b>Total (9)</b>	<b>Total (0)</b>

**PDEC19/25 DEVELOPMENT APPLICATION D2019-71 (2) - CAR WASH (LIGHT INDUSTRY)  
PROPERTY: LOT 4 DP 519008, 94 VICTORIA STREET, DUBBO  
APPLICANT: J & M COOK ENGINEERING SERVICES  
OWNER: COLE FOR CRANES PTY LTD (ID19/1064)**

The Committee had before it the report dated 26 July 2019 from the Senior Planner regarding Development Application D2019-71 (2) - Car Wash (Light Industry). The Committee reports having met with Mr J Cook and Mr D Gleeson regarding this matter.

Moved by Councillor V Etheridge and seconded by Councillor D Gumley

#### MOTION

1. That Council agree to reduce the combined Water and Sewerage Supply Headworks contribution for D19-71 from \$325,255.85 to \$90,336.60 (based on the adopted 2018/2019 financial year figures).
2. That modified Development Application D19-71 (Part 2) for a car wash (light industry) at Lot 4 DP 519008, 94 Victoria Street, Dubbo be granted approval subject to the conditions of consent provided attached in Appendix 1, noting the amendments to Conditions 38 and 39.

Moved by Councillor B Shields and seconded by Councillor G Mohr

#### AMENDMENT

**That the matter be deferred to the August Ordinary Council 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 J Ryan declared a non-pecuniary, less than significant interest in the matter now before the Committee and remained in the room during the Committee's consideration of this matter. The reason for such interest is that Councillor J Ryan is a friend of the consultant for the applicant and that such interest would not impair his decision making on the matter.*

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

<b>FOR</b>	<b>AGAINST</b>
Councillor Etheridge	
Councillor Grant	
Councillor Gumley	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
<b>Total (9)</b>	<b>Total (0)</b>

**PDEC19/26 LEAVE OF ABSENCE**

A request for leave of absence was received from Councillor J Diffey who was absent from the meeting due to the personal reasons.

Moved by Councillor V Etheridge and seconded by Councillor A Jones

**MOTION**

**That such request for leave of absence be accepted and Councillor J Diffey be granted leave of absence from this meeting.**

**CARRIED**

The meeting closed at 6.01pm.

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CHAIRMAN