



DUBBO
CITY COUNCIL

Report of the Planning and Development Committee - meeting 16 February 2015

AUTHOR: Administrative Officer - Governance
REPORT DATE: 16 February 2015

The Committee had before it the report of the Planning and Development Committee meeting held 16 February 2015.

RECOMMENDATION

That the report of the Planning and Development Committee meeting held on 16 February 2015, be adopted.



**REPORT
PLANNING AND DEVELOPMENT
COMMITTEE
16 FEBRUARY 2015**

PRESENT:

Councillors B Kelly, G Matthews, G Mohr, K Parker, T Reynolds, A Smith, R Towney and J Walkom.

ALSO IN ATTENDANCE:

The General Manager, the Director Organisational Services, the Manager Governance and Risk, the Supervisor Governance, the Administrative Officer – Governance, the Director Corporate Development, the Manager City Development and Communications, the City Development Program Leader, the Corporate Communications Supervisor, the Media and Public Relations Coordinator, the Director Technical Services, the Manager Technical Support, the Manager Civil Infrastructure and Solid Waste, the Manager Fleet Management Services, the Manager Business Support – Technical, the Director Environmental Services, the Manager Building and Development Services, the Manager City Strategy Services, the Senior Planner, the Manager Business Support – Environmental, the Director Community Services, the Director Parks and Landcare Services and the Director Macquarie Regional Library.

The proceedings of the meeting commenced at 5.43pm.

At this juncture, due to the absence of the Chairman, Mayor and Deputy Mayor, Councillor J Walkom was elected as Chairman for this meeting.

Councillor J Walkom assumed chairmanship of the meeting.

**PDC15/1 REPORT OF THE PLANNING AND DEVELOPMENT COMMITTEE - MEETING 8
DECEMBER 2014 (ID15/154)**

The Committee had before it the report of the Planning and Development Committee meeting held 8 December 2014.

Moved by Councillor A Smith and seconded by Councillor K Parker

MOTION

That the report of the Planning and Development Committee meeting held on 8 December 2014, be adopted.

CARRIED

PDC15/2 PLANNING PROPOSAL R14-5 - PROPOSED REZONING OF DUBBO AND DISTRICT PRESCHOOL KINDERGARTEN AND ADJOINING DAPHNE PARK (LOT 1 DP 758361, 18 HAMPDEN STREET; LOT 4 DP 758361 BULTJE STREET; AND PART LOT 701 DP 1023448 DAPHNE PARK, DUBBO (ID14/3706)

The Committee had before it the report dated 10 February 2015 from the Strategic Planner regarding Planning Proposal R14-5 - Proposed Rezoning of Dubbo and District Preschool Kindergarten and Adjoining Daphne Park (Lot 1 DP 758361, 18 Hampden Street; Lot 4 DP 758361 Bultje Street; and Part Lot 701 DP 1023448 Daphne Park, Dubbo.

Moved by Councillor A Smith and seconded by Councillor R Towney

MOTION

The Committee recommends:

- 1. That Council supports the Planning Proposal for the rezoning of Lot 4 DP 758361, Bultje Street, Dubbo and Part Lot 701 DP 1023448, Daphne Park, Dubbo from RE1 Public Recreation to R1 General Residential, under the provisions of the Dubbo Local Environmental Plan 2011.**
- 2. That Council supports a minimum 14 day public exhibition period for the Planning Proposal.**
- 3. That following completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition and for further consideration of the Planning Proposal.**

CARRIED

Councillor B Kelly 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 B Kelly has grandchildren who attend Dubbo and District Preschool Kindergarten and that such conflict of interest will not influence his decision.

**PDC15/3 DEVELOPMENT APPLICATION D14-382 FOR THE CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT - PART LOT 34 DP 1196695, 30 VOLTA AVENUE, DUBBO
APPLICANT: ROYAL FREEMASONS BENEVOLENT INSTITUTION
OWNER: DUBBO CITY COUNCIL (ID15/166)**

The Committee had before it the report dated 10 February 2015 from the Senior Planner 2 regarding Development Application D14-382 for the Construction of a Seniors Housing Development - Part Lot 34 DP 1196695, 30 Volta Avenue, Dubbo
Applicant: Royal Freemasons Benevolent Institution
Owner: Dubbo City Council.

Moved by Councillor G Mohr and seconded by Councillor A Smith

MOTION

The Committee recommends:

1. That the report of Senior Planner 2 dated 2 December 2014, be noted.
2. That it be noted that the Western Joint Regional Planning Panel approved Development Application D14-382 at a meeting held on 9 February 2015 subject to conditions as attached as Appendix 1 to the report of the Senior Planner 2 dated 2 December 2014.

CARRIED

Councillor B Kelly 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 reasons for such interest are that Councillor B Kelly has family members who own residential land in Dubbo that is currently being, and will be developed into the future; Councillor B Kelly and his wife are shareholders of a Company that have shares in a company that has acquired residential land holdings in Dubbo, and Councillor B Kelly is currently co-ordinating the sale of allotments in the family members owned Magnolia and Southlake Estate holdings and the Eykan Holdings land within the Keswick Estate.

Councillor K Parker 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 K Parker is a member of the Joint Regional Planning Panel.

**PDC15/4 DEVELOPMENT APPLICATION D14-206 FOR A 217 LOT SUBDIVISION AND ONE RESIDUE LOT - PART LOT 34 DP 1196695, 30 VOLTA AVENUE, DUBBO
APPLICANT: DUBBO CITY COUNCIL
OWNER: DUBBO CITY COUNCIL (ID15/178)**

The Committee had before it the report dated 10 February 2015 from the Senior Planner 2 regarding Development Application D14-206 for a 217 Lot Subdivision and One Residue Lot - Part Lot 34 DP 1196695, 30 Volta Avenue, Dubbo

Applicant: Dubbo City Council

Owner: Dubbo City Council.

Moved by Councillor A Smith and seconded by Councillor G Mohr

MOTION

The Committee recommends:

1. That the information contained within the report of the Senior Planner 2 dated 10 February 2015, be noted.
2. That Development Application D14-206 for a 217-lot subdivision and one residue lot be referred to the Western Joint Regional Planning Panel for determination subject to the conditions included in Appendix 1 of the report of Senior Planner 2 dated 10 February 2015.

CARRIED

Councillor B Kelly 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 reasons for such interest are that Councillor B Kelly has family members who own residential land in Dubbo that is currently being, and will be developed into the future; Councillor B Kelly and his wife are shareholders of a Company that have shares in a company that has acquired residential land holdings in Dubbo, and Councillor B Kelly is currently co-ordinating the sale of allotments in the family members owned Magnolia and Southlake Estate holdings and the Eykan Holdings land within the Keswick Estate.

Councillor K Parker 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 K Parker is a member of the Joint Regional Planning Panel.

PDC15/5 LEAVE OF ABSENCE

Requests for leave of absence were received from Councillors M Dickerson, L Griffiths and B Shields who were absent from the meeting for personal reasons.

Moved by Councillor R Towney and seconded by Councillor B Kelly

MOTION

The Committee recommends that such requests for leave of absence be accepted and Councillors M Dickerson, L Griffiths and B Shields be granted leave of absence from this meeting.

CARRIED

The meeting closed at 5.50pm.

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CHAIRMAN