

2012/1235

**REPORT TO GENERAL MANAGER
SUSTAINABLE DEVELOPMENT COMMITTEE
10 DECEMBER 2012**

FROM SENIOR PLANNER

DATE 6 DECEMBER 2012

**ON CONSIDERATION OF REPORT TO JOINT REGIONAL PLANNING
PANEL (DEVELOPMENT APPLICATION 284/2012(1) - 1501-1503
FOREST ROAD ORANGE) AND VOLUNTARY PLANNING
AGREEMENT**

PR4073 - IC12/11712

EXECUTIVE SUMMARY

The attached report and Voluntary Planning Agreement are due to be submitted to the Western Region Joint Regional Planning Panel for determination.

The major issue arising in the application is resolving the access arrangements for the site. This requires establishing a signalised intersection at significant cost. The applicant has offered a Voluntary Planning Agreement whereby they will provide approximately 75% of the anticipated cost. Staff consider this to be a fair and equitable arrangement for the reasons outlined within the attached report to the Panel.

Determining the development application is a matter for the Western Region Joint Regional Planning Panel. However only Council, via the Sustainable Development Committee, can decide whether to accept the terms and conditions of the Voluntary Planning Agreement.

Additionally, Council has the option of making an independent submission to the Panel.

FINANCIAL IMPLICATIONS

A preliminary estimate of the cost of the intersection upgrade is in the order of \$1,067,000. The proponent has offered \$800,250 towards this cost, in a staged fashion. This recognises that the intersection and traffic issues in the area generally are not solely related to this application and that Council would ultimately have needed to undertake some upgrade work in the area but that this proposal is bringing forward those works.

Council's contribution to the intersection will therefore amount to \$266,750, which will be provided from reserves.

POLICY/GOVERNANCE IMPLICATIONS

There are no policy or governance issues associated with this application

**CONSIDERATION OF REPORT TO JOINT REGIONAL PLANNING PANEL
(DEVELOPMENT APPLICATION 1501-1503 FOREST ROAD ORANGE) AND
VOLUNTARY PLANNING AGREEMENT**

6 December 2012

RECOMMENDATION

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| 1 | That the information in the attached report to the Western Region Joint Regional Planning Panel be acknowledged. |
| 2 | That, in the event that the Joint Regional Planning Panel approves the development application, Council agree to place the associated Voluntary Planning Agreement on public exhibition for a period of 28 days. |
| 3 | That, subject to the public exhibition period, Council agrees to enter into a Voluntary Planning Agreement broadly consistent with the current terms and conditions, with such minor amendments as may be required to address any concerns or issues arising from the public exhibition period. |
| 4 | That Council decide whether it makes a submission on this application to the Western Region Joint Regional Planning Panel. |

Craig Mortell
SENIOR PLANNER
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