
ORANGE CITY COUNCIL

MINUTES OF THE

PLANNING AND DEVELOPMENT COMMITTEE

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 4 APRIL 2023

COMMENCING AT 6.46PM

1 INTRODUCTION

ATTENDANCE

Cr J Whitton (Chairperson), Cr J Hamling (Mayor)(*Audio Visual Link*), Cr D Mallard, Cr K Duffy, Cr M McDonell, Cr T Mileto, Cr G Floyd, Cr S Peterson, Cr T Greenhalgh, Cr F Kinghorne, Cr J Evans

A/Chief Executive Officer (Maunder), Director Corporate and Commercial Services, Director Development Services, Director Technical Services, Manager Corporate Governance, Governance Officer, Manager Development Assessment

APOLOGIES AND LEAVE OF ABSENCE

RESOLVED - 23/093**Cr K Duffy/Cr J Evans**

That the apologies be accepted from Cr Gerald Power for the Planning and Development Committee of Orange City Council on 4 April 2023.

For: Cr J Hamling, Cr K Duffy, Cr J Evans, Cr G Floyd, Cr T Greenhalgh, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr T Mileto, Cr S Peterson, Cr J Whitton

Against: Nil

Absent: Cr G Power

RESOLVED - 23/094**Cr T Greenhalgh/Cr M McDonell**

That Cr J Hamling (Mayor) be permitted to attend the Planning & Development Committee Meeting of 4 April 2023 via Audio Visual Link (*Teams*).

For: Cr J Hamling, Cr K Duffy, Cr J Evans, Cr G Floyd, Cr T Greenhalgh, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr T Mileto, Cr S Peterson, Cr J Whitton

Against: Nil

Absent: Cr G Power

1.1 DECLARATION OF PECUNIARY INTERESTS, SIGNIFICANT NON-PECUNIARY INTERESTS AND LESS THAN SIGNIFICANT NON-PECUNIARY INTERESTS

Cr Mileto declared a Significant Non-Pecuniary Interest in item 2.2 Development Application DA265/2022(1) – 1 Summer Street and 160 Woodward Street, as his family has property in the vicinity of the subject site.

Cr Mallard declared a Non-Significant Non-Pecuniary Interest in item 2.5 Development Application DA314/2022(1) – Former DPI building – 159-179 Kite Street, as he lives nearby to the subject site.

2 GENERAL REPORTS

2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL

TRIM REFERENCE: 2023/280

RESOLVED - 23/095**Cr G Floyd/Cr T Greenhalgh**

That Council resolves to acknowledge the information provided in the report by the Manager Development Assessments on Items Approved Under the Delegated Authority of Council.

For: Cr J Hamling, Cr K Duffy, Cr J Evans, Cr G Floyd, Cr T Greenhalgh, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr T Mileto, Cr S Peterson, Cr J Whitton

Against: Nil

Absent: Cr G Power

Cr Mileto left the meeting with the time being 6.47pm

2.2 DEVELOPMENT APPLICATION DA 265/2022(1) - 1 SUMMER STREET AND 160 WOODWARD STREET

TRIM REFERENCE: 2023/414

Cr Mileto declared a Significant Non-Pecuniary Interest in this item as his family has property in the vicinity of the subject site left the chamber and did not participate in voting or discussion on this item.

RESOLVED - 23/096**Cr K Duffy/Cr D Mallard**

That Council consents to development application DA 265/2022(1) for Residential Flat Building (five units), multi dwelling housing (six dwellings) and Subdivision (consolidation and eight lot Community Title, five lot Strata title) at Lot 11 DP 1228107, Lot 12 DP 1228107 - 1 Summer Street and 160 Woodward Street, Orange, pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr J Hamling, Cr K Duffy, Cr J Evans, Cr G Floyd, Cr T Greenhalgh, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr J Whitton

Against: Nil

Absent: Cr G Power, Cr T Mileto

Cr Hamling asked for information about a tree being removed.

The Manager Development Assessment advised that the tree being removed is located on private property and there is an mutual agreement with the applicant to replace the tree.

Cr Mileto returned to the meeting with the time being 6.54pm

2.3 DEVELOPMENT APPLICATION DA 128/2022(1) - 56 WISE ROAD, SPRINGSIDE

TRIM REFERENCE: 2023/256

RESOLVED - 23/097

Cr F Kinghorne/Cr S Peterson

That Council consents to development application DA 128/2022(1) for Dual Occupancy (one additional dwelling - detached) at Lot 511 DP 713661 - 56 Wise Road, Springside pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr J Hamling, Cr K Duffy, Cr J Evans, Cr G Floyd, Cr T Greenhalgh, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr T Mileto, Cr S Peterson, Cr J Whitton

Against: Nil

Absent: Cr G Power

2.4 DEVELOPMENT APPLICATION DA 252/2022(1) - 52 LEEWOOD DRIVE

TRIM REFERENCE: 2023/366

RESOLVED - 23/098

Cr K Duffy/Cr G Floyd

That Council consents to development application DA 252/2022(1) for Hardware and Building Supplies, and Business Identification Signage at Lot 101 DP 1111123 - 52 Leewood Drive, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr J Hamling, Cr K Duffy, Cr J Evans, Cr G Floyd, Cr T Greenhalgh, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr T Mileto, Cr S Peterson, Cr J Whitton

Against: Nil

Absent: Cr G Power

2.5 DEVELOPMENT APPLICATION DA 314/2022(1) - FORMER DPI BUILDING - 159-179 KITE STREET

TRIM REFERENCE: 2023/433

Cr Mallard declared a Non-Significant Non-Pecuniary Interest in item 2.5 as he lives nearby to the subject site.

RESOLVED - 23/099

Cr K Duffy/Cr T Greenhalgh

That Council consents to development application DA314/2022(1) for Office Premises (change of use from public administration building) and Alterations and Additions to Existing Building at Lot 814 DP 813348 - 159-179 Kite Street, Orange pursuant to the conditions of consent in the attached Notice of Determination.

For: Cr J Hamling, Cr K Duffy, Cr J Evans, Cr G Floyd, Cr T Greenhalgh, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr T Mileto, Cr S Peterson, Cr J Whitton

Against: Nil

Absent: Cr G Power

Cr Kinghorne asked where the monetary contributions for car parking go and what are the incentives for using public transport.

The Manager Development Assessment advised the Development Control Plan for carparking takes in the majority of the central business district and beyond that the contributions can be assigned to other development plans within the district, noting the conditions on Notice of Development. As part of the offset, incentives included in the travel demand management plan encourage the developer to include, as part of facility strategies, to encourage their staff to walk and ride to work and using a bicycle fleet management strategy.

Cr Mileto asked if the site is later sold to another investor who wanted the car spaces back, would they have to 'buy back' the spaces.

The Director Development Services advised once the contribution is paid there is no money paid back. If owners desire the car spaces back then a modification can be made or plans tweaked, but contributions will not be returned.

THE MEETING CLOSED AT 7.08PM