
ORANGE CITY COUNCIL

MINUTES OF THE

PLANNING AND DEVELOPMENT COMMITTEE

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

ON 4 JULY 2023

COMMENCING AT 6.43PM

1 INTRODUCTION

ATTENDANCE

Cr J Whitton (Chairperson), Cr G Power (Deputy Mayor), 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

Acting Chief Executive Officer (Maunder), Director Development Services, Director Technical Services, Manager Corporate Governance, Governance & Corporate Performance Lead, Governance Officer

APOLOGIES AND LEAVE OF ABSENCE

RESOLVED - 23/246	Cr J Whitton/Cr M McDonell
That the apologies be accepted from Cr Hamling for the Planning and Development Committee of Orange City Council on 4 July 2023.	
For: 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 G Power, Cr J Whitton	
Against: Nil	
Absent: Cr J Hamling	

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

Cr Kinghorne declared Significant Pecuniary Interests in PDC items 2.2 – Clarification Planning Proposal 274 Leeds Parade, 2.3 – Development Application DA118/2022(1) 14-16 Lucknow Street Spring Hill & 2.4 – Development Application DA110/2023(1) 16 Cameron Place as her husband's business has conducted work on these sites.

Cr Peterson declared a Significant Non-Pecuniary Interest in PDC item 2.4 – Development Application DA110/2023(1) 16 Cameron Place as he previously was a Senior Doctor at OAMS.

2 GENERAL REPORTS

2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL

TRIM REFERENCE: 2023/840

RESOLVED - 23/247**Cr S Peterson/Cr J Evans**

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 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 G Power, Cr J Whitton

Against: Nil

Absent: Cr J Hamling

Cr Kinghorne left the meeting with the time being 6.45pm

2.2 CLARIFICATION - PLANNING PROPOSAL - 274 LEEDS PARADE

TRIM REFERENCE: 2023/895

Cr Kinghorne declared Significant Pecuniary Interest in this item as her husband's business has conducted works on this site, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 23/248**Cr K Duffy/Cr S Peterson**

- 1 That Council resolves to amend the planning proposal to include Lot 20 DP 1117081 known as 264 Leeds Parade so that:
 - I. The northern area of 264 Leeds Parade, as indicated in the Orange Local Housing Strategy, is to be rezoned from E3 Productivity Support to R1 General Residential, and
 - II. Such rezoning is to exclude the area of the large dam at the southern end of the property, being approximately 100m in width, which is to remain in the E3 Productivity Support zone, and
 - III. The minimum lot size for subdivision applying to the R1 area of 264 Leeds Parade is to be reduced from 2ha to 500m², while the land remaining in the E3 zone is to remain at 2ha, and
 - IV. That the proposed R1 area of 264 Leeds Parade shall be required to provide secondary access points to both Leeds Parade and eastward to land at Lot 1 DP 1276536 to ensure an alternate route for emergency services is available.
- 2 That, for the avoidance of doubt, Council confirm that the draft DCP for the Leeds Parade Candidate Area, which accompanies the Planning Proposal, is intended to apply to both 264 and 274 Leeds Parade.

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

Against: Nil

Absent: Cr J Hamling, Cr F Kinghorne

2.3 DEVELOPMENT APPLICATION DA 188/2022(1) - 14-16 LUCKNOW STREET, SPRING HILL

TRIM REFERENCE: 2023/963

Cr Kinghorne declared Significant Pecuniary Interest in this item as her husband's business has conducted works on this site, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 23/249**Cr G Floyd/Cr S Peterson**

That Council consents to development application DA 188/2022(1) for Subdivision (two lot Torrens title); Demolition (outbuildings); Carport (for existing dwelling); Dual Occupancy; and Subdivision (two lot Torrens) at Lot 4 Sec 4 DP 758921 - 14-16 Lucknow Street, Spring Hill pursuant to the Conditions of consent in the attached Notice of Approval.

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

Against: Nil

Absent: Cr J Hamling, Cr F Kinghorne

Cr McDonell asked if the approval could be held until the regulatory action could be finalised? *The Director Development Services advised that it was normal to split regulatory action from development consents and it cannot hold up a consent, additional conditions could be added, but they are not overly significant issues.*

Cr Peterson left the meeting with the time being 6.48pm

2.4 DEVELOPMENT APPLICATION DA 110/2023(1) - 16 CAMERON PLACE

TRIM REFERENCE: 2023/1013

Cr Kinghorne declared Significant Pecuniary Interest in this item as her husband's business has conducted works on this site, left the meeting and did not participate in discussion or voting on this item.

Cr Peterson declared a Significant Non-Pecuniary Interest in this item as he previously was a Senior Doctor at OAMS. Left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 23/250**Cr T Mileto/Cr D Mallard**

That Council consents to development application DA 110/2023(1) for Community Facility and Business Identification Signage at Lot 35 DP 270446 - 16 Cameron Place, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr K Duffy, Cr J Evans, Cr G Floyd, Cr T Greenhalgh, Cr D Mallard, Cr M McDonell, Cr T Mileto, Cr G Power, Cr J Whitton

Against: Nil

Absent: Cr J Hamling, Cr F Kinghorne, Cr S Peterson

Cr Kinghorne & Cr Peterson returned to the meeting with the time being 6.50pm

THE MEETING CLOSED AT 6.50PM.