

Closed Meeting Of Council



Closed Minutes 15 February 2016

The meeting commenced at 7.59pm and was held in the Council Chamber 62-64 Menangle Street, Picton NSW 2571.

WOLLONDILLY SHIRE COUNCIL

Minutes of the Closed Meeting of Wollondilly Shire Council held in the Council Chamber,
62-64 Menangle Street, Picton, on Monday 15 February 2016 commencing at 7.59pm

PRESENT	3
ALSO PRESENT WERE	3
APOLOGIES	3
DECLARATION OF INTEREST	3
PLANNING & ECONOMY	4
PE8 Bingara Gorge Appeal	4
CLOSING	7

WOLLONDILLY SHIRE COUNCIL

Minutes of the Closed Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 15 February 2016 commencing at 7.59pm

PRESENT

Councillors: Landow (Mayor), B Banasik, Law, Terry, M Banasik, Gibbs and Mitchell.

ALSO PRESENT WERE

General Manager, Executive Director Community Services and Corporate Support, Director Planning, Director Infrastructure and Environment, Manager Executive Services, Manager Governance and two Administration Officers.

APOLOGIES

TRIM 88-11

It was noted that Cr Hannan was on an approved Leave of Absence.

An apology for Cr Amato was accepted for this meeting.

DECLARATION OF INTEREST

There were no declarations of interest.

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Planning and Economy

PLANNING & ECONOMY

PE8 Bingara Gorge Appeal
19

TRIM 8642

26/2016 Resolved on the Motion of Crs B Banasik and Terry:

That, in relation to the proposed increase in the development cap from 1165 to 1800 residential allotments at Bingara Gorge:

1. *Whilst Council continues discussions with Lend Lease communities, that these discussions be on the basis of a maximum number of allotments not exceeding the original 1165 blocks.*
2. Council note the effort to undertake negotiations with Lend Lease Communities in response to Council's previous resolution.
3. Council note that further ongoing work will be required in regard to the negotiation, exhibition and adoption of a Voluntary Planning Agreement.
4. Council note that any decision to increase the number of allotments in the Bingara Gorge Estate will be made contrary to the controls recently adopted in the Wollondilly Development Control Plan 2016.
5. Staff in negotiating conditions of consent as part of the Court process seek to maximise community benefit and protect public safety and the environment by incorporating conditions that:
 - a) Include community building initiatives.
 - b) Introduce new detailed caps on subdivision certificate release based on the continued completion of the golf course and associated facilities as per the table below:

Planning and
Economy

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Planning and Economy

Task	Completion
Golf course bridge	Prior to the release of subdivision certificate for more than two thirds of the development cap or December 2017 whichever occurs first
Stage 2a of Golf clubhouse - initial	Not applicable (Completed)
Stage 2a of Golf clubhouse - final pro-shop and related car parking	Prior to the release of subdivision certificate for more <i>than</i> three quarters of the development cap or June 2018 whichever occurs first
Stage 2b of Golf clubhouse - lounge, dining, bar and final kitchen and related car parking	Prior to the release of subdivision certificate for more <i>than</i> three quarters of the development cap or December, 2018 whichever occurs first

Planning and Economy

- c) Require the timely completion of Wollondilly Street. In this regard attempts shall be made to negotiate the payment by Lend Lease of any biobanking credits necessary for the vegetation removal to enable road construction.
 - d) Include conditions that protect biodiversity in accordance with NSW legislation and that require any works for asset protection purposes (eg fire trails, roads, managed areas) occur outside the biodiversity protected footprint and include perimeter roads that incorporate shared pathways where appropriate.
 - e) Require full payment of developer contributions under the Wollondilly Developer Contributions Plan 2011 *if the Court approves additional lots* over 1,165 unless and until a new Voluntary Planning Agreement has been considered by Council and endorsed.
6. A range of community building initiatives contained within a "Community Building Strategy" shall be implemented to engage with new and existing residents to assess their needs and address as appropriate. The strategies employed can be direct or indirect but must be aimed at enhancing social cohesion, participation and the overall wellbeing of residents.

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Planning and Economy

The “Community Building Strategy” shall be submitted to Council for approval prior to implementation and must include the following components:

- **Consultation with relevant government and non-government agencies in identifying areas for the provision of quality social infrastructure and human services provision**
- **Community engagement process to establish an evidence base to guide future initiatives**
- **Community welcome initiatives that include information about community title living, available services and activities**
- **Innovative engagement techniques that seek to involve residents in the design, development, enhancement and activation of public spaces**
- **Practical strategies to engage the community in an active lifestyle, focussed on overall well-being with a specific focus on connectivity with the existing community**
- **Annual reporting on the highlights and achievements of the strategy submitted to Council.**

The applicant may seek to satisfy the requirements of this condition by entering into a planning agreement in accordance with the Act on terms and conditions which are acceptable to Council, but there is no obligation to do so.

On being put to the meeting the motion was declared CARRIED.

Vote For: Crs Landow, Terry, Law, B Banasik, M Banasik and Mitchell

Vote Against: Cr Gibbs

WOLLONDILLY SHIRE COUNCIL

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Closing

CLOSING

There being no further business, the Mayor resumed the Ordinary Council Meeting at 8.34pm.

This and the preceding 6 pages are the Minutes of the Closed Meeting of Council held on Monday 15 February 2016 and were confirmed at the subsequent meeting held on Monday 21 March 2016.

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Mayor