

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 18 June 2018

Sustainable and Balanced GROWTH

SUSTAINABLE AND BALANCED GROWTH

GR1 **Proposed Commencement of Low Rise Medium Density Housing Code and Greenfield Housing Code**
260803 TRIM 10618

Growth

Crs Landow and Banasik left the meeting at 7.13pm due to previously declared Conflicts of Interest in the next Item.

116/2018 **Resolved on the Motion of Crs Deeth and Briggs:**

1. That Council prepare a Planning Proposal to amend Wollondilly Local Environmental Plan 2011 to ensure that the minimum lot size to subdivide an existing dual occupancy in a residential zone under clause 4.1A of LEP 2011 is also the minimum lot size required to construct a new dual occupancy.
2. That the minimum lot size *as shown on the map for that area and the minimum lot size* for the construction of a new Dual Occupancy on land within the R2, R3 or B4 zones meet the following lot sizes.
 - (a) in the case of an attached Dual Occupancy - 800 square metres.
 - (b) in the case of a detached Dual Occupancy - 975 square metres.

Despite the above, a dual occupancy cannot be undertaken on any lot greater than 1,400 square metres.

3. That the Planning Proposal be forwarded to the Greater Sydney Commission for a Gateway Determination.
4. That Council request the Greater Sydney Commission to grant Council delegation to make amendments to Wollondilly Local Environmental Plan 2011 in accordance with Section 3.36 of the Environmental Planning and Assessment Act, 1979.
5. That Council write a further letter to the Department of Planning & Environment (DPE) that includes the following:

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- **A request to suspend the commencement date of the Low Rise Medium Density Housing Code to the Wollondilly Local Government Area, at least until such time as Council has finalised an amendment to its LEP to introduce a minimum lot size for the construction of Dual Occupancies on R2 and R3 zoned land.**
 - **Council's concerns over the ability of the existing infrastructure in the area to support such development being undertaken via a Code based approvals process and that the concerns raised in its submission from March 2016 relating to infrastructure remain.**
6. **That Council write to Sydney Water advising of the potential uplift in dwellings that could occur under the Low Rise Medium Density Housing Code in towns within the Shire, in particular those which have been identified as having limited sewer capacity (namely Bargo and The Oaks/Oakdale).**
7. ***That Council write to the DPE and request that landscape conservation areas also be added to the land based exclusions under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.***
8. ***That Council factor in impacts of the new housing code into its housing market analysis or dwelling forecasts that form part of the Development Control Plan Review.***

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

Vote: Crs Briggs, Deeth, Lowry, Hannan, Gould and Khan

Crs Landow and Banasik returned to the meeting at 7:24pm.