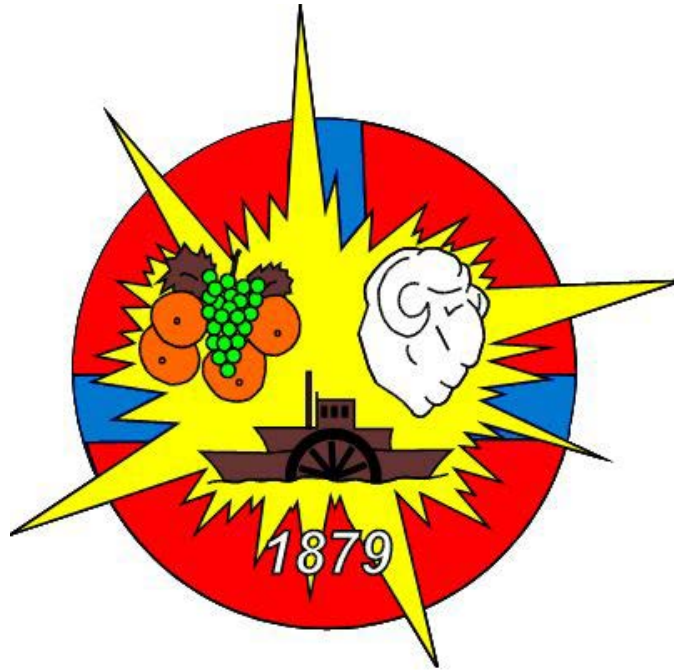




WENTWORTH SHIRE COUNCIL

**PLANNING LIAISON COMMITTEE
MEETING
MINUTES**

8 NOVEMBER 2013

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1 OPENING OF MEETING

Meeting was opened by the Mayor at 11.00am.

2 PRESENT

COUNCILLORS: Don McKinnon (Mayor), Paul Cohrs, Brian Wakefield

STAFF: Mr Peter Kozlowski (General Manager)
Mr Ken Ross (Director, Sustainable Development)
Mrs Kerrilyn Miller (Coordinator Health & Planning)

3 APOLOGIES AND LEAVE OF ABSENCE

Councillor Bob Wheeldon

COMMITTEE RESOLUTION

That the apology from Councillor Bob Wheeldon be received and noted.

Moved Councillor P Cohrs, Seconded Councillor D McKinnon

CARRIED

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COMMITTEE RECOMMENDATION

That the Minutes of the Planning Liaison Committee Meeting held 18 September 2013 be confirmed as circulated.

Moved Councillor Cohrs, Seconded Councillor D McKinnon

CARRIED

5 DECLARATIONS OF PECUNIARY INTEREST AND CONFLICTS OF INTEREST

Councillor Bob Wheeldon – Item 6.1 and Item 6.2 (significant conflict of interest) as being Director of Minto Farms Pty Ltd & Grand Junction Pty Ltd and the owner of the two areas of land discussed in the reports.

6 REPORTS

6.1 "TONA" OLD CROWN 10 LOT SUBDIVISION ON THE ANABRANCH

File Number: RPT/13/579

Responsible Officer: Ken Ross - Director, Health and Planning
Responsible Directorate: Health and Planning
Reporting Officer: Kerrilyn Miller - Acting Health & Planning Coordinator

Delivery Program Objective: 5. Environmental Performance
Delivery Program Strategy: 5.2 Implement sound environmental practices within Council activities

Previous Items: 10.4 - Planning Liaison Committee - 18 September 2013 -
Ordinary Council - 16 Oct 2013 9.00am

Summary

The subject matter of this report has delivered some complexity which has had several reports, presentations and recommendations without any formal resolution. The matter is returned to this committee to give guidance to the final recommendation for resolution at Council.

The committee acknowledge the presentation made by Minto Farms in relation to Tona access and recognize in the deliberation of this matter, that every approval granted for Minto Farms to build a house sanctioned, by stamped approval, their planning assessment within their application which stated in Section 6.1:

"Roadway access to the proposed dwelling will be from the Anabranh Mail Road to a gravel road to be constructed on the site.

It is intended to gravel from the road shoulder to the boundary and, if required, require the provision of a piped gutter crossing in accordance with Council's specification for property accesses."

COMMITTEE RECOMMENDATION

The Planning Liaison Committee recommends to Council that;

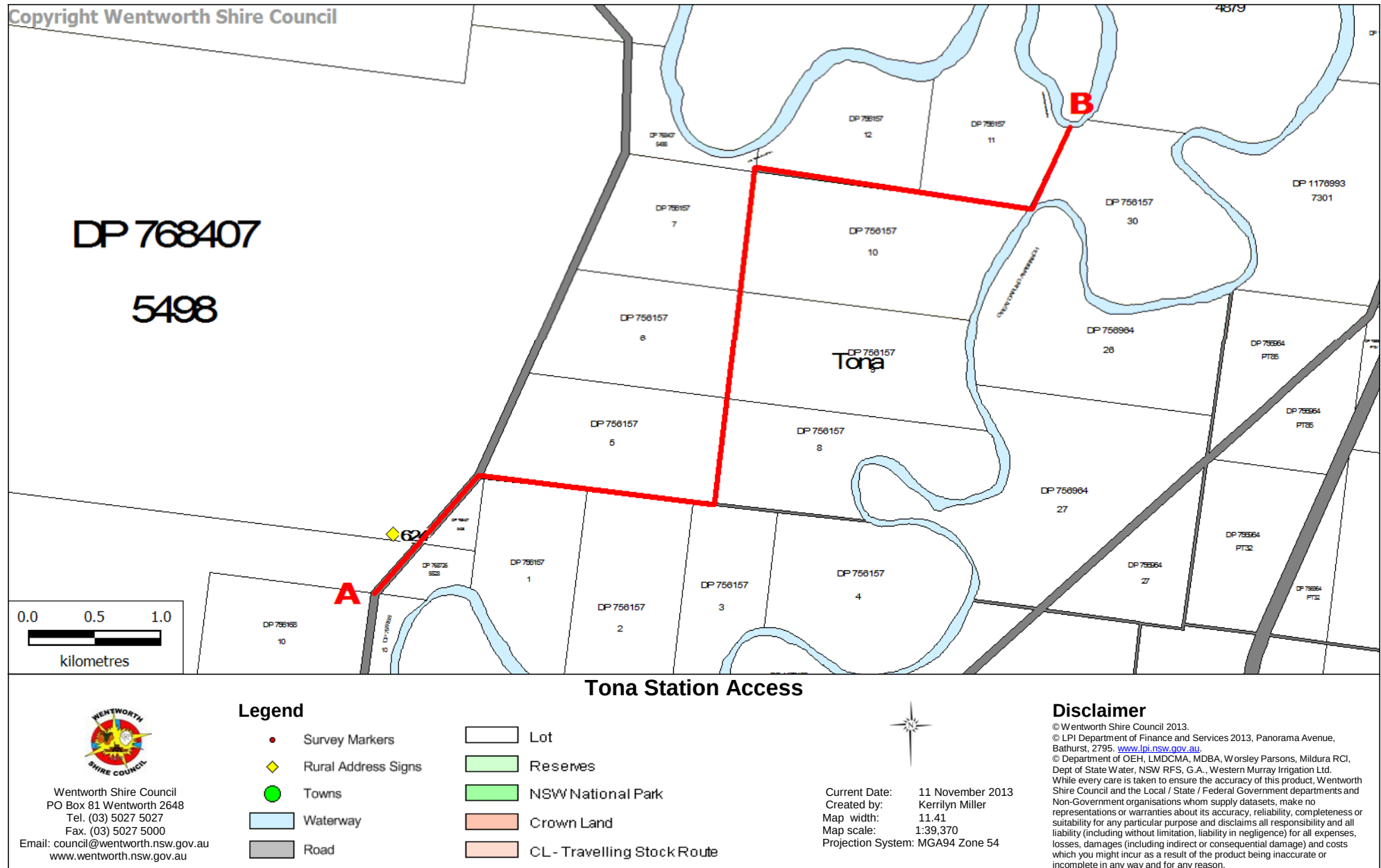
1. Council apply to NSW Trade and Investment Crown Lands to open the roads from A to B on the map below and dedicate those roads as Council Public Roads.
2. Council shall endorse suitable design plans and specifications and facilitate the construction of the nominated roads in accordance with those previously mentioned endorsed plans and specifications.
3. Council shall not pay any costs associated with resulting road construction. All administration and construction costs shall be borne by Minto Farms Pty Ltd, being the developer of the 'Tona Estate'

Moved Councillor P Cohrs, Seconded Councillor D McKinnon

CARRIED

In accordance with Section 375A of the Local Government Act the Mayor called for a division.

<i>For the Motion :</i>	<i>Councillors P Cohrs, D McKinnon and B Wakefield.</i>
<i>Against the Motion:</i>	<i>Nil.</i>



6.2 REZONING OF LOTS IN THE RU1 ZONE TO RU4 TO ALLOW FOR CONSOLIDATION OF RURAL HOUSING

File Number: RPT/13/580

Responsible Officer: Ken Ross - Director, Health and Planning

Responsible Directorate: Health and Planning

Reporting Officer: Kerrilyn Miller - Acting Health & Planning Coordinator

Delivery Program Objective: 2. Growth & Development

Delivery Program Strategy: 2.1 Maximise the productive use of land

Summary

Kathryn Baird, on behalf of Grand Junction Pty Ltd will be presenting to the committee a planning proposal for the rezoning of land from RU1 Primary Production to RU4 Rural Small Holdings. The location of the land is to the north and south of Pomona. See maps within attachments.

COMMITTEE RECOMMENDATION

The Planning Liaison Committee recommends to Council that:

Council acknowledge the presentation made on behalf of Grand Junction Pty Ltd regarding their planning proposal. To further progress the Planning Proposal the following information is required to enable further consideration and progress.

- Further justification as to why Zone RU4 Primary Production Small Lots was chosen over Zone R5 Large Lot Residential.
- Further detail by way of contours of the subject land to address any potential flood issues.

Moved Councillor B Wakefield, Seconded Councillor P Cohrs

CARRIED

In accordance with Section 375A of the Local Government Act the Mayor called for a division.

For the Motion : Councillors P Cohrs, D McKinnon and B Wakefield.

Against the Motion: Nil.

7 NEXT MEETING

20 October 2013 at 12pm.

8 CLOSURE

The meeting was declared closed at 12.40pm.

.....
General Manager

.....
Chairperson