

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 20 March 2017, commencing at 6.32pm

Planning and Economy

PE3

Draft Planning Proposal – Darley Street Residential, Thirlmere
265508

TRIM 9362

Cr Lowry and the Director Planning left the meeting at 7.06pm due to previously declared Conflicts of Interest in this item.

Moved on the motion of Crs Briggs and Hannan:

1. *That Council support the planning proposal to rezone Lots 1-8, Section 7 DP 2339 inclusive, Lots 10-14 Section 7 DP 2339 inclusive, Lots 1 and 2 DP 778327, Lots 91 and 92 DP 634407 and Lot A DP 376685 in Innes, Darley and Bridge Streets, Thirlmere to amend Wollondilly Local Environmental Plan, 2011 in the following manner:*
 - a. *Amend the zoning map from RU4 to R2 (Low Density Residential) Zone*
 - b. *Amend the Height of Buildings Map to introduce a maximum building height of 9 metres*
 - c. *Amend the Minimum Lot Size map from 2ha to 700m2*
2. *That Council request that the Greater Sydney Commission as part of any Gateway Determination require the applicant to provide the following studies:*
 - a. *A flora and fauna study*
 - b. *An agricultural impact study that details the loss of agricultural capability from the rezoning, any potential impacts on the capability of adjoining land to be used for agriculture and any measures required to ameliorate that impact*
 - c. *A stormwater management strategy including measures to be put in place to ensure no reduction in downstream water quality and to ensure no increased risk of downstream flooding.*
3. *That the proponent, land owners and submitters be notified of Council's resolution.*
4. *That Councillors are aware that there is a risk that they may not be successful at gateway and should that happen they should consider alternatives such as larger blocks.*

Vote For: Cr Law, Briggs and Hannan

Vote Against: Cr Gould, Deeth, Landow, Banasik

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

37/2017 **Resolved** on the Motion of Crs Gould and M Banasik:

1. ***That Council support the planning proposal to rezone Lots 1-8, Section 7 DP 2339 inclusive, Lots 10-14 Section 7 DP 2339 inclusive, Lots 1 and 2 DP 778327, Lots 91 and 92 DP 634407 and Lot A DP 376685 in Innes, Darley and Bridge Streets, Thirlmere to amend Wollondilly Local Environmental Plan, 2011 in the following manner:***
 - a. ***Amend the zoning map from RU4 to R5 (Large Lot Residential) Zone***
 - b. ***Amend the Height of Buildings Map to introduce a maximum building height of 9 metres***
 - c. ***Except as provided by d., amend the Minimum Lot Size map from 2ha to a the minimum lot size determined after the completion of a waste water management study and flora and fauna study (note no area containing a threatened species or threatened ecological community may be used for waste water disposal)***
 - d. ***Despite the results of the studies referred to in c., there shall not be a minimum lot size less than 4,000m² for any lot with frontage to Owen Street or Innes Street. If the studies required in point c. require a minimum lot size greater than 4,000m² for any parts of the site with frontage to Owen and Innes Streets then that greater minimum lot size shall be adopted.***
2. ***That Council request that the Greater Sydney Commission as part of any Gateway Determination require the applicant to provide the following studies:***
 - a. ***A waste water management study to determine minimum land area required for waste water treatment and disposal***
 - b. ***A flora and fauna study***
 - c. ***An agricultural impact study that details the loss of agricultural capability from the rezoning, any potential impacts on the capability of adjoining land to be used for agriculture and any measures required to ameliorate that impact***
 - d. ***A stormwater management strategy including measures to be put in place to ensure no reduction in downstream water quality and to ensure no increased risk of downstream flooding.***
3. ***That the proponent, land owners and submitters be notified of Council's resolution.***

WOLLONDILLY SHIRE COUNCIL

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

Vote For: Crs Deeth, Landow, Gould and Banasik

Vote Against: Crs Hannan, Law and Briggs

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