

ORDINARY MEETING
MINUTES: 26 March 2013

CITY PLANNING

Item: 50 **CP- Planning Proposal - Lots 1 and 2 DP 700263, Lot 2 DP 629053, Lot C DP 160847 and Lot F DP 164199 and Lot 3 DP 700263 120 - 188 Hawkesbury Valley Way, Clarendon - (95498)**

Mr Matthew Twohill and Mr Robert Montgomery, proponents, addressed Council.
Mr Bryan Smith, respondent, addressed Council.

MOTION:

RESOLVED on the motion of Councillor Tree, seconded by Councillor Conolly.

Refer to RESOLUTION

An AMENDMENT was moved by Councillor Rasmussen, seconded by Councillor Lyons-Buckett.

That:

1. Council support the preparation of a planning proposal for the rezoning of part of the subject site shown in Attachment 4 - Proposed Zoning Map to this report from RU4 Primary Production Small Lots to B7 Business Park under Hawkesbury Local Environmental Plan 2012 only include DP700263.
2. The proposal to amend Schedule 1, Additional Permitted Uses to permit Bulky Goods Retailing is not supported.
3. In accordance with Part 1 of this resolution a planning proposal be forwarded to the Department of Planning and Infrastructure for a "gateway" determination.
4. The Department of Planning and Infrastructure be advised that Council wishes to request a Written Authorisation to Exercise Delegation to make the Plan.
5. If the Department of Planning and Infrastructure determines that the planning proposal is to proceed, Council commence:
 - (a) Voluntary Planning Agreement negotiations with the applicant, landowner and any other relevant stakeholders.
 - (b) Consultation on the planning proposal with the community and the relevant public authorities in accordance with the Gateway Determination and the Environmental Planning and assessment Act, 1979.

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In accordance with Section 375A of the Local Government Act 1993 a division is required to be called whenever a planning decision is put at a council or committee meeting. Accordingly, the Chairperson called for a division in respect of the Amendment, the results of which were as follows:

| For the Amendment | Against the Amendment |
|--------------------------|------------------------------|
| Councillor Calvert | Councillor Conolly |
| Councillor Lyons-Buckett | Councillor Creed |
| Councillor Rasmussen | Councillor Ford |
| | Councillor Mackay |
| | Councillor Paine |
| | Councillor Reardon |
| | Councillor Tree |

Councillors Porter and Williams were absent from the meeting.

The amendment was lost.

The motion was put and carried.

82 RESOLUTION:

RESOLVED on the motion of Councillor Tree, seconded by Councillor Conolly.

1. Council support the preparation of a planning proposal for the rezoning of part of the subject site shown in Attachment 4 - Proposed Zoning Map to this report from RU4 Primary Production Small Lots to B7 Business Park under Hawkesbury Local Environmental Plan 2012.
2. Council support the proposal to amend Schedule 1, Additional Permitted Uses, subject to the following requirements:
 - (a) Maximum total bulky goods floor space is 5,000m².
 - (b) Minimum individual floor space for bulky goods uses is 1,000m².
 - (c) Any development application for bulky goods retailing must be accompanied by an economic impact assessment to demonstrate the potential impact on existing retail precincts.
3. In accordance with Part 1 of this resolution a planning proposal be forwarded to the Department of Planning and Infrastructure for a "gateway" determination.
4. The Department of Planning and Infrastructure be advised that Council wishes to request a Written Authorisation to Exercise Delegation to make the Plan.
5. If the Department of Planning and Infrastructure determines that the planning proposal is to proceed, Council commence:
 - a) Voluntary Planning Agreement negotiations with the applicant, landowner and any other relevant stakeholders.

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- b) Consultation on the planning proposal with the community and the relevant public authorities in accordance with the Gateway Determination and the Environmental Planning and assessment Act, 1979.
6. The applicant be required to provide a master plan for Stages 2 and 3 which includes, among other things, a requirement that office building development only is permitted along the Hawkesbury Valley Way frontage of the Stage 2 area.

In accordance with Section 375A of the Local Government Act 1993 a division is required to be called whenever a planning decision is put at a council or committee meeting. Accordingly, the Chairperson called for a division in respect of the motion, the results of which were as follows:

| For the Motion | Against the Motion |
|-----------------------|---------------------------|
| Councillor Conolly | Councillor Calvert |
| Councillor Creed | Councillor Lyons-Buckett |
| Councillor Ford | Councillor Rasmussen |
| Councillor Mackay | |
| Councillor Paine | |
| Councillor Reardon | |
| Councillor Tree | |

Councillors Porter and Williams were absent from the meeting.

Item: 51 **CP - Planning Proposal - Amendment to Hawkesbury Local Environmental Plan 2012 - 396 Bells Line of Road, Kurmond - (95498)**

Previous Item: 10, Ordinary (5 February 2013)

Mr Robert Montgomery, proponent, addressed Council.
Mr Michael Want, respondent, addressed Council.

MOTION:

RESOLVED on the motion of Councillor Tree, seconded by Councillor Conolly.

Refer to RESOLUTION

An AMENDMENT was moved by Councillor Rasmussen, seconded by Councillor Lyons-Buckett.

That this matter be deferred until either:

1. The Mayor and Council hold a public meeting to canvas public opinion, or;
2. The traffic infrastructure problems at North Richmond are successfully addressed.