

Ordinary Meeting Of Council



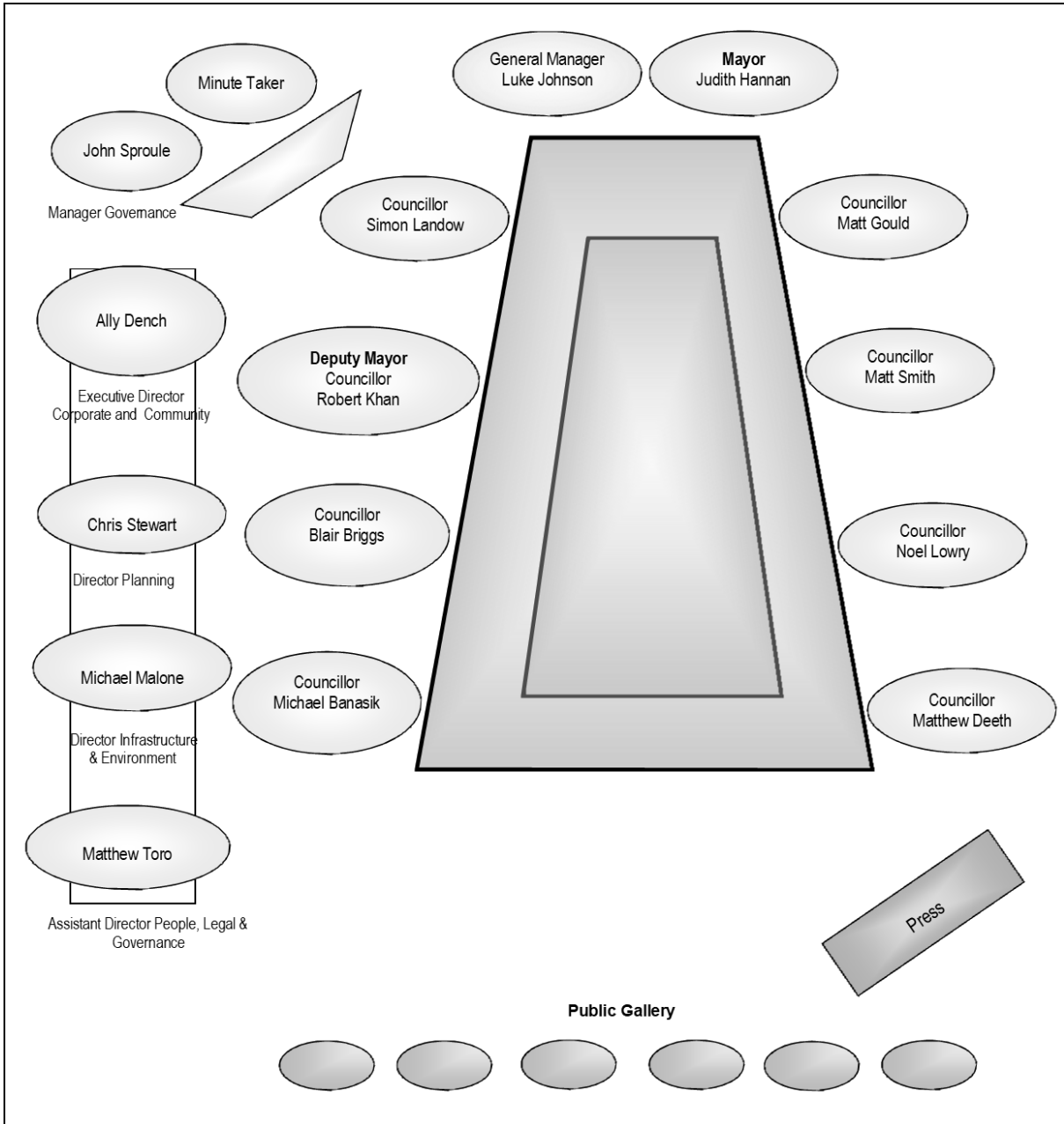
Wollondilly Shire Council

Notice of Meeting & Agenda Monday 11 December 2017

You are invited to attend the next Ordinary Meeting of Council to be held in the Council Chambers, 62-64 Menangle Street Picton on Monday 11 December 2017 commencing at 6.30pm.

General Manager

Seating in Council Chambers



EAST WARD

Cr Matthew Deeth	0428 335 743	Email: matthew.deeth@wollondilly.nsw.gov.au
Cr Noel Lowry	0406 047 086	Email: noel.lowry@wollondilly.nsw.gov.au
Cr Matt Smith	0448 083 566	Email: matt.smith@wollondilly.nsw.gov.au

CENTRAL WARD

Cr Michael Banasik	0425 798 068	Email: michael.banasik@wollondilly.nsw.gov.au
Cr Blair Briggs	0418 269 913	Email: blair.briggs@wollondilly.nsw.gov.au
Cr Robert Khan	0407 705 100	Email: robert.khan@wollondilly.nsw.gov.au

NORTH WARD

Cr Matt Gould	0427 936 471	Email: matthew.gould@wollondilly.nsw.gov.au
Cr Judith Hannan	0414 557 799	Email: judith.hannan@wollondilly.nsw.gov.au
Cr Simon Landow	0415 406 719	Email: simon.landow@wollondilly.nsw.gov.au

Business Papers will be available from Council's Foyer or alternatively on Council's website.

Contents

OPENING

RECORDING OF THE MEETING

In accordance with Council's Code of Meeting Practice the electronic recording of the Council Meeting and the use of electronic media during the proceedings is not permitted. This includes devices such as laptops, mobile phones, tape recorders and video cameras.

WEBCAST NOTICE

Members of the public are advised, in accordance with Section 18 of the Privacy and Personal Information Protection Act 1998 (PPIPA), that Wollondilly Shire Council records and webcasts live all Ordinary and Extraordinary Meetings of Council held in open session for the purpose of facilitating community access. The webcasts are publically available for viewing on Council's website.

Video footage collected is of the decision making body only, if you do not wish your image to be recorded please remain in the public gallery. Your image, voice, personal and health information may be recorded, publicly broadcast and archived if you speak during the meeting and/or don't remain in the space provided.

The webcasts and webcast recordings are protected by copyright and owned by Council. No part of the proceedings of a meeting of the Council may be recorded, copied or made available to others by members of the public without the authority of the Council.

Council may be required to disclose recordings pursuant to the Government Information (Public Access) Act 2009, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation.

NATIONAL ANTHEM

ACKNOWLEDGEMENT OF COUNTRY

APOLOGIES AND LEAVE OF ABSENCE REQUESTS

DECLARATION OF INTEREST

CONFIRMATION OF MINUTES

- Ordinary Meeting of Council held on 20 November 2017
- Closed Meeting of Council held on 20 November 2017

ITEMS TO BE TABLED

- 449 Return Register 2017/18

MAYORAL MINUTE

SUSTAINABLE AND BALANCED GROWTH 16

GR1	Development Application No. 010.2017.00000678.001 for 89-91 Argyle Street, Picton – Commercial Building and use as Food and Drink Premises (Restaurant).....	19
GR2	Applications to Modify Development Consent No. 010.2005.00051506.005 & No. 010.2005.00051506.006 for a Seniors' Living Development to provide an Additional 3 Self Care Units, Managers Residence, Maintenance Shed, Wellness Centre, Men's Shed and to Relocate Approved Swimming Pool – 20 Brundah Road, Thirlmere	64
GR3	Development Application No. 010.2011.00000568.002 – Modification of Consent – 294-296 Pheasants Nest Road, Pheasants Nest.....	78
GR4	Development Application No. 010.2017.00000043.001 – Construction Retail Building, Basement Car Park & Demolish Old Fire Station Building – 7-9 Margaret Street, Picton	92
GR5	Development Application No. 010.2002.00057136.002 – Intensive Agricultural – Two Additional Poultry Sheds – 105 Burns Road, Thirlmere	121

Contents

GR6	Development Application No. 010.2015.00000434.001 for Demolition of Existing Structures, Bulk Earthworks, Remediation of Land, Staged Residential Subdivision to create 79 Lots, 2 Residue Lots, Drainage Infrastructure and Landscape Works – 65 Marsh Road, Silverdale	150
GR7	Development Application No. 010.2016.00000590.001 – Demolition of Structures & Construction of 5 Multi Dwelling Housing – 23 Burragorang Street, The Oaks	198
GR8	Stilton Lane Planning Proposal	220
GR9	Planning Proposal – North Silverdale Commercial, Residential and Environmental Lands	230
GR10	Planning Proposal – 95 Great Southern Road, Bargo	276
GR11	Review of Wollondilly Development Control Plan 2016 – Housekeeping Amendments.....	310
MANAGEMENT AND PROVISION OF INFRASTRUCTURE.....		322
IN1	Stonequarry Creek – Final Draft Flood Study (Advisian 2017) – Public Exhibition	324
IN2	Recommendations Local Traffic Committee – 15 November 2017.....	326
CARING FOR THE ENVIRONMENT		328
EN1	Public Consultation of the Draft Stonequarry Creek Flying Fox Camp Management Plan.....	330
LOOKING AFTER THE COMMUNITY		333
CO1	Activate Wollondilly Project Update.....	335
EFFICIENT AND EFFECTIVE COUNCIL		338
EC1	Annual Review of Closed Reports	340
EC2	The Role of the Mayor between Council Meetings.....	343
EC3	Ordinary Council Meeting and Community Forum Dates – 2018.....	345
EC4	Annual Report – Code of Conduct Complaints	347
EC5	Audit, Risk, Improvement Committee – Annual Report.....	349
EC6	Revised Investment Policy	356
EC7	Investment of Funds as at 31 October 2017	358
EC8	Delegation to the General Manager to select Independent Hearing & Assessment Panel Community Representatives	361
EC9	Oath of Office.....	363
EC10	Committee Membership	365
NOTICE OF MOTION		366
NOM1	Notice of Motion No. 1 submitted by Cr Banasik on 22 November 2017 regarding Camping Sites within the Shire	367
NOM2	Notice of Motion No.2 submitted by Cr Banasik on 23 November 2017 regarding upgrades to Telopea Park, Buxton.....	368
CLOSED REPORTS		369
EC11	General Manager’s Performance Objectives	370
EC12	Mayoral Minute – Renewal of General Manager’s Contract	370
QUESTIONS FOR NEXT MEETING		371

Wollondilly Community Strategic Plan 2033

Council's format for reporting to our Ordinary Council Meetings will follow the adopted Create Wollondilly Community Strategic Plan 2033 themes of:

Sustainable and Balanced **Growth** | Management and Provision of **Infrastructure** | Caring for the **Environment** | Looking after the **Community** | Efficient and Effective **Council**

Under each of these themes are **Outcomes** – expressions of what we want to achieve in the long term which will be reflected in our reports.

Social Justice Principles

EQUITY

We will strive for the fair distribution of resources with a particular emphasis on protecting those people who are considered vulnerable.

ACCESS

We will provide all people with opportunities to use relevant services and facilities regardless of their circumstances.

PARTICIPATION

We will encourage and provide opportunities for people to take part in decision making processes that impact on their communities, lifestyle and quality of life.

RIGHTS

People should not be discriminated against and everyone is entitled to honesty, information and involvement.

Sustainable and Balanced Growth

OUTCOMES

WHAT DO WE WANT?

1. A built environment that supports liveable communities, respects the character, setting and heritage of our towns and villages and retains the vision of Rural Living.
2. A unique environment and rural landscape balanced with managed growth that is consistent with Council's Position on Growth and vision of Rural Living.
3. A strong local economy providing employment and other opportunities.
4. Expansion of employment and other opportunities based on the Shire's natural assets, strong agricultural base and tourism potential.
5. A strong and viable agricultural sector supported by the protection and preservation of agricultural assets and resources.

STRATEGIES

HOW WILL COUNCIL WORK TO ACHIEVE WHAT WE WANT?

Strategy GR1 – Growth

- Manage growth to ensure that it is consistent with Council's Position on Growth and achieves positive social, economic, and environmental outcomes for Wollondilly's towns and villages.

Strategy GR2 – Built Environment

- Manage land use and development to achieve a high quality built environment and innovative planning outcomes, while protecting our agricultural and rural landscape.

Strategy GR3 – Economic Development and Tourism

- Enhance economic development and tourism in Wollondilly Shire through the implementation of the Economic Development Strategy and the development of a Tourism Strategy and an Employment Strategy.

Strategy GR4 – Liveable Communities

- Plan for and enhance Wollondilly's liveability by encouraging great places to live with communities that are resilient, safe, affordable, healthy, well connected and retain their unique characters.

Strategy GR5 – Wilton New Town

- Create a new walkable and connected community supported by integrated public transport and matched by sustainable long-term local employment growth.

Strategy GR6 – Peri-urban lands

- Manage, promote and adequately protect peri-urban lands and their values.

Strategy GR7 – Agriculture

- Encourage and support agriculture and associated industries so that they continue to be a productive, sustainable and integral part of our economy, community, landscape and environment.

Strategy GR8 – Advocacy

- Advocate strongly for the interests of Wollondilly and its community in relation to planning and economic development outcomes and improved public transport services.

Management and Provision of Infrastructure

OUTCOMES

WHAT DO WE WANT?

1. Infrastructure that is safe, accessible and fit for purpose.
2. Infrastructure that is sustainably maintained.
3. Infrastructure that delivers upon the expectations and needs of our growing community.

STRATEGIES

HOW WILL COUNCIL WORK TO ACHIEVE WHAT WE WANT?

Strategy IN1 – Improve the Condition of our Road Network

- Manage, maintain and improve our road network to meet the needs of the community, now and into the future.

Strategy IN2 – Provision of Infrastructure and Facilities

- Provide a range of infrastructure and community facilities to meet the needs of the community, now and into the future.

Strategy IN3 – Manage Infrastructure and Facilities

- Manage infrastructure and community facilities to provide for and respond to community needs, improve safety and improve choices.

Strategy IN4 – Emergency Management

- Assist in the planning of the community's response to emergencies such as bushfires and flooding.

Strategy IN5 – Advocacy

- Advocate strongly for the interests of Wollondilly and its community in relation to infrastructure outcomes.

Caring for the Environment

OUTCOMES

WHAT DO WE WANT?

1. An environment that is valued, preserved and protected, with new planning and development proposals supporting these values.
2. A community that is engaged with, and cares about, their environment.

STRATEGIES

HOW WILL COUNCIL WORK TO ACHIEVE WHAT WE WANT?

Strategy EN1 – Protect and enhance biodiversity, waterways and groundwaters

- Maintain and enhance the condition of biodiversity including the condition of water sources (both surface and groundwater).

Strategy EN2 – Protect the environment from development pressures

- Contribute to development to achieve positive environmental, social and economic outcomes.

Strategy EN3 – Vegetation management

- Achieve a balance between risk-based management and conserving biodiversity and maintaining public and private assets.

Strategy EN4 – Community involvement

- Engage the community during the preparation and implementation of Council's environmental activities and programs.

Strategy EN5 – Environmental awareness

- Enhance community awareness of the environmental values of Wollondilly's natural resources and rural lands and the threats to these values.

Strategy EN6 – Sustainable practices

- Enhance the adoption of sustainability practices by Council and the local community which reduce consumption of resources, generation of waste, as well as the level of greenhouse gas emissions.

Strategy EN7 – Agricultural Land and Capability

- Protect agricultural land and the natural resources which support agricultural capability.

Strategy EN8 – Auditing, Monitoring and Enforcement

- Undertake auditing, monitoring and regulatory enforcement and be responsive to community complaints to protect the environment and the health, safety and well-being of the community.

Strategy EN9 – Waste Management

- Provide the community with a workable and convenient waste management system, which also minimises waste generation, increases resource recovery and protects the environment.

Strategy EN10 – Advocacy

- Advocate strongly for the interests of Wollondilly and its community in relation to environmental outcomes.

Looking after the Community

OUTCOMES

WHAT DO WE WANT?

1. Access to a range of activities, services and facilities.
2. Communities that are engaged, cohesive, included, and have a sense of belonging.
3. Communities that are healthy, happy and feel safe.

STRATEGIES

HOW WILL COUNCIL WORK TO ACHIEVE WHAT WE WANT?

Strategy CO1 – Strong Community

- Deliver a range of community projects, services, and events (including in partnership with community groups and NGOs) which strengthen our community.

Strategy CO2 – Health and Wellbeing

- Promote and support community health and wellbeing and plan for long term health services for the Shire.

Strategy CO3 – Social Planning

- Undertake strategic social planning approaches regarding community needs and issues, particularly in relation to future population growth.

Strategy CO4 – Engagement and Communication

- Implement excellence in our community engagement by consulting with and responding to the needs and concerns of our residents.

Strategy CO5 – Advocacy

- Advocate strongly for the interests of Wollondilly and its community in relation to community outcomes.

Efficient and Effective Council

OUTCOMES

WHAT DO WE WANT?

1. Government, community and business talking and working together.
2. A Council that demonstrates good business management and ethical conduct.
3. A Council that is viewed by the community as transparent, accountable and responsive to their concerns.

STRATEGIES

HOW WILL COUNCIL WORK TO ACHIEVE WHAT WE WANT?

Strategy EC1 – Employee Relations

- Build a resilient, safe and supported workplace that provides respectful, efficient and effective services for our customers now and for future generations.

Strategy EC2 – Risk Governance

- Ensure corporate risks are audited and managed appropriately to reduce the likelihood of any adverse impacts to Council or the community.

Strategy EC3 – Customer Service

- Deliver appropriate, responsive and effective service to our customers.

Strategy EC4 – Financial Sustainability

- Maintain Council in a strong financial position now and into the future.

Strategy EC5 – Resource Efficiency

- Drive a culture of continuous improvement across all aspects of service delivery.

Strategy EC6 – Information Management

- Implement innovative technological solutions to deliver quality information.

Strategy EC7 – Participation

- Enable community involvement in Council decision making.

Strategy EC8 – Accountability and Transparency

- Ensure Council maintains best practice approaches to open reporting and information access.

Strategy EC9 – Advocacy

- Advocate strongly for the interests of Wollondilly and its community.

Internal Committee/Advisory Group Councillor Representation Membership List 2016-2017

INTERNAL COMMITTEE OF COUNCIL WITH COUNCILLOR REPRESENTATION	COUNCILLOR REPRESENTATION 2016-17	RESPONSIBLE COUNCIL OFFICER	WHEN HELD AND VENUE
ORDINARY COUNCIL MEETING	Mayor Deputy Mayor Full Council	Manager Governance	Meetings held at 6.30pm, 3rd Monday of each month in the Council Chambers.
COMMUNITY FORUM	Mayor Deputy Mayor Full Council	Manager Governance	Meetings held at 6.30pm, 2nd Monday of each month in the Council Foyer - Administration Building. Community Safety on the Agenda quarterly – February, May, August and November.
AUDIT, RISK, IMPROVEMENT COMMITTEE	Mayor Cr Briggs	Manager Governance	Meetings held in office hours at the Council Chambers.
AUSTRALIA DAY COMMITTEE	Mayor Cr Hannan Vacant Cr Landow Cr Banasik	Manager Community Outcomes	Meetings on the 2nd Tuesday of month 5pm-7pm in the Council Boardroom as required.
COMMUNITY LEISURE CENTRE USERS ADVISORY GROUP	Cr Briggs	Manager Infrastructure Planning	Meetings held at 6.00pm, March & September in the Council Chambers.
GENERAL MANAGERS PERFORMANCE REVIEW COMMITTEE	Mayor Cr Hannan Vacant Cr Gould Cr Khan Cr Landow	Assistant Director People, Legal & Governance, Executive Services	Facilitator LG NSW. Meetings held late January/early February & late July.
LOCAL TRAFFIC COMMITTEE	Cr Khan Cr Briggs (alt)	Manager Infrastructure Planning	Meetings held at 2.00pm on the third Wednesday monthly, except February, May and August meetings are held on the 4 th Wednesday at 10.00am in the Council Boardroom.
PICTON FLOOD PLAIN RISK MANAGEMENT COMMITTEE	Cr Khan Cr Deeth	Manager Infrastructure Planning	As required.

Internal Committee/Advisory Group Councillor Representation Membership List 2016-2017

COMMUNITY ADVISORY COMMITTEES	COUNCILLOR REPRESENTATION 2016-17	RESPONSIBLE COUNCIL OFFICER	WHEN HELD AND VENUE
COMPANION ANIMALS ADVISORY COMMITTEE	All Welcome	Manager Compliance & Administration	Quarterly, 1 st Tuesday in March, June September and December at Council's Boardroom
CUBBITCH BARTA RESERVE STEERING COMMITTEE	Maximum of 2 Councillors	Manager Infrastructure Planning	Bi-monthly or as required at Council's Administration Building
DISABILITY ACCESS ADVISORY COMMITTEE	All Welcome	Manager Community Outcomes	Quarterly, 2nd Wednesday in February, May, August and November from 2pm – 3pm at Council's Administration Building
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE	All Welcome	Manager Economic Development & Tourism	Quarterly as required - Boardroom
MINERALS, ENERGY RESOURCES, WASTE AND ENVIRONMENT ADVISORY COMMITTEE	All Welcome	Manager Environmental Services	Quarterly - Boardroom
RURAL INDUSTRY ADVISORY COMMITTEE	All Welcome	Manager Growth & Strategic Planning	Quarterly and as required, 7.30pm on a Wednesday at Council Administration Building
TOURISM AND HERITAGE ADVISORY COMMITTEE	All Welcome	Manager Economic Development & Tourism	Quarterly as required – Gallery
TRANSPORT ADVISORY COMMITTEE	All Welcome	Manager Infrastructure Planning	Quarterly, at Council's Administration Building
YOUTH ADVISORY COMMITTEE	All Welcome	Manager Community Outcomes	Quarterly, 1 st Tuesday of the month from 6.30pm – 8.30pm at Council's Administration Building or as required.

Internal Committee/Advisory Group Councillor Representation Membership List 2016-2017

EXTERNAL COUNCIL COMMITTEES	COUNCILLOR REPRESENTATION 2016-17	RESPONSIBLE COUNCIL OFFICER	WHEN HELD AND VENUE
ASSOCIATION OF MINING RELATED COUNCILS COMBINED COUNCILS SOUTHERN MINING LIAISON COMMITTEE	Cr Khan Cr M Banasik Cr Lowry (2 Cr votes + alt)	Director Infrastructure & Environment	Meetings held February, May, August and November at various venues.
BORAL CEMENT – MALDON PLANT – COMMUNITY LIAISON COMMITTEE	Vacant	Manager Infrastructure Planning	Meetings held quarterly at various locations.
CAMPBELLTOWN ARTS CENTRE CULTURAL PRECINCT ADVISORY GROUP	Cr Banasik	Manager Community Outcomes	Meetings held quarterly at Campbelltown Arts Centre.
COUNTRY PUBLIC LIBRARIES ASSOCIATION (SOUTH EASTERN ZONE)	Cr Banasik Cr Hannan (alt)	Manager Community Outcomes	Meetings held quarterly at rotating host Council locations.
GEORGES RIVER COMBINED COUNCIL COMMITTEE INC	Cr Banasik	Manager Environmental Services	Meetings held at 7.00pm, 4th Thursday of every second month at various venues.
GREATER SYDNEY LOCAL LAND SERVICES LOCAL GOVERNMENT ADVISORY GROUP	Cr Briggs	Manager Environmental Services	Quarterly
ILLAWARRA COAL COMMUNITY CONSULTATIVE COMMITTEE	Cr Lowry	Manager Environmental Services	Meetings held 4.30pm, last Tuesday of every second month.
LACHLAN REGIONAL TRANSPORT COMMITTEE	Cr Hannan	Director Planning	Meetings held quarterly.

Internal Committee/Advisory Group Councillor Representation Membership List 2016-2017

EXTERNAL COUNCIL COMMITTEES	COUNCILLOR REPRESENTATION 2016-17	RESPONSIBLE COUNCIL OFFICER	WHEN HELD AND VENUE
LOCAL EMERGENCY MANAGEMENT COMMITTEE	General Manager Luke Johnson	General Manger & Manager Works	Meetings held 6 times per year at various venues.
MACARTHUR REGIONAL ORGANISATION OF COUNCILS (MACROC)	Mayor – President Cr Hannan Cr Khan Cr Banasik Cr Deeth (Mayor + 3 Crs next 2yrs – Wollondilly President)	General Manager	Meetings held 7.00pm, on Wednesdays quarterly at Campbelltown, Camden & Wollondilly Councils.
MY GATEWAY	Assistant Director People, Legal & Governance, Executive Services Matthew Toro	Assistant Director People, Legal & Governance, Executive Services	Meetings held monthly at Centric, Park Central.
QUEEN VICTORIA SUPPORT GROUP	Vacant	Manager Community Outcomes	As required.
SOUTHERN TABLELANDS REGIONAL ARTS ADVISORY GROUP	Cr Banasik	Manager Community Outcomes	Meetings held quarterly at Goulburn Council offices.
SOUTH WEST SYDNEY ACADEMY OF SPORT ADVISORY GROUP	Cr Briggs	Manager Infrastructure Planning	Board Meetings held quarterly in Wollondilly, Campbelltown, Camden & Liverpool. Finance Meetings - Bi-monthly UWS.
SOUTH WEST REGIONAL WEEDS COMMITTEE	Vacant	Manager Environmental Services	Meetings held at 9.00am, 1st Wednesday of March, June, September and December. Various locations South West Sydney.
SYDNEY PERI URBAN NETWORK	Executive Director Ally Dench	Executive Director Community Services and Corporate Support	Meetings held as required at various locations.
SYDNEY SOUTH WEST PLANNING PANEL	Mayor Cr Gould (alt) General Manager (Peter Wright alt. for GM)	Manager Planning	As decided by the Panel Chair.

Internal Committee/Advisory Group Councillor Representation Membership List 2016-2017

EXTERNAL COUNCIL COMMITTEES	COUNCILLOR REPRESENTATION 2016-17	RESPONSIBLE COUNCIL OFFICER	WHEN HELD AND VENUE
TAHMOOR COLLIERY COMMUNITY CONSULTATIVE COMMITTEE	Cr Khan	Manager Environmental Services	Meets quarterly as required at Tahmoor Colliery.
WATER NSW LOCAL GOVERNMENT REFERENCE PANEL	Cr Banasik Cr Gould (alt)	Manager Environmental Services	Meetings held at 12.00pm, 1st Monday quarterly.
WOLLONDILLY DISTRICT LIAISON COMMITTEE (SLA WITH RFS)	Cr Briggs Cr Khan	Manager Works	Quarterly.
WOLLONDILLY/ WINGECARRIBEE - BUSH FIRE MANAGEMENT COMMITTEE	Mayor Cr Briggs (12 month rotations of chair with Wingecarribee)	Manager Environmental Services	Meetings held at 12.30pm, 1st Wednesday quarterly, Venue Bridge Street, Picton.
YERRANDERIE MANAGEMENT COMMITTEE	Cr Lowry Cr Gould	Manager Environmental Services	Meetings held at 6.30pm, 1st Thursday March, June, September and December at The Heritage Centre, The Oaks. 1st Saturday of alternate months - all day Yerranderie.