

AMENDED ITEM

10 July 2013
To the Ordinary Council Meeting

General Manager's Report
General Manager's Unit

2.7 Recommendations and Minutes of the Employment and Economic Development Committee 3 July 2013

TRIM REFERENCE: F2012/01905 - D03462020

MANAGER: Lesley Crawley, Manager Corporate Governance

AUTHOR: Lesley Crawley; Manager Corporate Governance

SUMMARY

Minutes of the Employment and Economic Development Committee held on 3 July 2013.

RECOMMENDATION

- 1 ***That Council receive and note the minutes of the Employment and Economic Development Committee meeting held on 3 July 2013.***
- 2 ***That Council extend the proposed Section 94 Stimulus Plan to residential development proposed in the Warnervale Town Centre.***
- 3 ***That Council adopt a further requirement for Stimulus Plan being that; lots that are eligible for the Stimulus Plan must be part of a subdivision plan that receives a subdivision certificate prior to 30 December 2014.***
- 4 ***That Council develop a strategy for infrastructure delivery for Warnervale Town Centre that takes into account any loss of contributions under the Stimulus Plan.***
- 5 ***That Council extend the temporary Stimulus Plan to medium density proposals in accordance with the following table:***

<i>Size of Dwelling</i>	<i>No Of DUs</i>	<i>Total contributions</i>
<i>1 Bedroom</i>	<i>0.52</i>	<i>\$13,000</i>
<i>2 bedroom</i>	<i>0.73</i>	<i>\$13,000</i>
<i>3 Bedroom</i>	<i>1</i>	<i>\$18,000</i>

- 6 ***That Council endorse the following requirements for medium density proposals that wish to benefit from the Stimulus Plan:***
 - a. ***VPA's be finalised prior to 30 December 2013 (as per existing policy).***
 - b. ***A deed of agreement will need to be entered into under Council deferred payment of Contributions Policy. (as per existing policy).***
 - c. ***The dwellings within the medium density proposal shall be substantially completed (completion of foundations and floors) prior to the 14***

December 2014 to be eligible for the Stimulus Plan rate.

- 7 *That Council develop a strategy for infrastructure delivery that takes into account any loss of contributions for medium density proposals under the Stimulus Plan.*

- 8 *That Council approve, subject to the agreement of all the current owners of 2-4 Holmes Avenue, Toukley, the surplus contributions monies paid in respect of that site be permitted to be transferred and used as a credit against contributions required to be paid in respect of another development in the area covered by the Toukley Contributions Plan.*

BACKGROUND

A meeting of the Employment and Economic Development Committee was held on 3 July 2013. The minutes of that meeting will be distributed under separate cover.

Council has not delegated its authority to the Committee to make decisions on its behalf nor does the Committee have the authority to direct staff. Accordingly those recommendations of the Committee outside its delegation are reported to Council for consideration.

ATTACHMENTS

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| 1 | Minutes of Employment and Economic Development Committee 3 July 2013 | D03477143 |
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WYONG SHIRE COUNCIL

**MINUTES OF THE
EMPLOYMENT AND ECONOMIC DEVELOPMENT COMMITTEE OF
COUNCIL**

**HELD IN THE COUNCIL CHAMBER
WYONG CIVIC CENTRE, HELY STREET, WYONG
ON 03 July 2013
COMMENCING AT 4:10 PM**

PRESENT

Councillors G P Best (Chairperson), D Eaton, K G Greenwald (4.29pm), L R Y Nayna, A Troy (4.20pm), and L D Webster

IN ATTENDANCE

Director Land Management, Manager Place Management, Manager Strategic Development, Senior Contributions Officer and two administration staff.

The Chairperson G P Best, declared the meeting open at 4.10pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

APOLOGIES

There were no apologies.

Business Arising

There was no business arising.

PROCEDURAL ITEMS**1.1 Disclosure of Interest**

RESOLVED unanimously on the motion of Councillor NAYNA and Seconded by Councillor WEBSTER

That the Committee receive the report on Disclosure of Interest and the fact that no disclosure was made be noted.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**2.1 Confirmation of the adopted Minutes of the Employment and Economic Development Committee Meeting - 5 June 2013**

RESOLVED unanimously on the motion of Councillor WEBSTER and seconded by Councillor NAYNA:

That the Committee confirm the adopted minutes of the previous meeting of the Employment and Economic Development Committee held on the 5 June 2013.

GENERAL REPORTS**3.1 Urgent Employment Stimulus for Warnervale Town Centre**

RESOLVED unanimously on the motion of Councillor GREENWALD and seconded by Councillor WEBSTER:

- 1 That the Committee recommend to Council that the proposed Section 94 Stimulus Package be extended to residential development proposed in the Warnervale Town Centre.***
- 2 That the Committee recommend to Council that a further requirement be adopted in respect of the stimulus plan that provides that for lots that are eligible for the Stimulus Plan, they must be part of a subdivision plan that receives a subdivision certificate prior to 30 December 2014.***
- 3 That the Committee recommend to Council that Council develop a strategy for infrastructure delivery that takes into account any loss of contributions under the Stimulus Plan.***

3.2 Extension of the Temporary Stimulus Plan to Medium Density

Peter Johnson representing ADW Johnson addressed the meeting at 4.20pm and retired at 5.05pm

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

- 1 That the Committee recommend to Council that Council extend the temporary Stimulus Plan to medium density proposals in accordance with the following table:

Size of Dwelling	No Of DUs	Total contributions
1 Bedroom	0.52	\$13,000
2 bedroom	0.73	\$13,000
3 Bedroom	1	\$18,000

- 2 That the Committee recommend to Council that medium density proposals that wish to benefit from the Stimulus Plan will need to comply with the following:
- a. VPA's be finalised prior to 30 December 2013 (as per existing policy).
 - b. A deed of agreement will need to be entered into under Council deferred payment of Contributions Policy. (as per existing policy).
 - c. The dwellings within the medium density proposal shall be substantially completed (completion of foundations and floors) prior to the 14 December 2014 to be eligible for the Stimulus rate.
- 3 That the Committee recommend to Council that Council develop a strategy for infrastructure delivery that takes into account any loss of contributions for medium density proposals under the Stimulus Plan.

INFORMATION REPORTS**4.1 Oasis Site - Status of Preparation of Development Concepts**

RESOLVED unanimously on the motion of Councillor WEBSTER and seconded by Councillor GREENWALD:

That the Committee receive the progress report on the preparation of a staged development application for the Oasis Site in Wyong.

4.2 Presentation on Coal Seam Gas

RESOLVED unanimously on the motion of Councillor BEST and seconded by Councillor WEBSTER:

That the Committee defer this item to a future meeting.

4.3 Value of Development Assessments

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

That the Committee receive the report and the contents be noted.

URGENCY MOTION

LEAVE TO INTRODUCE A MOTION OF URGENCY

COUNCILLOR BEST SOUGHT TO INTRODUCE A MOTION OF URGENCY CONCERNING USE OF SURPLUS CONTRIBUTION MONIES – 2-4 HOLMES AVE, TOUKLEY.

THE CHAIRPERSON RULED THAT THE MATTER WAS URGENT AND COULD BE INTRODUCED AS A MATTER OF URGENCY.

RESOLVED unanimously on the motion of Councillor BEST and seconded by Councillor GREENWALD:

That the Committee consider a motion of Urgency concerning use of surplus contribution monies – 2-4 Holmes Ave, Toukley

4.4 Use of Surplus contribution monies – 2-4 Holmes Ave, Toukley

RESOLVED unanimously on the motion of Councillor WEBSTER and seconded by Councillor TROY:

That the Committee recommend to Council that Council approve, subject to the agreement of all the current owners of 2-4 Holmes Avenue, Toukley, the surplus contributions monies paid in respect of that site be permitted to be transferred and used as a credit against contributions required to be paid in respect of another development in the area covered by the Toukley Contributions Plan.

THE MEETING closed at 5.38 pm.