

AMENDED ITEM

25 September 2013
To the Ordinary Council Meeting

General Manager's Report
General Manager's Unit

5.5 Recommendations and Minutes of the Employment and Economic Development Committee 4 September 2013

TRIM REFERENCE: F2012/01905 - D03745273
MANAGER: Michael Whittaker, General Manager
AUTHOR: Brian Glendenning; General Counsel

SUMMARY

Minutes of the Employment and Economic Development Committee held on 4 September 2013.

RECOMMENDATION

- 1 *That Council receive and note the minutes of the EEDC meeting held on 4 September 2013.*
- 2 *That Council formally recognise the Chinese Cultural Village Theme Park as a significant regional development and a priority project for Council.*
- 3 *That Council direct the General Manager to authorise appropriate Council officers to participate as members of the Chinese Cultural Village Theme Park project control group (PCG) in combination with members from the proponent and Central Coast Tourism in order to facilitate development outcomes that align with Council's Strategic Plan.*
- 4 *That Council submit regular progress reports from the PCG to the EEDC.*
- 5 *That Council allocate a budget of \$20,000 to the PCG with funding to be determined in the next quarterly review.*
- 6 *That Council request the office of Coal Seam Gas to provide an overview of the economic benefits to this region including local employment opportunities and opportunities around the possible establishment of an energy user's industry cluster/hub.*
- 7 *That Council sponsor CASAR Park in the amount of \$5,000 for seed funding and that staff seek an agreement with CASAR as to naming and branding opportunities as part of the sponsorship agreement.*
- 8 *That Council request the General Manager to report on the estimated economic returns to the community from the CASAR Park development.*
- 9 *That Council identify this funding as part of the next quarterly budget review.*
- 10 *That Council consider the adoption of the following policies and procedures in relation to the stimulus plan of temporary reductions in Section 94 contributions:*

- a) *That Council accept Voluntary Planning Agreements (VPAs) that are lodged accompanied by Section 96 applications and these be deemed to be properly lodged and capable of being executed and effective.*
- b) *Works in kind not be required to be in VPAs but can be in separate agreements reached post VPA agreement.*
- c) *Land dedication in VPAs to be at the rates in the new draft Warnervale/Wadalba Section 94 plan or in the current Section 94 plan for other districts.*
- d) *Council will use its best endeavours to process and agree and execute all VPAs within 30 days of lodgement.*
- e) *Council will not require registration of VPAs but VPAs will contain provision for assignment to a future owner.*
- f) *The Director of Development and Building is authorised to negotiate and approve all VPAs.*
- g) *Dates in the stimulus policy are amended by extending the date for lodgement of VPAs to 30 March 2014, for commencement of infrastructure by 30 September 2014 and for issue of subdivision certificate by 30 June 2015.*
- h) *Where contribution rates are lower in the exhibited draft contribution plan for Warnervale/Wadalba than \$25,000 per lot , the draft contribution rate be accepted by Council in the VPAs processed under the stimulus plan instead of the \$25,000 rate.*

BACKGROUND

A meeting of the Employment and Economic Development Committee was held on 4 September 2013.

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 the Committee's recommendations are reported to Council for consideration.

It is recommended that Council carefully consider the terms of the Committee's proposed resolution 10 (above), and consider as an alternative the following alternate resolution 10:

10 That Council consider the adoption of the following policies and procedures in relation to the stimulus plan of temporary reductions in Section 94 contributions:

- a) *That Council accept Voluntary Planning Agreements (VPAs) that are lodged accompanied by or related to development applications and*

these be deemed to be properly lodged and capable of being executed and effective.

- b) Works in kind may be in separate agreements reached post VPA agreement.*
- c) Land dedication in VPAs to be at the rates in the new draft Warnervale/Wadalba Section 94 plan or in the current Section 94 plan for other districts.*
- d) Council will use its best endeavours to negotiate VPAs, for public exhibition, within 30 days of lodgement.*
- e) Council may not require registration of VPAs but VPAs will contain provision for assignment to a future owner.*
- f) The Director of Development and Building is authorised to negotiate VPAs.*
- g) Dates in the stimulus policy are amended by extending the date for lodgement of VPAs to 30 March 2014, for commencement of infrastructure by 30 September 2014 and for issue of subdivision certificate by 30 June 2015.*
- h) Where contribution rates are lower in the exhibited draft contribution plan for Warnervale/Wadalba than \$25,000 per lot, the draft contribution rate be accepted by Council in the VPAs processed under the stimulus plan instead of the \$25,000 rate.*

The proposed amendments to paragraphs (a) – (f) inclusive are to promote better compliance with relevant provisions of the *Environmental Planning and Assessment Act 1979* and to retain appropriate discretion and flexibility for Council when considering VPAs.

ATTACHMENTS

- 1 Minutes of Employment and Economic Development Committee 4 September 2013

D03734253

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 04 September 2013
COMMENCING AT 4:00 PM**

PRESENT

Councillors G Best (Chairperson), D Eaton, K Greenwald and L Webster.

IN ATTENDANCE

Councillor L Taylor, Director Land Management, Acting Manager Economic and Property Development and two administration staff.

Councillor Best, declared the meeting open at 4.07 pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

APOLOGY

An apology for the inability to attend the meeting was received on behalf of Councillor Troy and Councillor Nayna.

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

That the Committee accept the apology and grant leave of absence from the meeting.

1.1 Disclosure of Interest

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

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

1.2 Notice of Intention to Deal with Matter in Confidential Session

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

1 That the Committee consider the following matter in Confidential Session, pursuant to Sections 10A(2)(c) of the Local Government Act 1993:

8.1 Land Reclassification

2 That the Committee note its reason for considering Report No 8.1 – Land Reclassification as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business .

3 That the Committee request the Chairperson to report on this matter in open session.

2.1 Address by Invited Speaker

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

1 That the Committee receive the report on Invited Speakers.

2 That the Committee agree meeting practice be varied to allow reports from Directors and/or the General Manager to be dealt with following an Invited Speaker's address.

3.1 Confirmation of the adopted Minutes of the Employment and Economic Development Committee Meeting - 3 July 2013

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

That the Committee confirm the adopted minutes of the previous meeting of the Employment and Economic Development Committee held on the 3 July 2013.

Business Arising

There was no business arising.

4.1 Mayoral Minute - Chinese Theme Park Progress

It was *MOVED* on the motion of Councillor EATON:

That the Committee receive and note the update on the Australia China Theme Park Progress.

Councillor EATON withdrew his motion.

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

That the Committee request Council to:

- a **Formally recognise the Chinese Cultural Village Theme Park as a significant regional development and a priority project for Council.**
- b **Direct the General Manager to authorise appropriate Council officers to participant as members of the Chinese Cultural Village Theme Park project control group (PCG) in combination with members from the proponent and Central Coast Tourism in order to facilitate development outcomes that align with Council's Strategic Plan.**
- c **Submit regular progress reports from the PCG to the EEDC.**
- d **Allocate a budget of \$20,000 to the PCG with funding to be determined in the next quarterly review.**

FOR: COUNCILLORS BEST, EATON, NAYNA, TROY AND WEBSTER

AGAINST: COUNCILLOR GREENWALD

5.1 Value of Development Assessments

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

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

5.2 Presentation on Coal Seam Gas

Councillor Webster left the meeting at 4.53pm and returned to the meeting at 4.55pm.

Mr Stephen Cozens, representing Coal Seam Gas, addressed the meeting at 4.10 pm, answered questions and retired at 4.56 pm.

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

- 1 That the Committee receive the Presentation on Coal Seam Gas.**
- 2 That the Committee recommend that Council request the office of Coal Seam Gas to provide an overview of the economic benefits to this region including local employment opportunities and opportunities around the possible establishment of an energy user's industry cluster/hub.**

5.3 Presentation on CASAR Park

Mr Bradley Wilson, representing CASAR Park, addressed the meeting at 5.07 pm, answered questions and retired at 5.40 pm.

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

- 1 That the Committee receive the Presentation on CASAR Park.**
- 2 That the Committee recommend to Council that it sponsor CASAR Park in the amount of \$5,000 for seed funding and that staff seek an agreement with CASAR as to naming and branding opportunities as part of the sponsorship agreement.**
- 3 That the Committee request the General Manager to report on the estimated economic returns to the community from the CASAR Park development**
- 4 That the Committee recommend to Council that this funding be identified as part of the next quarterly budget review.**

6.1 Notice of Motion - Streamlining of Stimulus Plan - Temporary Reductions in Section 94 Contributions

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

That the Committee recommend that Council consider the adoption of the following policies and procedures in relation to the stimulus plan of temporary reductions in Section 94 contributions:

- a That Council accept Voluntary Planning Agreements (VPAs) that are lodged accompanied by Section 96 applications and these be deemed to be properly lodged and capable of being executed and effective.**
- b Works in kind not be required to be in VPAs but can be in separate agreements reached post VPA agreement.**
- c Land dedication in VPAs to be at the rates in the new draft Warnervale/Wadalba Section 94 plan or in the current Section 94 plan for other districts.**
- d Council will use its best endeavours to process and agree and execute all VPAs within 30 days of lodgement.**
- e Council will not require registration of VPAs but VPAs will contain provision for assignment to a future owner.**
- f The Director of Development and Building is authorised to negotiate and approve all VPAs.**
- g Dates in the stimulus policy are amended by extending the date for lodgement of VPAs to 30 March 2014, for commencement of infrastructure by 30 September 2014 and for issue of subdivision certificate by 30 June 2015.**
- h Where contribution rates are lower in the exhibited draft contribution plan for Warnervale/Wadalba than \$25,000 per lot , the draft contribution rate be accepted by Council in the VPAs processed under the stimulus plan instead of the \$25,000 rate.”**

CONFIDENTIAL SESSION

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

That the Committee move into Confidential Session.

At this stage of the meeting being 6.11 pm the Committee moved into Confidential Session with the members of the press and public excluded from the meeting of the closed session and access to the correspondence and reports relating to the items considered during the course of the closed session being withheld. This action is taken in accordance with Section 10a of The Local Government Act, 1993 as the items listed come within the following provisions:-

OPEN SESSION

The Committee resumed in open session at 6.18 pm and the Chairperson reported on proceedings of the confidential session of the Employment and Economic Development Committee as follows:

7.1 Land Reclassification

- 1 That the Committee note the information in the report.**
- 2 That the Committee note that a detailed strategy for the sale, development or retention of reclassified sites will be prepared and submitted to the EEDC in November 2013.**

THE MEETING closed at 6.19 pm.