



EXTRAORDINARY MEETING OF COUNCIL

**Held at 7:38pm
On 18 March 2013**

Councillors:

Cr M Pearce (Mayor)
Cr B Crouch (Deputy Mayor)
Cr L Cooper
Cr K Dusting
Cr M Dusting
Cr D Field
Cr F Geldof
Cr I Strutt
Cr K Ward

Attendees:

Mr T O'Connor, General Manager
Mr R Bell, Director of Engineering Services
Ms L Cumming, Manager of Planning

MINUTES

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Assignment of Action Items

| GLOSSARY OF ACTION OWNERS | |
|----------------------------------|--|
| GM | Mr T O'Connor, General Manager |
| DES | Mr R Bell, Director of Engineering Services |
| DAS | Ms J Michie, Director of Administrative Services |
| MP | Ms L Cumming, Manager of Planning |
| EA | Mr P Steedman, Executive Assistant |

The Extraordinary Meeting Commenced at: 7:38pm

ATTENDANCE

Present were the Chairperson Cr M Pearce (Mayor), Cr B Crouch (Deputy Mayor) and Councillors, L Cooper, K Dusing, M Dusing, D Field, F Geldof, I Strutt, K Ward, General Manager (Mr T O'Connor), Director of Engineering Services (Mr R Bell), Manager of Planning (Ms L Cumming).

PRAYER

ACKNOWLEDGEMENT TO COUNTRY

APOLOGY

There were no Apologies declared.

ADVICE OF LATE ARRIVAL

There were no Late Arrivals advised.

REQUEST FOR LEAVE OF ABSENCE

There were no requests for Leave of Absence received.

PURPOSE OF THE EXTRAORDINARY MEETING

The General Manager advised that this Extraordinary Meeting of the Uralla Shire Council had been called to:-

"Consider the 'Uralla Shire Council Biodiversity Strategy November 2012' together with the Bridging Report 'Uralla Biodiversity Strategy Planning Outcomes - Rural/Residential Areas March 2013'."

DECLARATIONS OF CONFLICT OF INTEREST

At request of the Chair, the Minute Clerk tabled details of the pecuniary and non-pecuniary Conflict of Interest Declarations received in relation to the 18 March 2013 meeting.

| Submitted By: | Interest Declared: |
|----------------------|---|
| <i>Cr Ward</i> | <i>Pecuniary interest as the joint owner of a property in the Rocky River area relating to point 2 (f) of the Recommendations in the Business Paper Report.</i> |
| <i>Cr Cooper</i> | <i>Pecuniary interest as the owner of a property in the Rocky River area relating to point 2 (f) of the Recommendations in the Business Paper Report.</i> |

PRESENTATIONS TO COUNCIL

Have Your Say

Speakers in Order of Presentation:

The Chair introduced the Speakers in order of Presentation as follows:-

1. **Dr John Wolfenden**

The Speaker delivered a presentation on extent of the Recommended Village Zones for Kentucky and advised Councillors of an alternative for consideration.

The Chair thanked Dr Wolfenden for his Presentation to Council.

NOTICES OF MOTION

There were no Notices of Motion submitted to the 18 March 2013 Extraordinary Meeting

STAFF REPORTS

GENERAL MANAGER'S REPORT

Planning Services

Item 1 DIVISION DECISION

Draft Uralla Shire Council Biodiversity Strategy- November 2012 and the draft Uralla Bridging Strategy Planning Outcomes – March 2013
U12/6899

PROCEDURAL MOTION

53/13 **Move to 'Committee of the Whole'**

MOVED/ CARRIED (Crs M Dusting / K Ward)

That Council move to a 'Committee of the Whole' to discuss the Planning Services Item 1 Report and Recommendation/s.

Councillors held a detailed discussion in relation to the Draft Uralla Shire Council Biodiversity Strategy - November 2012 and the draft Uralla Bridging Strategy Planning Outcomes - March 2013.

PROCEDURAL MOTION

54/13 **Resumption of 'Standing Orders'**

MOVED/ CARRIED (Crs I Strutt / M Dusting)

That Council resume Standing Orders.

The General Manager advised details of proposed Motions determined during the Committee of the Whole.

MOTION**Consideration of the Draft Uralla Shire Council Biodiversity Strategy-
November 2012 and the draft Uralla Bridging Strategy Planning Outcomes
– March 2013**

55/13

MOVED/ CARRIED (Crs L Cooper / D Field)

That Council:

MP

1. Accept the content of the Uralla Shire Council Biodiversity Strategy November 2012 as being a good sound resource document.
2. Accept the recommendations of the Uralla Biodiversity Strategy Planning Outcomes Report March 2013 as a possible direction for Council to consider being:
 - a) Adoption of the Development Section Criteria rankings being:
 - (i) Rank 'A' - Unconstrained land suitable for rural/residential land use.
 - Derived grassland Threatened Ecological Communities, and all non-Threatened Ecological Community vegetation that was not 'high potential' or 'potential' Koala habitat *and* that was in 'very low' or 'low' habitat condition
 - (ii) Rank 'B' - Constrained land suitable for rural/residential land use subject to further ecological assessment at development application stage.
 - Threatened Ecological Communities in 'Low' or 'Very Low' Habitat Condition, excluding derived grasslands; and
 - Non-Threatened Ecological Community vegetation in 'High' or 'Moderate' condition excluding vegetation already zoned E2 – Environmental Conservation.
 - (iii) Rank 'C' - Constrained land unsuitable for rural/residential purposes
 - Threatened Ecological Community in 'Very High', 'High', or 'Moderate' Habitat Condition;
 - 'High Potential' or 'Potential' Koala Habitat;
 - Other vegetation in 'Very High' Habitat Condition;
 - Protected Riparian Land - 40m buffer; and
 - Steep Land – 18 degrees or greater.
 - b) The following be considered for West Invergowrie:
 - (i) Rezone the western sector from R5 – Large Lot Residential to RU2 - Rural Landscape with a 200 ha Minimum Lot Size;
 - (ii) For all land that is Ranked 'A' retain the R5 - Large Lot Residential zoning and 2 ha Minimum Lot Size;
 - (iii) The land with Constraints Ranking 'B' and 'C' retain the R5 – Large Lot Residential Zone and 2 ha Minimum Lot Size; and
 - (iv) Further assessment of the 'link area', between Arding and West Invergowrie using the constraints Development Selection Criteria.
 - c) The following be considered for Arding:
 - (i) The land with Constraints Ranking 'A' east of Hawthorn Drive be rezoned from RU1 – Primary Production and RU2 – Rural landscape to R5 – Large Lot Residential;
 - (ii) All land zoned R5 – Large Lot Residential have a 20 ha Minimum Lot Size; and
 - (iii) All land that has Constraints Ranking 'B' and 'C', there be no rezoning or change in Minimum Lot Size.
 - d) The following be considered for Rocky River:
 - (i) A 400 metre Buffer be created around the Sewerage Treatment Plant to retain the RU2 – Rural Landscape Zone with 200 ha

- Minimum Lot Size;
- (ii) Retain RU2 – Rural Landscape Zone with 200 ha Minimum Lot Size for land in the northern sector;
 - (iii) All Rank 'A' and 'B' land with fragmented remnants of native vegetation to be rezoned R5 – Large Lot Residential with 5 ha Minimum Lot Size; and
 - (iv) All Rank 'C' land is to retain RU2 zone with 200 ha Minimum Lot Size.
- e) The following be considered for Kentucky:
- (i) Reinstate RU5 - Village zone with 2,000 m² Minimum Lot Size for Kentucky village;
 - (ii) All land Rank 'B' and 'C' in the Northern area retain existing RU1 – Primary Production zone;
 - (iii) All land Rank 'A' in the Northern area be rezoned R5 – Large Lot Residential with 25 ha Minimum Lot Size; and
 - (iv) All land in the Southern area retain RU1 – Primary Production zone with 200 ha Minimum Lot Size.
3. All affected land owners be notified of the content within the resolution of Council.

A Division was called and the result was as follows:

FOR: B Crouch, L Cooper, K Dusting, M Dusting, D Field, F Geldof,
M Pearce, I Strutt, K Ward.

AGAINST: Nil

ABSENT: Nil

Crs K Ward and L Cooper, having earlier declared a pecuniary interest as owners of property in the Rocky River area, left the meeting at this time (8:10pm)

MOTION

**56/13 Land Use Planning Investigation at Rocky River and Kentucky
MOVED/ CARRIED (Crs I Strutt / D Field)**

That Council reaffirm the previous Council resolution 110/12 made on 26 March 2012 that the Rocky River area is the immediate area for strategic investigation into land use planning, followed by the area defined in Kentucky.

A Division was called and the result was as follows:

FOR: B Crouch, K Dusting, M Dusting, D Field, F Geldof, M Pearce,
I Strutt.

AGAINST: Nil

ABSENT: K Ward, L Cooper.

Crs K Ward and L Cooper, having previously left the meeting at 8:10pm, due to a declared Interest, returned to the meeting at this time (8:12pm).

MOTION

57/13

**Community Correspondence and Consultation
MOVED/ CARRIED (Crs F Geldof / B Crouch)**

That prior to the preparation of the Planning Report of each of the areas Rocky River, Kentucky, Arding and West Invergowrie, Council contact affected land owners specifically, and the community generally, for comment.

MP

A Division was called and the result was as follows:

FOR: B Crouch, L Cooper, K Disting, M Disting, D Field, F Geldof,
M Pearce, I Strutt, K Ward.

AGAINST: Nil

ABSENT: Nil

There being no further business, the Chair declared the Extraordinary meeting of Council closed at 8:13pm.

CLOSURE OF MEETING

The Meeting closed at 8:13pm.

The Minutes of the Uralla Shire Council at an Extraordinary Meeting of Council held on 18 March 2013, consisting of Page 7 and the previous pages, were confirmed by Resolution No. [nnn/12] on [Day Month Year].

.....Mayor