

Clr Mamone returned to the meeting at 8.38pm.

ITEM NO: GMPG 07
FILE NO: 055816.2014
SUBJECT: Residential densities in rural and R5 zones - rationale

RECOMMENDATION

That Council:

1. Notes that planning in rural zones should primarily aim to:
 - Protect the agricultural pursuits on good quality, large-lot land,
 - Protect the rural/vegetated visual character of prominent land,
 - Protect steeply sloping land from runoff created by impervious areas,
 - Maintain large lot sizes in areas where there are large tracts of remnant bushland and environmentally sensitive land,
 - Ensure the provision of access of residents to utility services and facilities, and
 - Protect land likely to undergo future development.
2. Notes that residential densities and scale should be appropriately controlled in rural areas in accordance with state controls, such as Ministerial Direction 1.5 rural Lands, State Environmental Planning Policy (Rural Lands) 2008, and State Environmental Planning Policy Sydney Region Growth Centres 2006.
3. Notes the visual amenity of the Denham Court district and the need to ensure that the predominant landscape character of this area of Scenic Hills is maintained and that the imposition of additional dwellings into this significant landscape detracts from this character.
4. Notes that Amendment 28 which is currently with Planning and Infrastructure will amend the LEP to deliver greater flexibility in accordance with these principles and policies.

COUNCIL DECISION

Motion:

Moved: Cllr Ristevski

Seconded: Cllr Hadchiti

That Council:

1. Notes that planning in rural zones should primarily aim to:
 - Protect the agricultural pursuits on good quality, large-lot land,
 - Protect the rural/vegetated visual character of prominent land,
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 - Maintain large lot sizes in areas where there are large tracts of remnant bushland and environmentally sensitive land,
 - Ensure the provision of access of residents to utility services and facilities, and
 - Protect land likely to undergo future development.
2. Notes that residential densities and scale should be appropriately controlled in rural areas in accordance with state controls, such as Ministerial Direction 1.5 rural Lands, State Environmental Planning Policy (Rural Lands) 2008, and State Environmental Planning Policy Sydney Region Growth Centres 2006.
3. Prepare and submit to the NSW Department of Planning and Infrastructure a planning proposal to apply to all land zoned RU2 Rural Landscape which makes permissible with consent, development for the purpose of a dual occupancy with a maximum gross floor area of 200sqm. The planning proposal is to make clear that this provision is to make permissible with consent attached dual occupancy.
4. Notes that Amendment 28 which is currently with Planning and Infrastructure will amend the LEP to deliver greater flexibility in accordance with these principles and policies.

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.