

8.2 GUNDAROO PLANNING PROPOSALS

FILE: PP-2012-03 & PP-2013-01 - CB

At 6:29pm Councillor Burgess left the Chambers.

SYNOPSIS

Outlining options for Council's resolution to the two planning proposals for Gundaroo following the completion of public exhibition and bore water quality testing in the existing village.

RESOLVED that -

1. *The Gundaroo Planning Proposals be adopted with the following amendments:*
 - 1.1. *Appropriate clauses being inserted into the Yass Valley Local Environmental Plan 2013 requiring a Development Control Plan to be prepared prior to the consideration of any Development Application for either site including an additional requirement for a minimum buffer of 50m to any threatened or endangered habitat on adjoining land;*
 - 1.2. *The land use zones and minimum lots sizes for each site to be:*
 - 1.2.1. *'E3 Environmental Management' zone over McLeod Creek.*
 - 1.2.2. *The residential areas to be 'R2 Low Density Residential' with minimum lot sizes of 2,000m² or 5,000m².*
 - 1.2.3. *The elevated area in the northern Planning Proposal and the area over Harrow Creek in the southern Planning Proposal being in an 'E4 Environmental Living' zone with a minimum lot size of 1ha.*
2. *The adopted proposals be submitted to the Department of Planning & Environment for approval;*
3. *Funds be allocated from the Development Contributions Reserve to undertake the preparation of Master Plans for Gundaroo and Sutton.*

(Jones/Daniel) **153**

FOR: Councillors R Abbey, A Daniel, G Frost, J Jones, M McManus, D Needham and G Ware

AGAINST: Councillor G Butler

RESOLVED that –

1. *Council write to the Friends of Gundaroo to ask them to submit the legal advice on the validity of the council processes undertaken for Council's consideration;*
2. *In the event that Council does not receive a response within 30 days, the Department of Planning be advised of the submission and be requested to undertake a quality assurance audit of the process..*

FOR: Councillors R Abbey, A Daniel, M McManus and D Needham

AGAINST: Councillors G Butler, G Frost, J Jones and G Ware

The motion was carried on the casting vote of the Mayor.

(Needham/McManus) **154**

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Mayor

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General Manager

Minutes of the Ordinary Meeting of Council held on 22 July 2015

Foreshadowed Motion

MOVED that –

- 1. The Gundaroo Planning proposals be rejected;*
- 2. The Department of Planning & Environment be advised of Council's decision;*
- 3. Funds be allocated from the Development Contributions Reserve to undertake the preparation of Master Plans for Gundaroo and Sutton. (Butler)*

At 7:02pm Councillor Burgess returned to the Chambers.

8.3 DEVELOPMENT CONSENT NO 5.2014.220.1 - RURAL RESIDENTIAL SUBDIVISION, 5 HARROW LANE, YASS

FILE: 1747 – KM

At 7:10pm Councillor McManus left the Chambers.

SYNOPSIS

An application has been received to modify Development Consent No 5.2014.220.1 for a five lot rural residential subdivision of 5 Harrow Lane, Yass. The proposed modification is seeking to vary the roads contribution applicable to rural residential subdivisions. The assessment identifies that there are overlapping s94 contribution plans that need to be taken into consideration.

RESOLVED that Development Consent 5.2014.220.1 for a five lot rural residential subdivision of 5 Harrow Lane, Yass be modified under delegation.

(Butler/Ware) 155

FOR: Councillors R Abbey, C Burgess, G Butler, A Daniel, G Frost, J Jones, D Needham and G Ware

AGAINST: Nil

At 7:11pm Councillor McManus returned to the Chambers.

8.5 DEVELOPMENT APPLICATION NO. 5.2015.108.1 - RURAL RESIDENTIAL SUBDIVISION, 67 MORTON AVENUE, YASS

FILE: PR.3661 – JTK

SYNOPSIS

Development Application 5.2015.108.1 for a two lot Torrens Title rural-residential subdivision of 67 Morton Avenue, Yass seeking to vary the minimum lot size from 2ha to 1.8ha.

RESOLVED that -

- 1. The applicant's proposed variation to the minimum lot size development standard be supported;***
- 2. Conditional Development Consent is issued under delegation for Development Application 5.2015.108.1 for a two lot Torrens Title subdivision of 67 Morton Avenue, Yass.***

(Butler/Ware) 156

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Mayor

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General Manager