
**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING HELD ON MONDAY
18 JANUARY 2016 IN THE COUNCIL CHAMBERS, CITY ADMINISTRATIVE CENTRE,
BRIDGE ROAD, NOWRA COMMENCING AT 4.02 PM**

1. Planning Proposal (Rezoning) - Lot 4 DP 834254 Beach Road, Berry File 52163e (PDR)

MOTION:

Moved: Anstiss / Second: Gash

(MIN16.2) RESOLVED That in accordance with the Committee's delegated authority from Council, that the Committee:

- a) Give in principle support for the proposed rezoning of Lot 4 DP 834254, Beach Road, Berry and submit a revised Planning Proposal to the NSW Department of Planning and Environment for Gateway determination, subject to:
 - i) Revision of the proposed minimum lot size to ensure the size of future lots is consistent with adjacent subdivisions and can adequately accommodate on site effluent disposal;
 - ii) Revision of the proposed zoning to ensure appropriate environmental zoning for the swamp and buffer area and other ecologically significant areas on the subject land including, but not limited to, protection of Coomonderry Swamp/SEPP 14 wetland and ecologically significant areas such as the patch of forest known as "Jim's Forest" and Berry Wildlife Corridor.
 - iii) Development to be limited to the north of the ridgeline (i.e. no dwellings south of the ridge) to minimise any potential impact on Coomonderry Swamp, to maintain the integrity of the ridgeline, and to be consistent with the planning outcomes of the adjacent sites
 - iv) Resolution of the proposed transfer of land to National Parks and Wildlife Service, and the possible need for a Voluntary Planning Agreement.
- b) Advise the proponent and those who submitted comments of this resolution, noting the opportunity for formal comment later in the process; and
- c) Receive a further report following the Gateway determination, if necessary.

AMENDMENT:

Moved: Watson / Second: Kitchener

That in accordance with the Committee's delegated authority from Council, that the Committee:

- a) Give in principle support for the proposed rezoning of Lot 4 DP 834254, Beach Road, Berry and submit a revised Planning Proposal to the NSW Department of Planning and Environment for Gateway determination, subject to:

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- i) Revision of the proposed minimum lot size to ensure the size of future lots is consistent with adjacent subdivisions and can adequately accommodate on site effluent disposal;
 - ii) Revision of the proposed zoning to ensure appropriate environmental zoning for the swamp and buffer area and other ecologically significant areas on the subject land including, but not limited to, protection of Coomonderry Swamp/SEPP 14 wetland and ecologically significant areas such as the patch of forest known as “Jim’s Forest” and Berry Wildlife Corridor.
 - iii) Development to be limited to the north of the ridgeline (i.e. no dwellings south of the ridge) to minimise any potential impact on Coomonderry Swamp, to maintain the integrity of the ridgeline, and to be consistent with the planning outcomes of the adjacent sites
 - iv) Resolution of the proposed transfer of land to National Parks and Wildlife Service, and the possible need for a Voluntary Planning Agreement.
- b) Advise the proponent and those who submitted comments of this resolution, noting the opportunity for formal comment later in the process;
 - c) Prior to the proposal being submitted to Gateway for determination, Council seek the view of OEH towards the proposal;
 - d) Receive a further report following the Gateway determination, if necessary.

AMENDMENT LOST

FOR: Watson, Kitchener, McCrudden

AGAINST: Tribe, Robertson, Kearney, Anstiss, Gash, Wells, Baptist, Findley, Guile, White and Carmel Krogh

PROCEDURAL MOTION:

Moved: Gash / Second: Baptist

That the MOTION be PUT.

PROCEDURAL MOTION CARRIED

FOR: Tribe, Robertson, Kearney, Anstiss, Gash, Wells, Baptist, White and Carmel Krogh

AGAINST: Findley, Guile, Watson, Kitchener, McCrudden

MOTION CARRIED

FOR: Tribe, Robertson, Kearney, Anstiss, Gash, Wells, Baptist, White and Carmel Krogh

AGAINST: Findley, Guile, Watson, Kitchener, McCrudden