

12 Staff Reports – Items for Decision

Item 12.1 Request for donations

Report Summary

This is the first of two rounds of Council Donations for the 15/16 financial year. A total of sixteen applications were received.

286/15

RESOLVED (Corbett/Ingram)

That donations be granted to the following applicants / projects: Cooma Monaro Railway, Monaro in Pictures, Multicultural Activity Group in Cooma, Monaro Community Access Service Inc, Michelago Region Community Association, Cooma North Public School, Sir William Hudson Memorial Centre, Cooma Gymnastics Club, Smiths Road Community Hall and Fire Shed Management Committee, Nimmitabel Heritage Trail, 2015 Celebrate Ability Day, Raglan Gallery and The Men from Snowy River March, and the Cooma Golf Club.

CARRIED UNANIMOUSLY (6-0)

Councillor Phillips declared an interest and left the room while the item was being discussed.

Item 12.2 Planning Proposal – Lot: 101 DP: 1183622

Report Summary

The purpose of this Report is to provide Council with an initial assessment of a Planning Proposal which has been received in relation to Lot 101 DP 1183622 at Yallakool Road, Cooma ('site').

The Planning Proposal is seeking to amend Cooma-Monaro Local Environmental Plan 2013 (CMLEP 2013) by changing the minimum lot size on the site from 4000m² to 1800m². This will not require any change to the text of CMLEP 2013 but only an amendment to the Minimum Lot Size Map applicable to the site.

The applicant has provided an indicative plan showing a possible subdivision design which would be feasible if the Planning Proposal were to be approved. It demonstrates that the effect of the change would be to increase the number of potential lots on the site to 56. The applicant has a development application for a 38 lot subdivision currently lodged with Council. The Planning Proposal would allow an increase in the number of lots by about 50%.

Under Section 55 of the *Environmental Planning and Assessment Act 1979 (the Act)* the Council is required to prepare an explanation of and justification of the proposed amendment to CMLEP 2013. This report has been prepared to address the requirements of Section 55 and as such this report, with any modifications to meet Departmental requirements, will in effect become the 'Planning Proposal'.

The Council must decide whether or not to forward the Planning Proposal to the Minister for a 'Gateway Determination' to be made under Section 56 of the Act. This would not be the final determination of the matter, but would set out the Ministers requirements for the remainder of the process. These requirements are likely to include a period of community consultation, consultation with relevant government agencies, and the preparation of any further studies or other information by the applicant. The Council will have a further opportunity to make a final decision on the Planning Proposal once all these matters have been completed.

The site is located on the edge of the Cooma urban area and is within an area where it is reasonable to expect the town to grow over time. The development resulting from the change will extend the reticulated water and wastewater system and provide a new public open space corridor. Despite the reduction in the minimum lot size on the site, the objectives of the R5 – Large Lot Residential Zone will still be met and as such no change to the existing zoning is required. Upgrading works will likely be required on Yallakool Road due to the increased traffic load it will have to bear. This would need to be further investigated later in the process.

At this stage the Planning Proposal appears sensible and reasonable, and will be of benefit to the town in a broader strategic sense as a result of the infrastructure improvements that will result. It is recommended that the Council forward the Planning Proposal to the Minister for a Gateway Determination.

287/15

RESOLVED (Kaltoum/Mitchell)

That Council provide preliminary endorsement of the Planning Proposal to amend *Cooma-Monaro Local Environmental Plan 2013* by reducing the minimum lot size at Yallakool Road, Cooma (Lot 101 DP 1183622) from 4000m² to 1800m², to be effected by a change to the Minimum Lot Size Map.

That Council forward the Planning Proposal to the Minister seeking a gateway determination under Section 56 of the *Environmental Planning and Assessment Act, 1979*.

CARRIED UNANIMOUSLY (7-0)