**For Action Item - Planning Proposal - 12-20 Shiralee Road**

**TO:** Mortell, Craig - Senior Planner

**COPY TO:**

**DATE:** 08 June 2023

**MEETING:** Planning and Development Committee Meeting of 6/06/2023

Action is required for this item as per the Council Resolution outlined below.

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| **RESOLVED -** **23/195**  **Cr M McDonell/Cr G Floyd**  1 That Council resolve to support the Planning Proposal subject to:  a. adjusting the proposed minimum lot size for R2 land fronting Pinnacle Road from 1000m2 to 2500m2 and  b. nominating the 40 additional lots park fringe lots within the site as a “buffer area” for the purposes of clause 1.19(1)(e) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.  The intent of (b) being to ensure development of the additional lots is excluded from Complying Development and require separate Development Applications.  2 That Council also support the associated (voluntary) Planning Agreement (VPA) and forward both matters to the Department of Planning and Environment for a Gateway Determination.  3 That subject to any conditions of a Gateway Determination staff proceed to undertake agency consultation and public exhibition of both the planning proposal and the VPA and report back to Council.  4 That the architectural package in Appendix B serve as the basis for drafting an amendment to the Shiralee DCP for the subject land, and that this DCP amendment be placed on public exhibition alongside the Planning Proposal. |

**SPECIFIC** **ACTIONS REQUIRED:**

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Please continue to update the comments until the matter has been finalised.