

12.3 DRAFT PLANNING PROPOSAL - 20 TYLERS ROAD, BARGO

Councillor Deeth declared a Non-Pecuniary (Less than Significant) Conflict of Interest in this Item.

RESOLUTION 253/2021

Moved: Cr Matthew Deeth

Seconded: Cr Blair Briggs

That Council:

1. **Notes the advice of the Wollondilly Shire Local Planning Panel meeting on 30 September 2021.**
2. ***Thanks the landowner for addressing Council at the Community Forum.***
3. ***Supports the proponent's Draft Planning Proposal for No 20 Tylers Road, Bargo with the following amendments:***
 - a) ***Rezone the area currently zoned SP2 Infrastructure (Sewerage System) to a mix of:***
 - i. ***E2 Environmental Conservation for the area of SSTF in the north western corner and the riparian corridor,***
 - ii. ***RU4 Rural Residential for the remaining area.***
 - b) ***Amending the Natural Resources – Biodiversity Map to include all of the area currently zoned SP2 infrastructure (Sewerage System).***
4. ***Request the proponent to provide suitable evidence of the following land use constraints to determine an appropriate minimum lot size to allow subdivision of the site, to the satisfaction of the Director Planning:***
 - a) ***The interaction of constraints and setbacks on the site required to support the protection and management of bushfire hazard, flood prone land, riparian corridor, threatened ecological communities, and wastewater servicing,***
 - b) ***allowing the land to be used for agriculture purposes, and***
 - c) ***Ensuring that any land zoned E2 Environmental Conservation (either currently or as a result of this proposal) will not be fragmented and can be adequately managed into the future as outlined in the Council report.***
5. ***Note that that the proposed lot yield is not considered to be growth and will therefore not need to wait for finalisation of the Hazards and Emergency Services Study.***
6. ***Upon the resolution of item 4, forwards the planning proposal in the form recommended by item 3, above, to the Department of Planning, Industry and Environment for a Gateway determination.***
7. ***Advise the proponent that the planning proposal should be accompanied by an amendment to the Development Control Plan (DCP) to include site specific planning controls to guide future development on the site. The DCP should include options to ensure targeted environmental outcomes are delivered as part of any future subdivision of the land.***
8. **Notify the applicant/landowner and submitters of Council's decision.**

On being put to the meeting the motion was declared **CARRIED 8/0**

In Favour: Crs Matthew Deeth, Judith Hannan, Robert Khan, Michael Banasik, Matthew Gould, Blair Briggs, Simon Landow and Noel Lowry

Against: Nil