

12. PLANNING AND SUSTAINABILITY REPORTS
PSR24/001 PLANNING PROPOSAL - 207 BROULEE ROAD

File Ref: S017-T0008

Councillor Grace declared a pecuniary conflict of interest in item PSR24/001 Planning Proposal - 207 Broulee Road and stated that he did believe his interest would preclude him from voting.

Reason: Councillor Grace declared an interest as his family owns property adjacent to 207 Broulee Road on which he lives.

At **2.01PM** Councillor Grace left the meeting.

RECOMMENDATION Councillor Worthington/Councillor Dannock

THAT Council

1. Resolves not to support the Planning Proposal proceeding to Gateway Determination, for the following reasons:
 - Inconsistency with regional and local strategies, State Environmental Planning Policies and Ministerial Directions.
 - The feasibility of significant infrastructure required to achieve the proposed future development is not demonstrated from a financial and environmental perspective.
 - Mitigation of potential adverse effects on the biodiversity and conservation of threatened species, ecological communities and their habitats and the surrounding Illawong Nature Reserve is not demonstrated.
 - Preliminary work on the Eurobodalla Housing Strategy has identified housing supply and land zoned for future residential development exceeds the projected population needs past 2041.
 - The proposal will divert the necessary critical infrastructure, funding, staging, sequencing, and delivery of housing away from the existing nominated growth areas and is therefore not in the public interest.
2. Notifies the proponent of Council's determination in accordance with section 9 of the *Environmental Planning and Assessment Regulation 2021*.

24/5 AMENDMENT Councillor Worthington/Councillor Dannock

THAT Council:

1. Resolves not to support the Planning Proposal proceeding to Gateway Determination, for the following reasons:
 - Inconsistency with regional and local strategies, State Environmental Planning Policies and Ministerial Directions.

- The feasibility of significant infrastructure required to achieve the proposed future development is not demonstrated from a financial and environmental perspective.
 - Mitigation of potential adverse effects on the biodiversity and conservation of threatened species, ecological communities and their habitats and the surrounding Illawong Nature Reserve is not demonstrated.
 - Preliminary work on the Eurobodalla Housing Strategy has identified housing supply and land zoned for future residential development exceeds the projected population needs past 2041.
 - The proposal will divert the necessary critical infrastructure, funding, staging, sequencing, and delivery of housing away from the existing nominated growth areas and is therefore not in the public interest.
2. Notifies the proponent of Council's determination in accordance with section 9 of the *Environmental Planning and Assessment Regulation 2021*.
 3. That Council notes the receipt of correspondence from SAGE NSW Inc, Broulee Mossy Point Community Association and Southcoast Health & Sustainability Alliance refuting claims of support in the planning proposal and in the staff report.

(The Amendment on being put became the **MOTION**)

Division

For the Motion: Crs T Dannock, P Diskon, D Grace, T Harrison, M Hatcher, A Mayne, R Pollock OAM, A Schutz and A Worthington.

Against the Motion: Nil.

24/6 MOTION Councillor Worthington/Councillor Dannock

THAT Council:

1. Resolves not to support the Planning Proposal proceeding to Gateway Determination, for the following reasons:
 - Inconsistency with regional and local strategies, State Environmental Planning Policies and Ministerial Directions.
 - The feasibility of significant infrastructure required to achieve the proposed future development is not demonstrated from a financial and environmental perspective.
 - Mitigation of potential adverse effects on the biodiversity and conservation of threatened species, ecological communities and their habitats and the surrounding Illawong Nature Reserve is not demonstrated.
 - Preliminary work on the Eurobodalla Housing Strategy has identified housing supply and land zoned for future residential development exceeds the projected population needs past 2041.
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and is therefore not in the public interest.

2. Notifies the proponent of Council's determination in accordance with section 9 of the *Environmental Planning and Assessment Regulation 2021*.
3. That Council notes the receipt of correspondence from SAGE NSW Inc, Broulee Mossy Point Community Association and Southcoast Health & Sustainability Alliance refuting claims of support in the planning proposal and in the staff report.

(The Motion on being put was declared **CARRIED**)

Division

For the Motion: Crs P Diskon, A Mayne, R Pollock OAM and A Worthington.

Against the Motion: Crs T Dannock, T Harrison, A Schutz and M Hatcher.

The Mayor used his casting vote to vote for the Motion.

At **2.40PM** Councillor Grace returned to the meeting.