

Housekeeping -To amend and update provisions of the Wingecarribee LEP 2010 (20 jobs)

Proposal Title : Housekeeping -To amend and update provisions of the Wingecarribee LEP 2010 (20 jobs)

Proposal Summary : The Planning Proposal seeks to add clauses, amend certain clauses, land use tables and existing maps and to insert new maps in the Wingecarribee LEP 2010.

PP Number : PP_2017_WINGE_001_00 Dop File No : 17/03372

Proposal Details

Date Planning Proposal Received :	21-Apr-2017	LGA covered :	Wingecarribee
Region :	Southern	RPA :	Wingecarribee Shire Council
State Electorate :	GOULBURN WOLLONDILLY	Section of the Act :	55 - Planning Proposal
LEP Type :	Housekeeping		

Location Details

Street :	33-37 Station Street		
Suburb :	Bowral	City :	Postcode : 2576
Land Parcel :	Lot 3 DP 1114582		
Street :	4 Tyree Place		
Suburb :	Braemar	City :	Postcode : 2628
Land Parcel :	Lot 2 DP 1149654		
Street :	220 Warreeah Lane		
Suburb :	Kangaloon	City :	Postcode : 2576
Land Parcel :	Lot 1 DP 903442		
Street :	Old Hume Highway		
Suburb :	Braemar	City :	Postcode : 2628
Land Parcel :	Lot 117 DP 659146, Lots 1-8 DP 1044854, Lots 2 and 3 DP 607486		
Street :			
Suburb :		City :	Postcode :
Land Parcel :	Some changes will effect the entire LEP eg. clauses		

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Sydney-Canberra Corridor Regional Strategy	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	20

The NSW Government Lobbyists Code of
Conduct has been
complied with : Yes
If No, comment :

Have there been meetings or
communications with
registered lobbyists? : No
If Yes, comment :

Supporting notes

Internal Supporting Notes :

1. Proposed new Clauses
 - a. Clause 4.1A- Minimum subdivision lot size for strata plan schemes in certain rural and residential zones;
 - b. Clause 4.1AA- Minimum subdivision lot size for community title schemes in certain rural and residential zones;
 - c. Clause 4.1- Minimum subdivision lot size.
2. Amendments to existing Clauses:
 - a. Clause 4.2A- Erection of dwelling houses and dual occupancies on land in certain rural

- and environmental zones;
 - b. Clause 4.2B- Boundary changes between lots in certain rural, residential and environmental protection zones;
 - c. Clause 7.1- Development on existing lots in zones R2, R3 and R5
 - d. Clause 7.3- Earthworks
 - e. Schedule 2 Exempt Development- Public Events.
3. Amendments to the Land Use Table
- a. SP3 Tourist Zone- to permit with consent- Extensive agriculture, Intensive plant agriculture, Agricultural produce industry and Farm buildings;
 - b. B5 Business Development zone- to permit Educational Establishments to be consistent with the Infrastructure SEPP.
4. New Flood Maps
- a. Burradoo Bu2 Catchment;
 - b. Mittagong Rivulet;
 - c. Whites Creek;
 - d. Wingecarribee River.
5. Site Specific Amendments
- a. The Old Milk Factory, Bowral(remove the SP2 zone);
 - b. No 4 Tyree Place, Braemar (rezone from IN1 to IN2);
 - c. 20 Warreeah Lane Kangaloon (correction to heritage map);
 - d. Braemar Garden World (identify as an Urban Release Area).

The amendments listed above have emerged out of the implementation of the Wingecarribee LEP 2010 over the 6 years of its operation, and are proposed as changes to resolve, and or, improve the way the various clauses are used and interpreted, whilst also correcting a number of minor errors, and ensuring the LEP is consistent with changes to SEPPs. In the case of the flood maps, the LEP needs to be amended to reflect the new flood maps that have been adopted by Council.

External Supporting
Notes :

The proposed amendments have emerged out of the implementation of the Wingecarribee LEP 2010 over the 6 years of its operation, and are proposed as changes to resolve, and or, improve the way the various clauses are used and interpreted, whilst also correcting a number of minor errors, and ensuring the LEP is consistent with changes to SEPPs. In the case of the flood maps, the LEP needs to be amended to reflect the new flood maps that have been adopted by Council.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : While a separate statement of objectives has not specifically been provided, Council has confirmed that the statement of objectives is included in the Introduction and Summary of proposed amendments section of the proposal. This states that the proposal seeks to amend the LEP based on the experiences from when it has been in place to strengthen and clarify the strategic framework for land use decisions.

This adequately describes the intent of the planning proposal.
A condition should be placed on any Gateway Determination requiring a statement of objectives to be included in the exhibited PP.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The Planning Proposal seeks to do the following:

1.Clause 4.2A- Erection of dwelling houses and dual occupancies on land in certain rural and environmental zones.

Amend clause 4.2A to insert a new subclause with wording to be confirmed in consultation with the Parliamentary Counsel's Office, which would have the effect of enabling a dwelling entitlement on a lot subdivided in accordance with Clause 4.6(6)(b).

Council's view is that clause 4.6 allows the creation of an allotment which is below the minimum lot size (at least 90% thereof), however without reference to that outcome in clause 4.2A it is not clear, in Council's view, that a dwelling house could be erected on the lot as intended. This proposed amendment would clarify this matter.

2. Clause 4.2B - Boundary changes between lots in certain rural, residential and environmental protection zones.

Council is seeking to allow boundary adjustments between lots that are already below the minimum lot size standard by means of a development application instead of a Planning Proposal.

It is proposed to amend clause 4.2B subclause (3)(c) to state "a lot that is less than 2 hectares, unless one or both of the lots is already below 2 hectares." All applications under this clause would be merit assessed at DA stage in accordance with subclause (4) which addresses site constraints, adjacent land uses and amenity. Particular attention would be paid with lots below 2 hectares to ensure that only minimal and justifiable boundary adjustments were supported.

3. Clause 7.1- Development on existing lots in zones R2, R3 and R5.

The intent of this clause is to limit the construction of dwellings on existing lots to those that comply with the provisions of subclause (1)(a-d) with non-compliant lots being denied a dwelling entitlement.

Council's view, based on Legal opinion is that this clause, because of the way it is currently written, actually has the opposite effect in exempting non-compliant lots from the operation of the clause. It is proposed to address this through an amendment to the clause.

4. Clause 7.3- Earthworks.

Subclause (2) sets out types of earthworks for which development consent is required. It does not currently consider flood prone land and the potential for earthworks to impact overland flow. By including such land in subclause (2), a development application to undertake earthworks on flood prone land needs to be assessed by Council.

Council also proposes to change the amount of alteration to ground level through filling to be consistent with the Exempt and Complying SEPP (to 600mm from 800mm).

5. Schedule 2 Exempt Development- Public Events

Amend Schedule 2 Public Events to remove subclause (c).

The intent of subclause (c) is to ensure community safety by requiring that a Development Application (DA) be lodged if the event is to be held on bushfire prone land. However, this requires the lodgement of a DA for even the smallest community gathering. In these cases a Risk Management Evacuation Plan provided by the applicant as part the licence or hire agreement referred to in (b) of the clause would be sufficient.

Council's Proposed amendment: Remove (c) from the clause and amend Council's standard licence or hire agreement to incorporate a Risk Management Evaluation Plan.

6. Insert new Clause 4.1A

Insert new clause 4.1A Minimum subdivision lot size for strata plan schemes in certain rural and residential zones.

It is proposed to introduce a clause similar to that used in other LEP's that requires the minimum lot size for strata subdivision in rural and the R5 Rural Residential zones to meet the minimum lot size requirements.

7. 2.2 Insert new Clause 4.1AA

Insert new clause 4.1AA Minimum subdivision lot size for community title schemes

It is proposed to introduce a clause similar to that used in other LEP's that requires the minimum lot size for community title subdivision in rural and the R5 Rural Residential zones to meet the minimum lot size requirements.

Council's proposed new clauses clarify the development standard with regard to strata and community title subdivisions.

8. Amendments to the SP3 Tourist Zone Land Use Table

Amend SP3 Tourist zone land use table as follows:

- o Include as permitted with consent 'Extensive agriculture' and 'Intensive plant agriculture' (thereby excluding them from the group term 'Agriculture' which is prohibited).
- o Include as permitted with consent 'Agricultural produce industry' (thereby removing it from the group term 'Rural Industries' which is prohibited).
- o Remove 'Farm buildings' from prohibited (thereby making them permitted with consent)

The proposed changes will enable a greater number of potential agricultural uses and wineries that are complimentary to the growth of tourism and associated farm based activity. These changes were part of Council's adopted Local Planning Strategy.

9. Amendments to the B5 Business Development Zone

Remove 'Educational Establishments' from the prohibited category of the B5 Business Development land use table, thereby making the use permitted with consent in the zone. This is consistent with the Infrastructure SEPP.

10. New Flood Maps

The Flood Planning maps are required to be updated to recognise that Council has adopted flood study maps for the following areas:

- Burradoo BU2 Catchment
- Mittagong Rivulet
- Whites Creek
- Wingecarribee River

11. Site Specific Amendments

The following site specific maps are to be amended :

- a) Land Acquisition Reservation Map LRA_007B- Remove affectation associated with Old Milk Factory.

Amendment no 4 to WLEP 2010, made on the 11th of May 2012, included an amendment to the Land Zoning Map to remove the SP2 Infrastructure Zone from a portion of Lot 3 DP

1114582 , The Old Milk Factory, 33-37 Station Street, Bowral, as it was no longer required for the Station Street realignment.

The Land Reservation map should have also been amended at the time but wasn't. This amendment corrects the omission.

b) Land Zoning Map LZN_007I- Rezone part of 4 Tyree Place from IN1 General Industrial Zone to IN2 Light Industrial Zone.

The subject land forms part of the Bunnings Warehouse site located in Tyree Place, Braemar.

The aim of the amendment is to zone the subject site to allow Bulky Goods Premises. The proposed rezoning will allow an occupation certificate to be granted for Bulky Goods Premises use in the vacant adjacent building which was approved as part of the DA granted for the site. Bulky Goods are prohibited in the IN1 General Industrial Zone. Rezoning the site to IN2 Light Industrial will provide for a use of the vacant building in line with the original approval.

c) Heritage Map HER_010-Remove Item I445

20 Warreeah Lane, Kangaloon is adjacent to a much smaller lot containing a church and cemetery (Lot 1 DP 903442)and is listed as a Heritage item in Schedule 5 of the WLEP 2010.

The Heritage listing is intended to apply to only the Kangaloon Cemetery and Church (Lot 1, DP 903442). This was a drafting error at the time of preparing the maps for WLEP 2010. This amendment seeks to correct this error by removing the Heritage Listing off the larger lot.

d) Urban Release Area Map - A new map will need to be created to identify Nattai Ponds & Braemar Garden World as an Urban Release Area.

Council is seeking to identify the Braemar Garden World site as an Urban Release Area which will ensure that the provisions of Part 6 of WLEP 2010 can be applied to the site.

Due to the high visibility of the subject land at the northern gateway to the Shire, the identification of the land as an Urban Release Area will allow for a cohesive development of the site as a whole to occur through the preparation of a single Development Control Plan.

The explanation of provisions provided meets the requirements of the Departments Guide to preparing planning proposal.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones

1.5 Rural Lands

2.1 Environment Protection Zones

2.3 Heritage Conservation

3.1 Residential Zones

3.3 Home Occupations

3.4 Integrating Land Use and Transport

4.3 Flood Prone Land

4.4 Planning for Bushfire Protection

5.1 Implementation of Regional Strategies

5.2 Sydney Drinking Water Catchments

6.1 Approval and Referral Requirements

6.3 Site Specific Provisions

5.10 Implementation of Regional Plans

Is the Director General's agreement required? No

c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes

d) Which SEPPs have the RPA identified? **SEPP No 44—Koala Habitat Protection
SEPP (Infrastructure) 2007**

e) List any other matters that need to be considered : **The Planning Proposal is not inconsistent with the SEPP Sydney Drinking Water Catchment. Referral to Sydney Water will be undertaken prior to public exhibition.**

The proposal is considered to be consistent with all other SEPP's.

S117 DIRECTIONS

1.1 BUSINESS AND INDUSTRIAL ZONES: Council has identified that this Direction does apply to the planning proposal as it will affect land within an existing business Zone, being the amendment to the B5 Land Use Table to permit with consent Educational Establishments. Council additionally considers the amendment to the Old Milk Factory promotes the more efficient use of the retail establishment.

The Department considers that the proposal is CONSISTENT with this direction.

1.5 RURAL LANDS: This Direction applies to the planning proposal as it will affect land within an existing or proposed rural or environmental protection zone. The planning proposal intention is to ensure that rural and environmental protection zoned land is retained for agricultural production and not further subdivided for residential purposes. Additionally, the amendment to the SP3 Tourist Zone provides for Extensive agriculture, Intensive plant agriculture, Agricultural produce industry and farm buildings which is consistent with this Direction.

The Department considers that this proposal is CONSISTENT with this direction.

2.1 ENVIRONMENT PROTECTION ZONES: This Direction does apply to the planning proposal as it will affect land within an environment protection zone or land otherwise identified for environment protection purposes.

The intention of the new and amending clauses 4.2A and Clause 4.2B affecting the erection of dwellings and boundary changes is to ensure that rural and environmental protection zoned land is retained for agricultural production and not further subdivided for residential purposes.

The Department considers that the proposal is CONSISTENT with this Direction.

2.3 HERITAGE CONSERVATION: This Direction does apply to the planning proposal as it affects items, places, buildings, works, relics moveable objects or precincts of environmental heritage significance. The Direction applies to the Old Milk Factory, the Kangaloon and Braemar Garden World sites which are partially listed in Schedule 5 of the WLEP.

The Department considers the proposal is CONSISTENT with this Direction.

3.1 RESIDENTIAL ZONES: This Direction does apply to the planning proposal as it will affect land within an existing or proposed residential zone or any other zone in which significant residential development is permitted or proposed to be permitted. The Planning Proposal impacts on some residential areas as part of the New Flood map matters, the proposed new Urban Release Area at Braemar, and a number of the amendments to clauses impacting on the provisions of dwellings in zones including R2, R3 and R5 zoned lands and amended clauses 4.1A, 4.1AA , 4.1 and 4.2A and 4.2B and Clause 7.1.

The proposal is considered to be inconsistent with this direction in that it reduces the consumption of land for housing and associated urban development on the

areas affected by the amended flood maps. However, the planning proposal also provides for additional housing opportunities and increased flexibility in the application of a number of amended and new clauses. The end result of the planning proposal is a likely net gain in the provision of dwellings.

As such, the proposal is considered to be generally CONSISTENT with this Direction.

3.3 HOME OCCUPATIONS: This Direction does apply to the planning proposal as it will affect land or provisions relating to the permissibility of home occupations in dwelling houses. As with 3.1 Residential Zones.

The proposal is considered to be CONSISTENT with this direction.

3.4 INTEGRATING LAND USE AND TRANSPORT: This Direction does apply to the planning proposal as it will create/alter/remove a zone/provision relating to urban land (including land zoned for residential, business, industrial, village or tourist purposes). This applies to the amendments to existing clauses, the amendments to the Land Use table and new Flood Maps in part 10.

The Department considers that the proposal is CONSISTENT with this direction.

4.3 FLOOD PRONE LAND: This Direction does apply to the planning proposal as it will create, remove or alter a zone or a provision that affects flood prone land. The proposal applies new flood maps.

The Department considers that the proposal is CONSISTENT with this direction.

4.4 PLANNING FOR BUSHFIRE PROTECTION: This Direction does apply to the planning proposal as it will affect/is in close proximity to land mapped as bushfire prone land.

At this stage of the Planning Proposal, it is neither consistent nor inconsistent as the Direction requires consultation with the RFS post Gateway determination and prior to exhibition.

RECOMMENDATION: The Secretary can need to be satisfied that the requirements of the Direction have been met when consultation with the RFS occurs.

5.1 IMPLEMENTATION OF REGIONAL STRATEGIES: This Direction does apply to the planning proposal as the Sydney-Canberra Corridor/Illawarra/South Coast Regional Strategy applies to the land.

The Planning Proposal seeks to amend a number of clauses and identifies a new Urban Release Area that will assist with the provision of housing which is consistent with the current Sydney -Canberra Regional Strategy and the Draft South East and Tablelands Regional Plan.

The Planning Proposal also seeks to enhance the capacity and flexibility of the use of rural lands for economic purposes including agriculture, with the addition of rural uses in SP3 Tourist Zoned lands which will enhance employment and agricultural outcomes, especially as it applies to new agribusiness opportunities as well as rural tourism. Additionally it addresses the issues raised in the current Regional Strategy and the Draft Strategy as it applies to the management of the environment and ensuring the resilience of the Shire to natural hazards, including flood management, with the addition of a number of new flood maps.

The Department considers that the proposal is CONSISTENT with this direction

5.2 SYDNEY DRINKING WATER CATCHMENT: This Direction does apply to the planning proposal as the land is within the Sydney drinking water catchment.

A condition of the Gateway will be required to consult with the SCA.

6.3 SITE SPECIFIC PROVISIONS: This Direction does apply to the planning proposal as it allows a particular development to be carried out.

The Department considers that the proposal is **CONSISTENT** with this direction.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Indicative maps have been provided that are adequate for exhibition purposes. Maps that are compliant with the Mapping Guidelines will need to be prepared prior to completion.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **A 28 day exhibition period is proposed by Council.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **The planning proposal meets all 6 requirements of a planning proposal as required by the Department's "A guide to preparing planning proposals", including Part 6- Timeline, which indicates that the planning proposal will be finalised**

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The LEP was made in 2010. The Planning Proposal is based on issues and the need for updates that have emerged out of the operation of the LEP 2010.**

Assessment Criteria

Need for planning proposal : **The Planning Proposal proposes to correct mistakes in mapping, add maps as a result of flood studies, clarify clauses that have caused problems due to ambiguity in the application of the clauses (4.1, 4.1A, 4.1AA), make amendments to the land Use Table and correct zoning mistakes.**

Consistency with strategic planning framework : **The Planning proposal is consistent with Council's adopted local Strategic Plan and the the Sydney Canberra Corridor Regional Strategy, and the Draft South East and Tablelands Regional Plan.**

Environmental social economic impacts : **No critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected by any of the proposed amendments within this Planning Proposal.**

Amendments to existing clauses and the proposed new clauses of relevance to this issue will all ensure that Rural and Environmental Protection zones in particular are protected

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from inappropriate subdivision and development.

The incorporation of adopted flood studies into WLEP 2010 and the proposed amendments to Earthworks provisions will ensure the appropriate management of flood liable land within the Shire.

Proposed amendments to the SP3 Tourist zone will enable the ongoing use of such land for agricultural purposes providing a stronger base for rural tourism opportunities. The proposal will allow a rezoning of a bulky goods premises creating up to 20 jobs.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **18 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Sydney Catchment Authority**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

No further studies are required at this time.

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
0. Housekeeping PP - for Gateway.pdf	Proposal	Yes
1. Housekeeping PP Report 14 December 2016.pdf	Proposal	Yes
2. Housekeeping PP Resolution 14 December 2016.pdf	Proposal	Yes
3. URA Report 13 March 2013.pdf	Proposal	Yes
5. Delegation Request Evaluation Form.doc	Proposal	No
Admin PP - 117s.docx	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones
- 1.5 Rural Lands
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 5.2 Sydney Drinking Water Catchments
- 6.1 Approval and Referral Requirements
- 6.3 Site Specific Provisions
- 5.10 Implementation of Regional Plans

Additional Information :

It is **RECOMMENDED** that the Acting Director Regions, Southern at the Department of Planning and Environment as delegate of the Minister for Planning, determines under Section 56(2) of the Environmental Planning and Assessment Act, 1979 that an amendment to the Wingecarribee Local Environmental Plan (LEP) 2010 to amend a number of existing clauses, insert a number of new clauses, make amendments to the Land Use Table, insert new flood maps and make a number of site specific amendments should proceed subject to the following conditions:

1. Council is to provide a clear Statement of Objectives in the Planning Proposal which is placed on exhibition.

CONSULTATION

2. Community consultation is required under Sections 56(2)(c) and 57 of the EP&A Act as follows:

- (a) the Planning Proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of A guide to preparing local environmental plans (Department of Planning and Environment 2016).

3. Consultation is required with the following public authorities under Section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant Section 117 Directions:

- Water NSW
- NSW Rural Fire Service
- Office of Environment and Heritage

Council shall consult with Water NSW and the NSW Rural Fire Service prior to community consultation and take into account any comments made.

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under Section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

TIMEFRAME

5. The timeframe for completing the LEP is to be 18 months following the date of the Gateway determination.

DELEGATION

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6. The Council be authorised to use the Minister's plan making functions under sections 59(2),(3)&(4) of the Environmental Planning and Assessment Act 1979.

MAPPING

7. The final LEP maps shall be prepared in accordance with the requirements of the Department's "Standard Technical Requirements for Spatial Datasets and Maps" Version: 1.0 November 2015.

SECTION 117 DIRECTIONS

8. It is recommended that:

(a) The Secretary's delegate can be satisfied that the planning proposal is consistent with s117 Directions 1.1 Business and Industrial Zones, 1.5 Rural Lands, 2.1 Environment Protection Zones, 2.3 Heritage Conservation, 3.1 Residential Zones, 3.3 Home Occupations, 3.4 Integrating land Use and Transport, 4.3 Flood Prone Land, 4.4 Planning for Bushfire Protection, 5.1 Implementation of regional Strategies, 5.2 Sydney Drinking Water Catchments, 6.3 Site Specific Provisions, and 5.10 Implementation of Regional Plans.

(b) The Secretary's delegate can be satisfied that the planning proposal is consistent with all other relevant s117 Directions or that any inconsistencies are of minor significance;

(c) No further consultation or referral is required in relation to s117 Directions while the planning proposal remains in its current form.

SEPPS

9. The planning proposal is considered to be consistent with all relevant SEPPs.

Supporting Reasons :

The Planning Proposal is a Housekeeping Proposal which refines a number of existing clauses in the Wingecarribee LEP 2010, introduces some new clauses, provides additional capacity to support the continuation of agricultural activity in areas zoned SP3 Tourism, while also amending the B5 Business development Zone to be consistent with the Infrastructure SEPP. The Planning Proposal also updates a number of flood maps and makes some amendments to a number of sites.

Signature:

Graham Towers Team Leader

Printed Name:

Graham Towers

Date:

9/5/17