

**Planning Proposal (Rezoning)
Rural Residential Lots, Woollamia Farmlets**

- The planning proposal is on exhibition from 21 November to 5 December 2012
- Council has completed the documentation required by the Department of Planning & Infrastructure (DP&I) to enable the Woollamia Farmlets Rural Residential Lots Planning Proposal to be publicly exhibited.
- The subject land includes: Lot 92A DP 15266 (1 Pritchard Avenue); Lot 79 DP 9289 (Willowford Road); Lot 78 DP 15266 (87 Willowford Road); Lot 78A DP 15266 (Willowford Road); Lot 82A DP 15266 (84 Willowford Road); and Lot 72 DP 15266 (Woollamia Road).
- The overall aim of the planning proposal is to permit one (1) dwelling on each lot as described in the subject land and which do not currently have a dwelling entitlement. It is intended that each dwelling is to be sited outside of the 1% AEP floodline. Following advice from government agencies and further investigation Lot 72 DP 15266 is not proposed to permit one (1) dwelling as the environmental constraints provide limited or no opportunity to develop the property and effectively treat waste water on the site. This issue will be reported to Council post exhibition.
- Indicative development areas including building envelopes, Asset Protection Zones and on-site effluent disposal areas have been mapped following a request from government agencies. The indicative development areas are based on preliminary assessment work without the support of detailed studies. Any future development application made by landowners must be supported by detailed studies addressing effluent disposal, bushfire and other environmental constraints. There is no guarantee that a development application will be approved on each lot granted a dwelling entitlement through this Planning Proposal.
- Council recently exhibited draft Shoalhaven Local Environmental Plan 2009 (draft SLEP). As the date for finalisation of the draft SLEP 2009 is currently unknown, this planning proposal is identified as both an amendment to Council's current Shoalhaven Local Environmental Plan 1985 (LEP 1985) and the draft SLEP 2009.
- An amendment under LEP 1985 will include the subject land within Schedule 9 – "Development for Additional Purposes". Schedule 9 will detail, that land affected by Amendment 404 to LEP 1985 is permitted "a maximum of one dwelling house on each allotment and also include additional matters that must be considered prior to the granting of development consent for the purposes of a dwelling".
- An amendment under draft SLEP 2009 will be via an amendment to the *Lot Size Map* under Clause 1.7. The minimum lot size mapping corresponds to the size of the lots effectively providing one dwelling entitlement per allotment. This will still require a development application to be submitted to Council for consideration and does not guarantee that development can occur on the site.
- Making a submission on the planning proposal:
Submissions must be received in writing before **5pm, Wednesday 5 December 2012**. Please quote Council reference **43684E** and address any submissions to:

The General Manager, Shoalhaven City Council via:
Post: PO Box 42, Nowra, NSW, 2541; or
Fax: (02) 4422 1816; or
Email: council@shoalhaven.nsw.gov.au

Phone Enquiries: Lauren Turner, Strategic Planner, (02) 4429 3139.