



**Planning Proposal  
To Amend the Minimum Lot Size Map for Lot 3 DP  
603903 and Lot 54 DP 1107101, Broughton Street,  
Moss Vale.**

## Planning Proposal

**LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL**

**ADDRESS OF LAND: Lot 3 DP 603903 and Lot 54 DP 1107101, Broughton Street, Moss Vale.**

### **PART 1 - OBJECTIVES OR INTENDED OUTCOMES OF PLANNING PROPOSAL**

The purpose of the Planning Proposal is to amend the minimum lot size map applicable to the subject site to reduce the minimum lot size from 700m<sup>2</sup> to 500m<sup>2</sup>, as indicated on the draft plan of subdivision, which forms part of this Planning Proposal.

### **PART 2 – EXPLANATION OF PROVISIONS**

The provisions of the Planning Proposal will amend the Lot Size Map LSZ\_007D in Wingecarribee Local Environmental Plan 2010 to amend the minimum lot size for the subject site from Q (700m<sup>2</sup>) to suit a range of lot sizes as indicated on the attached draft plan of subdivision. A proposed minimum lot size of I (500m<sup>2</sup>) is considered most suitable for this purpose.

<b>Map to be amended</b>	<b>Nature of map amendment</b>
LSZ_007D	Change minimum Lot Size on Lot 3 DP 603903 and Lot 54 DP 1107101, Broughton Street, Moss Vale from Q (700m <sup>2</sup> ) to I (500m <sup>2</sup> ).

### **PART 3 - JUSTIFICATION**

#### **Section A – Need for the Planning Proposal**

1. Is the Planning Proposal the result of any strategic study or report?	Yes. The subject site was zoned R2 Low Density Residential under WLEP 2010, but Council after considering a report on the matter resolved on 24 October 2012 to prepare a Planning Proposal to reduce the minimum lot sizes on the site to accommodate the proposed master plan of subdivision lodged by the applicant. A copy of the Council Report and Master Plan of subdivision are attached.
2. Is the Planning Proposal the best means of achieving the objectives or	Yes. The planning proposal is the best means of achieving the intended outcomes,

<p>intended outcomes, or is there a better way?</p>	<p>as the Subdivision Master Plan can be included in a Site specific Development Control Plan (DCP) and work in tandem with the minimum lot size map to deliver a variety of lot sizes.</p> <p>An alternative method would be for the developer to justify the use of Clause 4.6 of WLEP 2010 in a Development Application to reduce the minimum lot size for particular proposed lots. However, this would not be supported by a Master Plan included in a DCP, as the DCP could not adopt a minimum lot size less than that currently contained in WLEP 2010.</p>
<p>3. Will the net community benefit outweigh the cost of implementing and administering the Planning Proposal?</p>	<p>Yes. The draft plan of subdivision for the subject site will provide a range of lot sizes and housing types suitable for a broad cross-section of community need.</p>

### Section B – Relationship to strategic planning framework

<p>4. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (included draft strategies)?</p>	<p>Yes. The Sydney-Canberra Corridor Regional Strategy identifies the need for additional housing supply within the Shire. This proposal will facilitate that provision.</p>
<p>5. Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?</p>	<p>Yes. The Wingecarribee 2031+ Community Strategic Plan identifies the need for a broader range of housing types and more affordable housing. This Proposal will facilitate that provision.</p>
<p>6. Is the Planning Proposal consistent with applicable state environmental planning policies?</p>	<p>The Planning Proposal is consistent with the following relevant SEPPs:</p> <ol style="list-style-type: none"> <li>1. Sydney Drinking Water Catchment.</li> </ol> <p>The proposal has been considered by the Sydney Catchment Authority. A copy of their letter of support is attached.</p> <ol style="list-style-type: none"> <li>2. Mining, Petroleum Production &amp; Extractive Industries.</li> </ol>

	The planning proposal is not contrary to the provisions of this SEPP.
7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?	Yes. A copy of the completed s.117 Directions is included.

### Section C – Environmental, social and economic impact

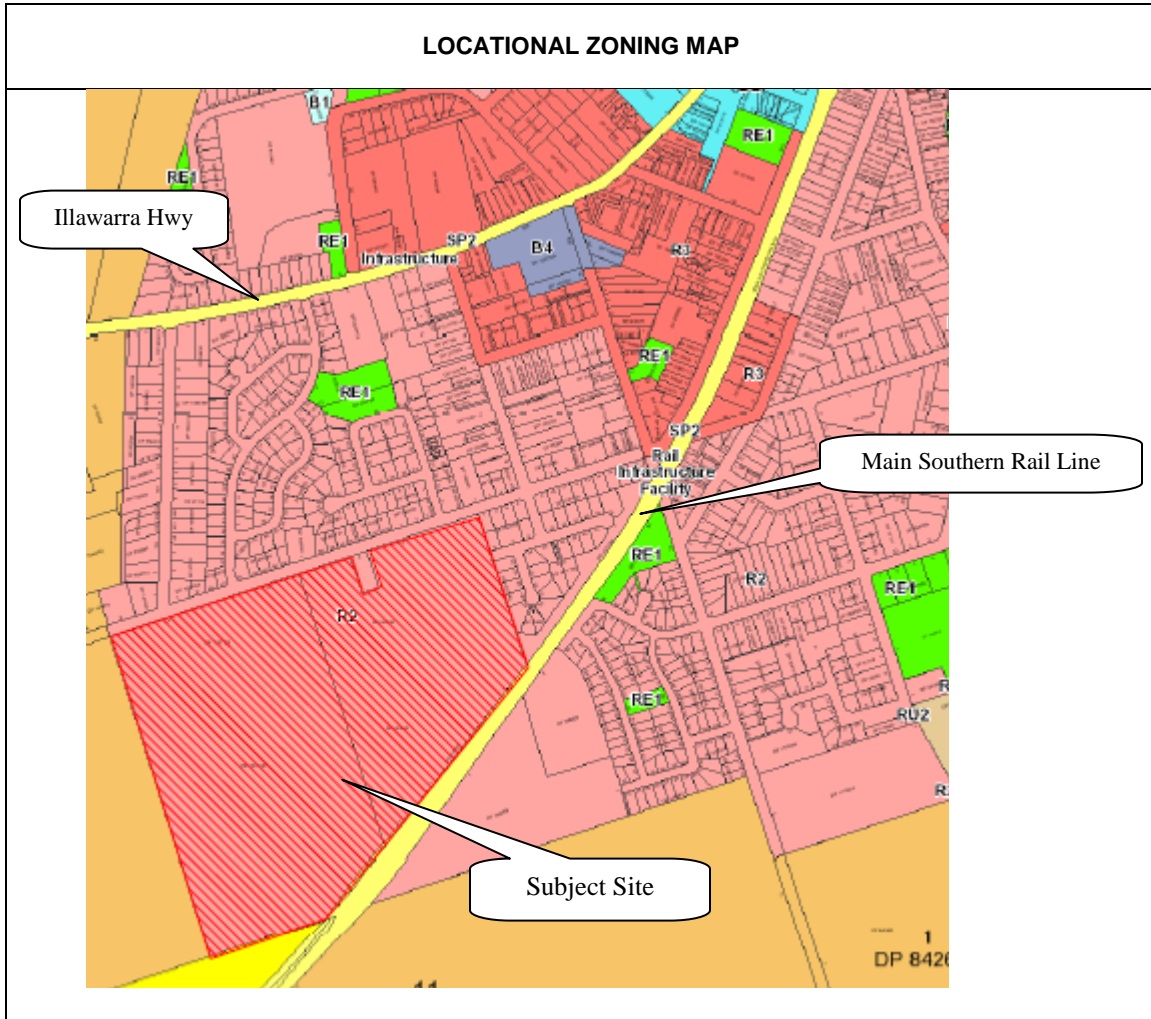
8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal?	<p>No. There is no critical habitat or threatened species, populations or ecological communities or their habitats currently identified on the subject site. Therefore the Planning Proposal is not likely to have any impact on these matters.</p> <p>However, should the Planning Proposal be successful, it is likely future development applications will be lodged on the subject site seeking approval for residential subdivision. Environmental impacts will be considered during the assessment of those subsequent development applications.</p>
9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?	No. There are no other identified environmental impacts.
10. How has the Planning Proposal adequately addressed any social and economic effects?	Yes. The Planning Proposal will allow development of the site for residential subdivision containing a variety of lot sizes. This variety provides opportunities for various housing types to be provided that meet market expectations. This may allow some housing to be affordable to persons currently unable to afford larger lots/houses currently on the market in the shire.

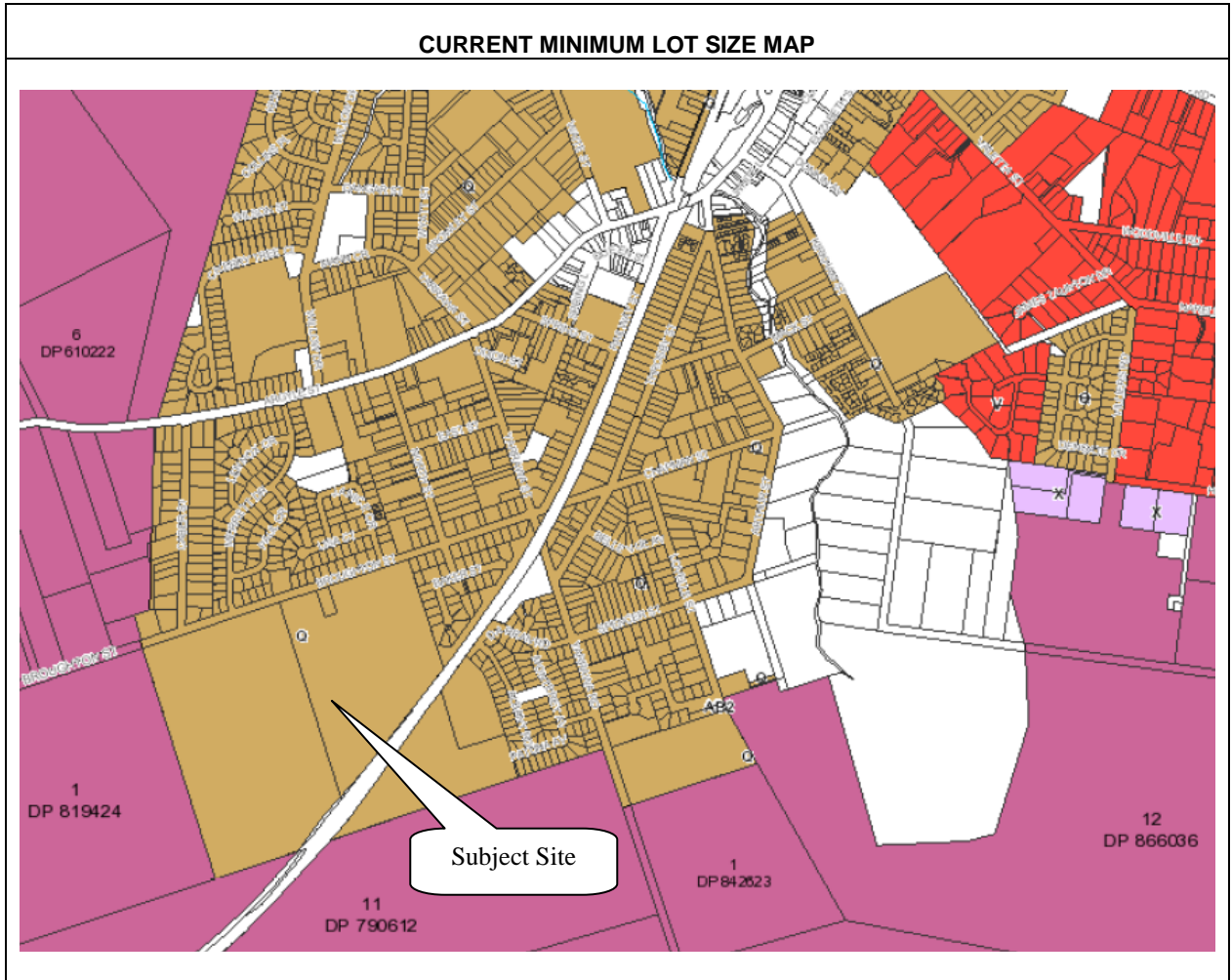
### Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the Planning Proposal?	No. Public infrastructure will need to be upgraded as the residential area is released and developed. Notwithstanding,
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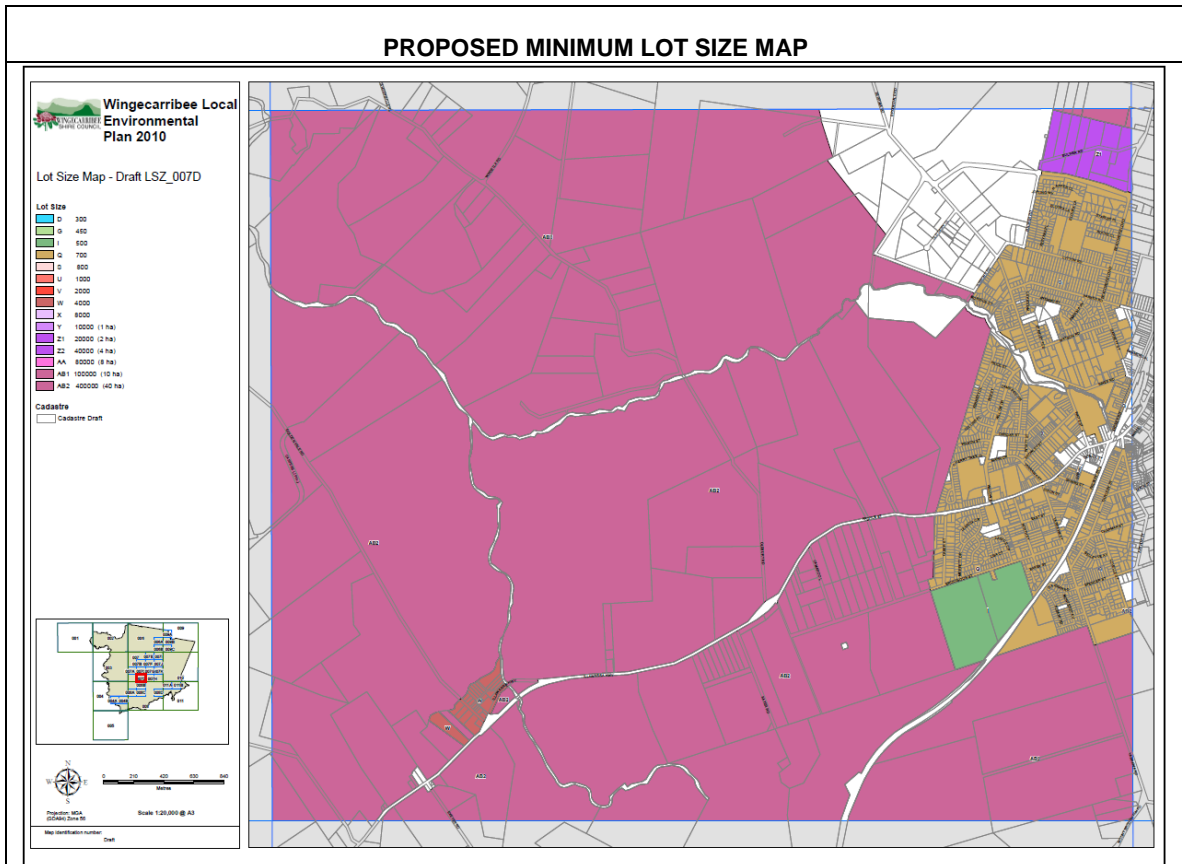
	<p>Council has variety of Section 94 and Section 64 Contributions Plans that include Capital Works programs to upgrade public infrastructure to cope with demand from the proposed release area.</p> <p>It is likely a Voluntary Planning Agreement will also be entered into by the application and Council to ensure the adequate delivery of infrastructure to meet the demands of the development.</p>
<p>12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?</p>	<p>The SCA has been consulted and support the proposal, copy of letter attached.</p> <p>Further public authority consultation will occur through the exhibition period as required in the Gateway Determination.</p>

**PART 4 – Mapping**





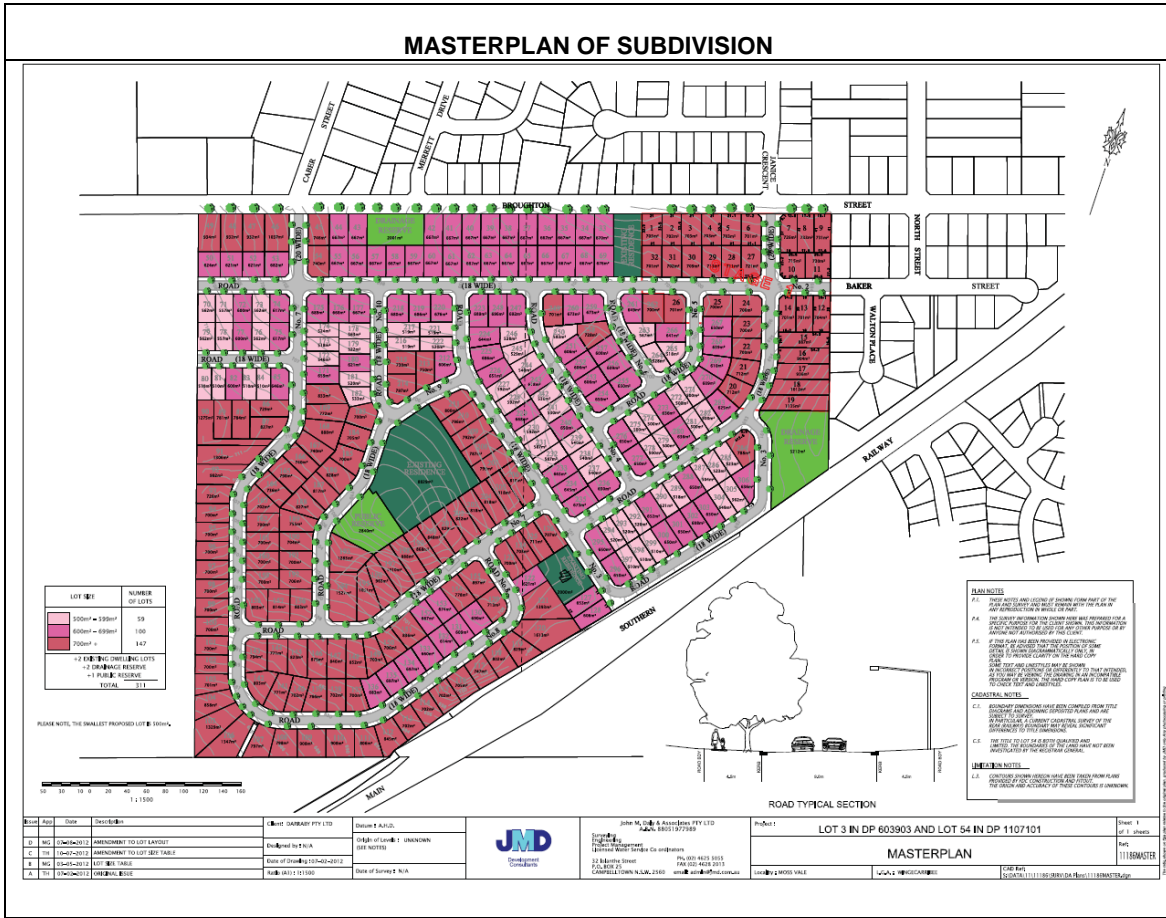
PLANNING PROPOSAL TO AMEND THE MINIMUM LOT SIZE MAP FOR LOT 3 DP 603903 AND LOT 54 DP 1107101, BROUGHTON STREET, MOSS VALE.



Note: Larger Version Attached.

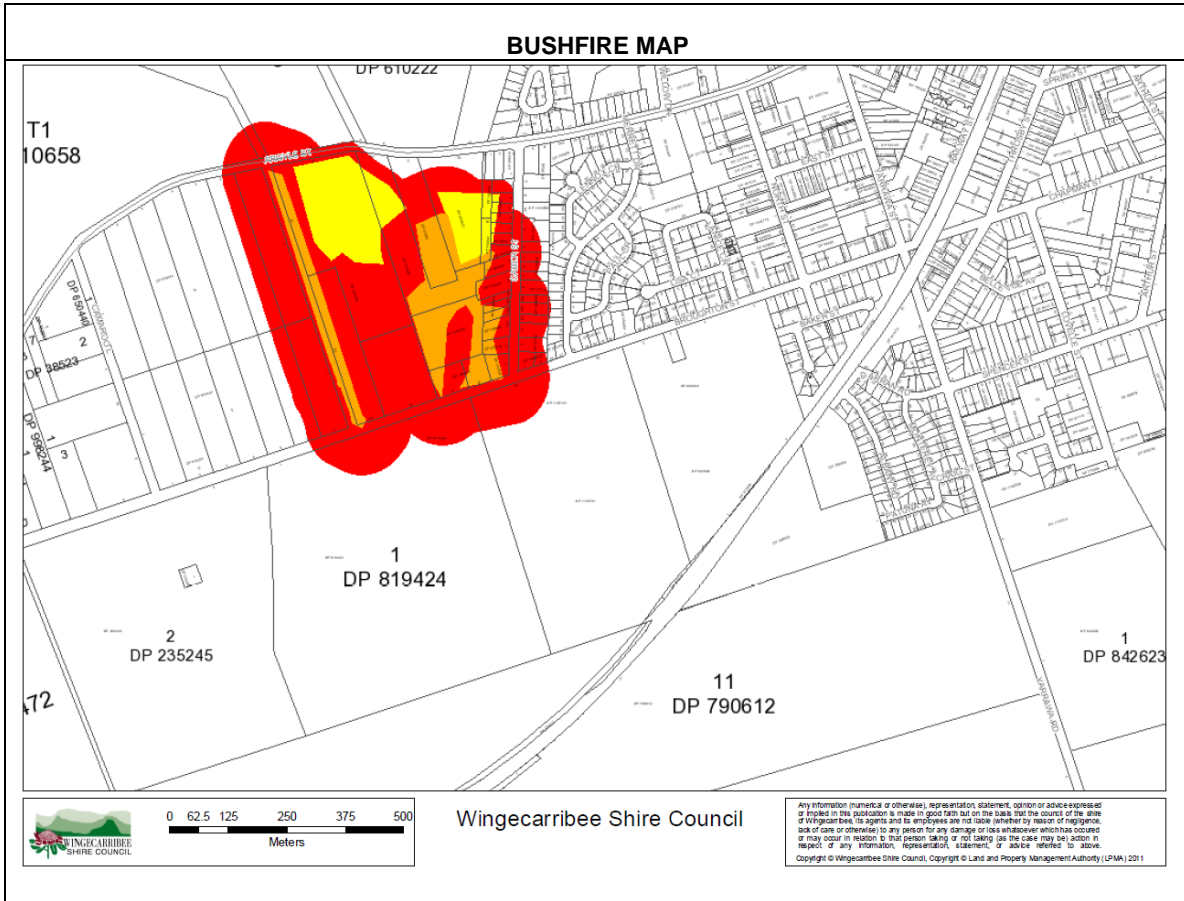


PLANNING PROPOSAL TO AMEND THE MINIMUM LOT SIZE MAP FOR LOT 3 DP 603903 AND LOT 54 DP 1107101, BROUGHTON STREET, MOSS VALE.



Note: Larger version attached

PLANNING PROPOSAL TO AMEND THE MINIMUM LOT SIZE MAP FOR LOT 3 DP 603903 AND LOT 54 DP 1107101, BROUGHTON STREET, MOSS VALE.



**AERIAL PHOTOGRAPH**



## **PART 5 - COMMUNITY CONSULTATION**

The Planning Proposal would be placed on public exhibition for a period of 28 days and identified stakeholders would be notified, unless otherwise advised in the Gateway Determination.

## **PART 6 - TIMELINE**

1. Anticipated commencement date (date of Gateway determination) – Late January 2013.
2. Anticipated timeframe for completion of required technical information – 1 month, as it is anticipated Council will need to prepare a Development Control Plan amendment for exhibition alongside the Planning Proposal.
3. Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination) – government agency consultation pre exhibition will be required with the RFS due to a portion of the site being bushfire affected, 21-days. The SCA has been consulted prior to Gateway determination.
4. Commencement and completion dates for public exhibition period – beginning of April to end of April 2013.
5. Dates for public hearing (if required) – not required.
6. Timeframe for consideration of submissions – 4 weeks following public exhibition including report to Council and adoption of minutes following Council meeting.
7. Timeframe for consideration of a proposal post exhibition – as per 6 above.
8. Date of submission to Department to finalise the LEP – Late June 2013.
9. Anticipated date RPA will make the Plan (if delegated) – Not delegated at this stage.
10. Anticipated date RPA will forward to the department for notification – Not delegated at this stage.