



Planning Proposal to
Amend the Minimum Lot Size Map for Lot 391 DP 737061 and
Rezone Lot 201 DP 1095417 from
R5 Large Lot Residential to B1 Neighbourhood Centre
of the Wingecarribee LEP 2010 at Farnborough Drive Moss Vale

Planning Proposal

LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND: The Planning Proposal relates to Lot 391 DP 737061 (Site A) and Lot 201 DP 1095417 (Site B) on the Farnborough Estate in Moss Vale NSW. The subject land is located east of the Moss Vale Township.

There are two (2) separate amendments proposed relating to the subject land.

Site A: Lot 391 DP 737061 (35.05 Ha)

Site B: Lot 201 DP 1095417 (2,235 sqm)

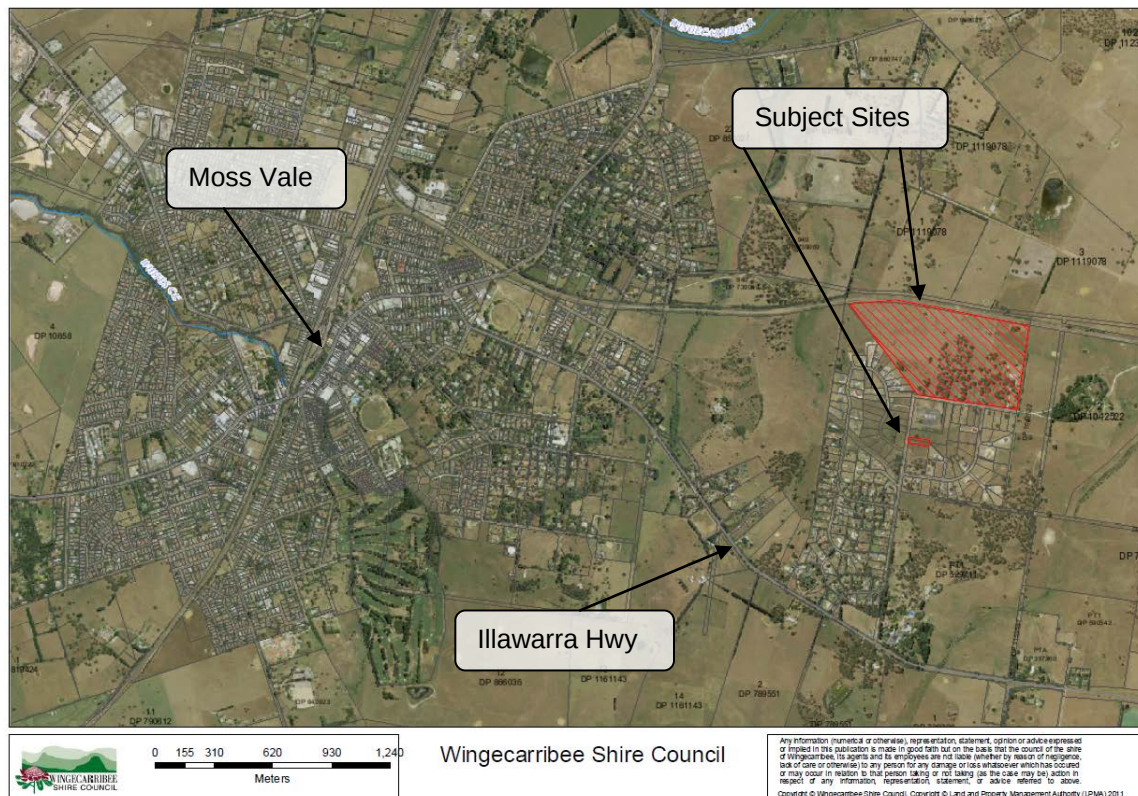
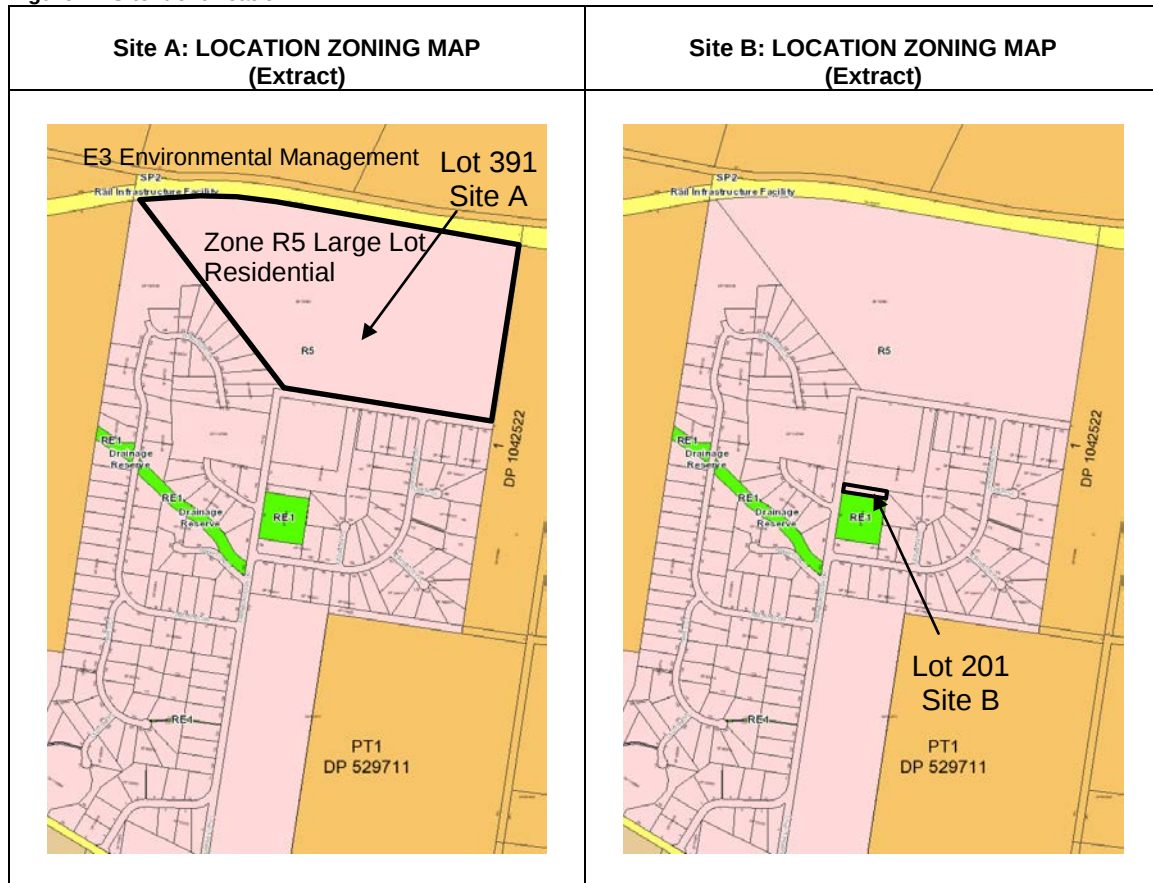


Figure 1 - Site Identification



The part of the Planning Proposal identified as Site A (Lot 391) intends to amend the Minimum Lot Size Map.

The part of the Planning Proposal identified as Site B (Lot 201) intends to amend the Zoning map from R5 Large Lot Residential to B1 Neighbourhood Centre.

The particular mapping amendments are addressed in Part 4 of this report.

PART 1 - OBJECTIVES OR INTENDED OUTCOMES OF PLANNING PROPOSAL

This Planning Proposal has two purposes:

1. To allow a proposed amending subdivision layout on Site A (Lot 391 DP 737061) so that identified Southern Highlands Shale Woodland (EEC) on the site can be preserved and the site can ultimately produce a viable yield of lots.
2. Is to permit a commercial premises to eventually be constructed on Site B (Lot 201 DP 1095417)

PART 2 – EXPLANATION OF PROVISIONS

The provisions of the Planning Proposal will amend Wingecarribee Local Environmental Plan 2010 by changing the Minimum Lot Size Map for Site A and the Zoning Map for Site B as follows:

Site A

Map to be amended	Nature of map amendment
Lot Size Map: LSZ_007H	To delineate a range of Minimum Lot Sizes of 450 sqm, 1,000 sqm, 2,000 sqm, 4,000 sqm, 1 Hectare (1Ha) and 2 Hectare (2Ha) within Lot 391 DP 737061, as shown in Part 4 of this report.

Site B

Map to be amended	Nature of map amendment
Land Zoning Map: LZN_007H	Rezone Lot 201 DP 1095417 from R5 Large Lot Residential to B1 Neighbourhood Centre, as shown in Part 4 of this report.

PART 3 - JUSTIFICATION

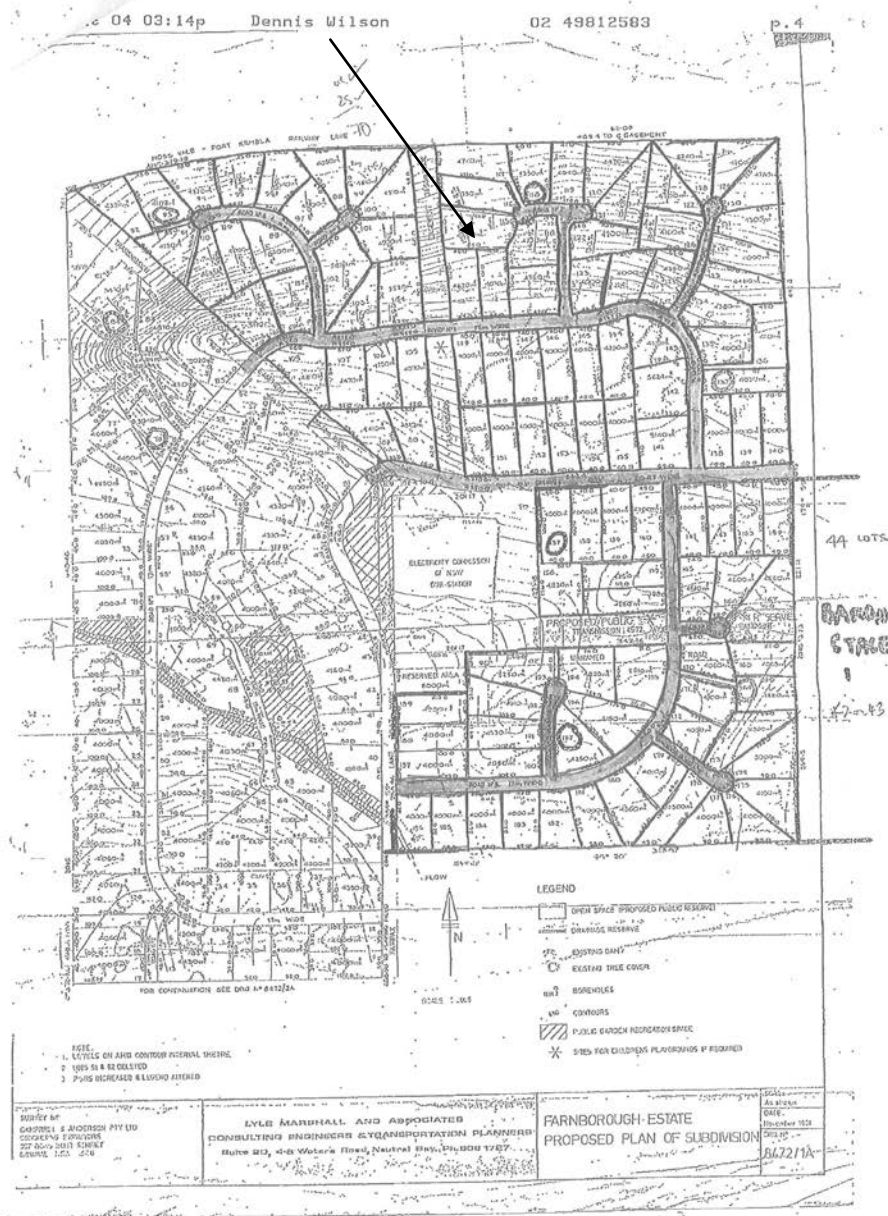
Site A

There is an approved development consent for residential subdivision over Site A (Lot 391) known as File No. 32/28/290/82 dating back to the early 1980's that permits development of the site for approximately 76 lots as shown in Figure 2

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PLANNING PROPOSAL TO VARY THE MINIMUM LOT SIZE OF LOT 391 DP 737061 AND TO REZONE LOT 201 DP 1095417 AT FARNBOROUGH DRIVE MOSS VALE

Figure 2 - Original Plan of subdivision approved in 1982



The original lot configuration as shown in Figure 2 has under gone various amendments overtime with a later development consent D4226-252-S1 issued in 1993. As both consents were activated they are both considered to be substantially commenced with the last amendment being issued by Council on the 1982 consent under File Number LUA11/0656. That amendment approved a stage of the subdivision as shown in Figure 3.

Figure 3 - Approved Plan for LUA11/0656 being an amendment of Original DA 32/28/290/82

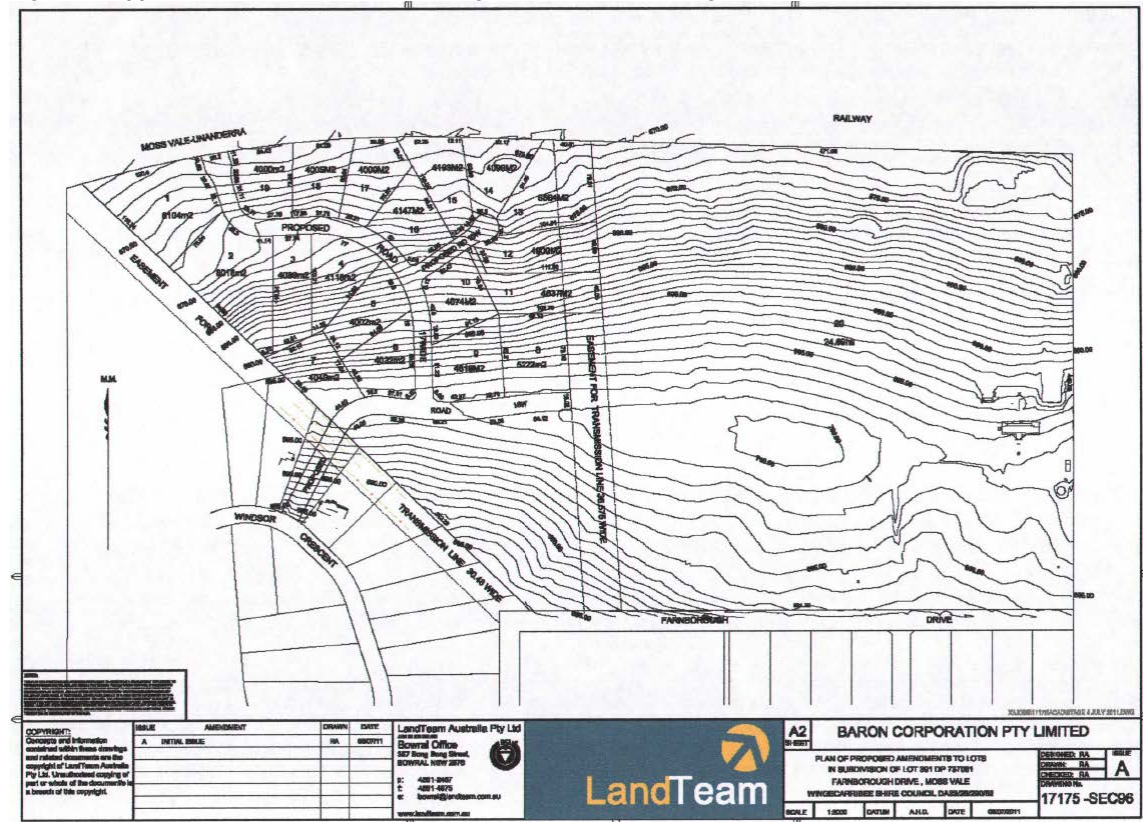
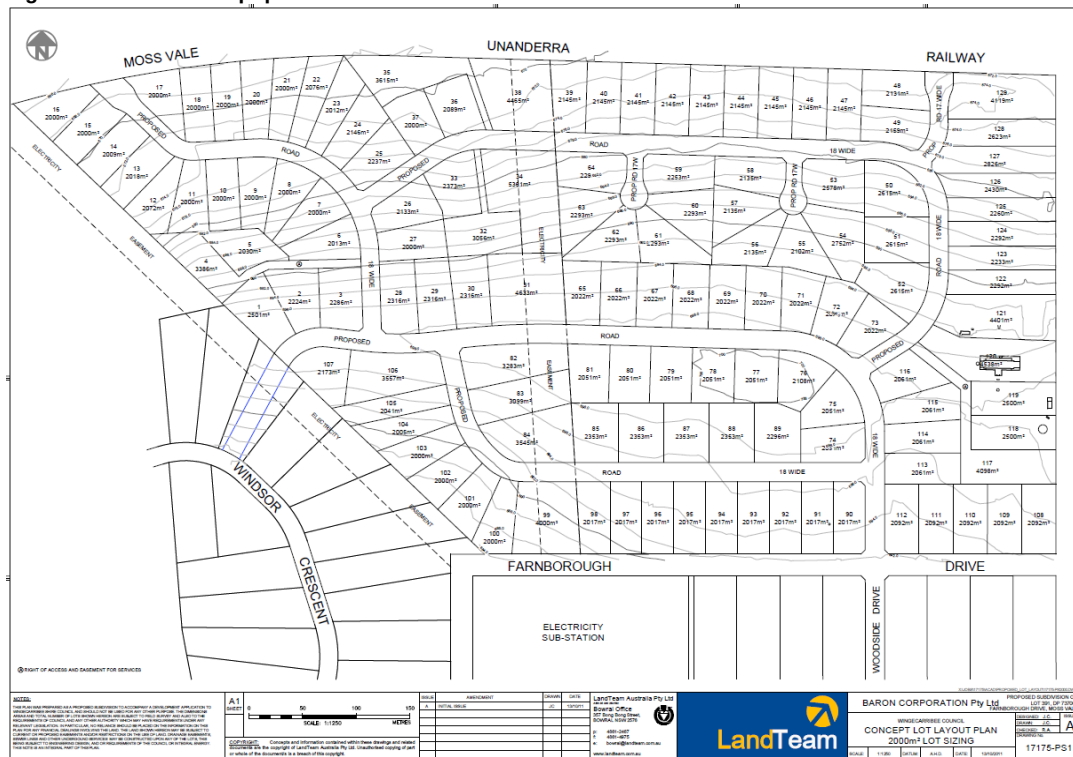


Figure 4 is a further developed concept of the latest amendment provided by the applicant.

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Figure 4 - Latest concept plan for Site A



However, due to the presence of the Southern Highlands Shale Woodland EEC on the site as shown in Figure 5, the applicant has proposed a new Master Plan of Subdivision (Figure 6) to preserve some of the EEC via creating a green space section and a central park, yet maintain a viable lot yield.

Figure 5 - Southern Highlands Shale Woodland (EEC)



Essentially, the original consents have no regard for the EEC and if continued to be acted upon will result in the likely demise of the identified EEC.

Figure 6 - Proposed Master Plan of Subdivision



The Planning Proposal is required as the proposed Master Plan (Figure 6) contains lots that are significantly smaller than the minimum allowable lot size currently imposed on the site by Wingecarribee Local Environmental Plan 2010 (WLEP). Therefore an amendment is required to WLEP to permit the proposed subdivision via subsequent development consent.

Notwithstanding, further studies will be required prior to the Master Plan being finalised. The applicant on Page 9 of their report identifies it is likely they will need to carry out the following post Gateway Determination:

- Vegetation Management Plan
- Bushfire Assessment and Report
- Storm/water design incorporating Water Sensitive Urban Design (WSUD)
- Acoustic Assessment (rail noise) and Report
- Geotechnical Assessment and Report
- Contamination Assessment and Report
- Aboriginal and Archaeological Assessment and Report
- Community Consultation

- Services and Infrastructure Assessment and Report

The above listed assessments and reports will also need to be referred to relevant agencies for comment prior to Council being able to understand the extent of impact the proposal will have on the site and surroundings.

Site B

The applicant has stated in their report that the justifications for providing B1 neighbourhood centre are:

- Enliven the Residential Estate through the provision of a local service centre to provide local scale retail shops and services such as a small grocery store, local restaurant, doctor's surgery and a community facility. Thus reducing traffic movements in and out of Farnborough Heights.
- Create community parking areas for the local neighbourhood centre and also the future local sporting fields at no cost to Council
- Provide a key central point in the Farnborough Estate for connectivity of the new pedestrian network linking the Neighbourhood Centre to the future sporting facilities, the EEC, village green and the "Heritage Walk".

Council is agreeable with the above reasons.

Section A – Need for the Planning Proposal

1. Is the Planning Proposal the result of any strategic study or report?

The Planning Proposal is the result of a report considered by Council at its Ordinary Meeting of 24 October 2012. The report and resolution of Council are attached. The report is primarily site specific as the land has been part of a large lot residential land release approved in the early 1980's.

Notwithstanding, Council recently adopted a Housing and Demographic Study by SGS. The Study essentially concludes that Moss Vale will experience demand for approximately 2000 additional dwellings up to the year 2031. The proposed Master Plan of subdivision goes some way to assisting in the provision of residential lots to meet that demand by providing a variety of different lot sizes to suite the varying housing needs currently experienced by the market. In that sense the proposal provides greater variety to the market, which may assist with housing affordability issues and providing housing options to a more diverse demographic.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

There are several options available to achieve the desired outcomes of the proposed Master Plan of Subdivision, however all options would involve a Planning Proposal as follows:

Site A Options

Option 1 – Preferred Option

Figure 7 shows the preferred amendment to the WLEP Lot Size map for Lot 391. This amendment requires no change to the current R5 Large Lot residential zone and provides some certainty that the identified EEC will be managed and protected, as discussed in the applicant's reports; and consolidates the similar proposed lot sizes together which should provide consistency in urban form.

Option 2

The 2nd option could be to amend the Lot size map to 1 range of lot sizes, i.e. the minimum as proposed in the Master Plan of subdivision being 1000m². This is not preferable as it could result in a future development application that significantly departs from the Master Plan of Subdivision with a proliferation of 1000m² lots, which do not necessarily conform with the R5 Large Lot Residential zoning objectives. Further, there is no certainty that the EEC would be protected. In fact such an amendment could result in a significantly higher impact on the EEC as the permissible density of housing on the site would increase significantly from the current situation.

Option 3

A further option could be to leave the minimum lot size map as it is and amend the zone of the site to say R2 Low Density Residential. The applicant could then utilize the provisions of Clause 4.6 of WLEP to vary the lot size requirements. As the land is currently zoned R5 Large Residential, the Master Plan of subdivision does not meet the requirements of Clause 4.6.

Option 4

Amend the minimum lot size map as per Option 1, but also amend the zoning map and apply appropriate zones the proposed minimum lot sizes, proposed EEC Management land and village green. This is currently not supported as Council may be forced into the compulsory acquisition of the EEC management lands and village green. Council would prefer to negotiate the terms of the dedication of those lands with the applicant post Gateway determination should this proposal be successful.

Site B Options

Option 1 – Preferred Option

Figure 8 shows the preferred amendment to Lot 201, being the rezoning of the site from R5 Large Lot Residential to B1 Neighbourhood Centre. Essentially this is the only option to achieve the desired outcomes, as the B1 zone provides for the permissible uses for business services suitable to a primarily residential location and restricts other business services that would not be suitable adjacent existing residential development.

Section B – Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including draft strategies)?

The Planning Proposal is consistent with the *Sydney – Canberra Corridor Regional Strategy 2006 to 2031* that applies to the Wingecarribee Local Government Area. The Planning Proposal is considered consistent for the following reasons:

- The NSW Dept. of Planning's Fact Sheet, July 2008, for the Wingecarribee in respect of the Strategy states:

"Wingecarribee's anticipated population growth of 16,400 and the resulting demand for 8,700 new dwellings will be accommodated primarily through infill and redevelopment opportunities in Bowral and Greenfield areas in Mittagong and Moss Vale.

Through local planning measures, the future housing mix will be better matched to the needs of smaller households and aged residents."

The proposed Master Plan of Subdivision is consistent with the above statement as it will provide a higher yield of housing within an identified Greenfield urban release area and a greater variety of housing types due to the range of proposed lot sizes.

- Page 32 – Housing and Settlement – This part of the Strategy discusses the roles the Bowral, Mittagong and Moss Vale will play in the development of the Wingecarribee Shire, however emphasises that the distinctive character of each of the towns needs to be reinforced through the separation of their extensive bushland, flood plain and rural lands. The Planning Proposal is consistent with this statement as it is a redevelopment of an existing Greenfield residential release area and will not encroach on the extensive bushland, flood plains and rural lands separating Moss Vale and Bowral. Further, the proposal intends to preserve some of the identified EEC Southern Highlands Shale Woodland located on the site.
- Pages 22 to 28 – Economic development and employment growth – The Planning Proposal is consistent with this section of the Strategy as it does not propose any loss of key identified employment land in Moss Vale. In some respects the Planning Proposal may result in meeting some of the demand for housing generated from employment opportunities, as the Moss Vale Enterprise Corridor develops. Further, whilst only minor in nature the proposed changing of zoning for Lot 201 to B1 Neighbourhood Centre may create other employment opportunities in close proximity to housing supply, which has the potential to reduce journeys to work.

4. Is the Planning Proposal consistent with council's local strategy or other local strategic plan?

The Planning Proposal is considered to be consistent with the following Strategic Plans that have either been adopted by Council or endorsed as strategic reference documents:

- Wingecarribee our Future 2002
- Wingecarribee Community Strategic Plan 2031+
- Wingecarribee Housing and Demographic Study - Final Report (May 2012)

The above documents contain common themes including:

- The need to accommodate demand for housing into the future through and combination of infill and Greenfield development options
- The need to preserve the distinctiveness of Mittagong, Bowral and Moss Vale by maintaining the 'green space' between those towns, being the retention of bushland, flood plains and rural lands
- Creating employment opportunities through appropriate development within identified employment lands

These common themes are closely aligned with the strategies contained in the Sydney – Canberra Corridor Regional Strategy 2006 to 2031 as discussed in Item 3 above. Thus for the same reasons the Planning Proposal is consistent with the Sydney – Canberra Corridor Strategy, the Planning Proposal is considered consistent with the above listed local strategies.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

State Environmental Planning Policy No. 44 – Koala Habitat Protection

SEPP 44 applies to all land with the Wingecarribee Shire Local Government Area and the site contains an Endangered Ecological Community (EEC) consisting of Southern Highland Shale Woodland. As previously discussed the Planning Proposal wishes to preserve a significant section of the EEC via the creation of a public reserve and preservation of certain identified trees (marked in green on Figure 6).

The applicant has also provided a Flora & Fauna Assessment by Travers (February 2012), that identifies species found on the site. The survey results for Flora (p. 10) did not identify any Koala feed tree species as listed in Schedule 1 of SEPP44. Further the Fauna study (P.16) did not identify any Koalas as being present on the site.

Notwithstanding, the Planning Proposal is considered to be consistent with the SEPP as the EEC is proposed to be preserved and rehabilitated as part of the proposal. Whilst, no Koalas or food trees are present, the vegetation proposed to be retained could provide refuge for Koalas should they wander from their usual habitat, although there are no known Koala habitat areas in close proximity to the subject site.

Further, as a Plan of Management for EEC land is likely to be required post Gateway determination, but prior to the issue of any subsequent Development Consent for subdivision, it should be of interest for Council to require that the Plan of Management investigates the opportunity for creating potential Koala habitat if it is consistent with the existing EEC.

State Environmental Planning Policy (Affordable Rental Housing) 2009

The Planning Proposal is considered to be consistent with the SEPP as the proposed Master Plan of Subdivision provides opportunities for the different housing types, namely secondary dwellings as permitted by the SEPP in the R5 Large Lot Residential zone. Further, the proposed B1 Neighbourhood Centre will enable the provision of services in close proximity to low income households as defines in the SEPP, should they be developed in the locality.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The Planning Proposal is considered consistent with the SEPP as the proposed Master Plan of subdivision may provide opportunities for the types of housing permissible under the SEPP, Further, the proposed B1 Neighbourhood Centre will enable the provision of services in close proximity to any such housing should it developed in the locality.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The Planning Proposal is considered to be consistent with the SEPP as it has been referred to the Sydney Catchment Authority (SCA) for comment. The SCA raised no objections to the proposal as the residential development on Lot 391 would be connected to Council's reticulated sewer system, thus posing a low risk. The SCA also mentions that as existing dams on the site will be retained within individual lots, their management will be easier when the lots are eventually developed.

In closing the SCA will require a neutral or beneficial effect on water quality assessment to be undertaken prior to the development stage.

6. Is the Planning Proposal consistent with applicable section 117 Directions?

An assessment of the 117 Directions has been undertaken in respect of the Planning Proposal. All relevant Directions are addressed as follows:

1. Employment and Resources

1.1. Business and Industrial Zones

This Direction applies as a B1 Neighbourhood Centre zone is proposed on Lot 201 as part of the Planning Proposal. The Planning Proposal is considered to be consistent with this direction as it encourages employment growth within a suitable location, does not reduce employment land in existing business and industrial zones and will not have an adverse impact upon the viability of identified strategic centres.

- 1.2. Rural Zones – Not relevant
- 1.3. Mining Petroleum and Extractive Industries – Not relevant
- 1.4. Oyster Aquaculture – Not relevant
- 1.5. Rural Lands – Not relevant

2. Environment and Heritage

2.1. Environment Protection Zones

This Direction applies as the land is otherwise identified for environmental protection, as there is a community of identified EEC Southern Highlands Shale Woodland on the site. The Planning Proposal is considered consistent with this Direction, as the proposed Master Plan of subdivision protects a significant section of the EEC that was previously not considered for protection under an older development consent. Should this Planning Proposal proceed there is a likely chance that the EEC will be managed and preserved.

- 2.2. Coastal Protection – Not relevant
- 2.3. Heritage Conservation – Not relevant
- 2.4. Recreation Vehicle Area – Not relevant

3. Housing, Infrastructure and Urban Development

3.1. Residential Zones

The Planning Proposal is considered to be consistent with this Direction as it broadens the choice of building types and locations available in the housing market, compared to what is currently permissible on the site, due to a mixture of different proposed lot sizes. Further, the proposal is contained within land previously zoned R5 Large Lot Residential and makes a more efficient use of the land by containing a varying amount of lot sizes, protects an identified EEC and provides green space for residents.

- 3.2. Caravan Parks and Manufactured Home Estates – Not relevant
- 3.3. Home Occupations – Not relevant

3.4. Integrated Land Use and Transport

This Direction applies to the Planning Proposal as it alters provisions pertaining to a residential zone, namely changes to the Lot Size Maps on Site A and the changing of zone from residential to a neighbourhood centre on Site B. The Planning Proposal is considered to be consistent with this direction as the proposed neighbourhood centre will reduce the length of vehicle trips for everyday services and the layout of the subdivision is conducive to the circulation of a bus service that may also create incentive for future residents to reduce their dependence on cars.

- 3.5. Development Near Licenced Aerodromes – Not relevant
- 3.6. Shooting Ranges – Not relevant

4. Hazard and Risk

- 4.1. Acid Sulfate Soils – Not relevant
- 4.2. Mine Subsidence and Unstable Land – Not relevant
- 4.3. Flood Prone Land – Not relevant

4.4. Planning for Bushfire Protection

This Direction applies to the Planning Proposal as the subject land is mapped as being bushfire prone. Should a Gateway Determination be made in favour of this Planning Proposal it will need to be referred to the NSW Rural Fire Service for comment. Therefore, at this stage the Planning Proposal is considered to be justifiably inconsistent pending further studies by the applicant and referral to the NSW Rural Fire Service for comment.

5. Regional Planning

5.1. Implementation of Regional Strategies

This Direction applies to the Planning Proposal in respect of the Sydney – Canberra Corridor Regional Strategy 2006 to 2031. The Planning Proposal is considered consistent with this Direction as discussed previously in this report under Section A (3).

5.2. Sydney Drinking Water Catchment

This Direction applies to the Planning Proposal as the Wingecarribee Shire local government area falls within the Sydney Drinking Water catchment. The planning proposal is considered consistent with this Direction as the SCA has been consulted and raised no objections to the proposal. The SCA considered the proposal to be of minimal impact because the proposed subdivision will be connected to Council's reticulated sewerage system and runoff post development will need to meet the NORBE test.

5.3. Farmland of State and Regional Significance on the NSW Far North Coast – Not relevant

5.4. Commercial and Retail Development along the Pacific Highway – Not relevant

5.5. Revoked

5.6. Revoked

5.7. Revoked

5.8. Second Sydney Airport: Badgerys Creek – Not relevant

6. Local Plan Making

6.1. Approval and Referral Requirements

This Direction applies to all Planning Proposals. The Planning Proposal is considered to be substantially consistent with this clause, as the proposed resulting development application will not require concurrence, consultation or

referral to the Minister. Although the resulting development application may require referral to various other public authorities such as the NSW Rural Fire Service, Sydney Catchment Authority and others as seen fit at the time of lodgement of such application. However, such referrals will not be a result of any proposed changes the WLEP contained in this Planning Proposal. The referrals will be required as result of existing site constraints and requirements of the Environmental Planning and Assessment Act 1979.

Further, this Planning Proposal will not result in designated development.

6.2. Reserving Land for Public Purposes

This Direction applies to the Planning Proposal as the proposed Master plan of subdivision will result in the eventual dedication of land to Wingecarribee Shire Council for Public Purposes. The Proposal is considered consistent with this Direction as no current publicly owned land will be affected by the Planning Proposal.

It should be noted that the Planning Proposal does not in itself create any zoning of land for a Public Purpose. The land in the Master plan of subdivision to be eventually dedicated to Council will require a Plan of Manage and negotiations with Council regarding the nature of how and when the land should be dedicated. Council's preferred method of determining such terms would be via a Voluntary Planning Agreement, which is yet to be discussed with the applicant.

6.3. Site Specific Provision

This Direction applies to the Planning Proposal as it amends an Environmental Planning Instrument (WLEP 2010) to allow particular lot sizes on Site A, without changing the residential zoning; and changes Site B from a residential zone to B1 Neighbourhood Centre. The Planning Proposal is considered to be consistent with this Direction as the development standards that will be imposed by the Planning Proposal are already contained in the environmental planning instrument to be amended and are of minor significance.

7. Metropolitan Planning

7.1. Implementation of the Metropolitan Plan for Sydney 2036 – Not relevant

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Section C – Environmental, social and economic impact

7. 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?

The Flora and Fauna report by Travers (Feb 2012) identified threatened species, on the land (Site A) as follows:

Threatened flora

- Eucalyptus aggregate
- Eucalyptus macarthurii

Endangered ecological communities

- Southern Highlands Shale Woodlands

Threatened fauna

- Gang-gang Cockatoo
- Glossy Black-Cockatoo
- Powerful Owl
- Varied Sittella
- Scarlet Robin
- Flame Robin
- Grey-headed Flying-fox
- Eastern Falsistelle
- Eastern Bentwing-bat
- Large-footed Myotis

As these threatened species have been identified on the site there is a likelihood that they could be adversely affected as a result of the Planning Proposal, due to subsequent clearing of native vegetation. However, the Master Plan of Subdivision on which the planning Proposal is based proposes to maintain and manage a significant portion of the Southern Highlands Shale Woodlands, that contains some habitat for much of the threatened flora and fauna. Notwithstanding, should the Planning Proposal have a positive Gateway Determination, in accordance with section 34A of the Act Council will need to consult with Department of Environment and Heritage.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Other than the potential environmental impacts discussed in Item 7 above, subject Site A is affected by bushfire. As such the Planning Proposal will need to be referred to the NSW Rural Fire Service for comment, post Gateway Determination. No other natural environmental risks such as land slip and flooding have been identified on the site.

9. Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal should not result in any adverse impacts upon European or Aboriginal Culture, as no items of significance are known to be in existence on the site. Notwithstanding, due to the potential environmental impacts on the site, Council will need to consult with the Department of Environment and Heritage post Gateway determination, should the Planning Proposal be successful.

The higher number of lots to be yield from the Master Plan of Subdivision may result in additional demand on schools, hospitals, retail and other services. The potential additional demand on retail and service industries are considered positive, as it will help establish ongoing employment and economic growth in Moss Vale and the Wingecarribee local government area in general. The additional demand on schools and hospitals will be only be minor.

Site B, which proposes the rezoning of the site from residential purposes to a neighbourhood centre, will provide a location for businesses and services that suitable to be located adjacent surrounding residential development and will not have an adverse impact upon existing businesses and services located in the Moss Vale Town Centre.

Section D – State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal?

This proposal is less than 150 lots and is therefore not considered to be of a scale that would affect public infrastructure. Council's services such as water, sewer and stormwater are capable of supporting the proposed number of lots. Further Council has a range of S94/S64 Contributions Plans to cater for new capital works as a result of growth in the Shire and on the subject site.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Prior to gateway Determination the following public authorities have been consulted:

- Sydney Catchment Authority (SCA)

The SCA's response is attached. In summary the SCA raised no concerns with the Planning Proposal as the resulting subdivision will be connected to Council reticulated sewerage system. Further the SCA has commented that the resulting development of the site will need to meet the NORBE principles in relation to stormwater.

Post Gateway determination, should the Planning Proposal be successful, the following other public authorities will need to be consulted:

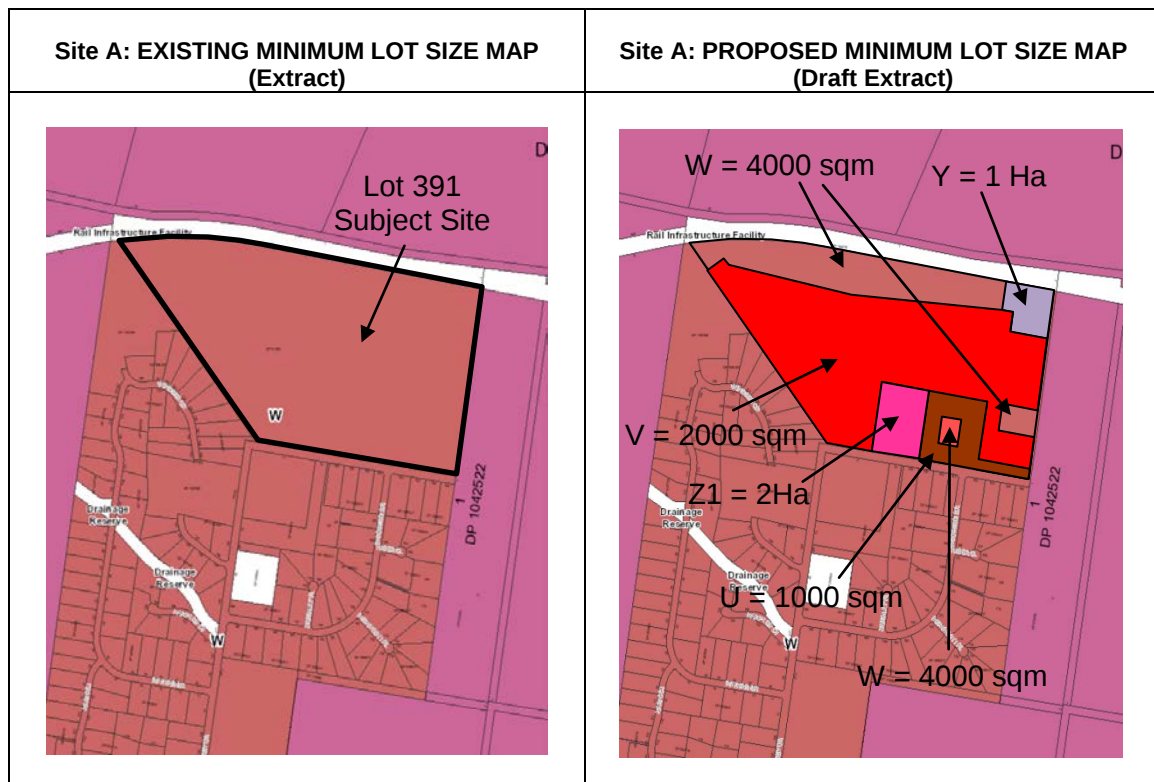
- NSW Rural Fire Service
- Department of Environment and Heritage
- Any other public authority as Directed by the Gateway Determination

PART 4 – MAPPING

This section contains the Draft Maps suitable for public exhibition. Larger Versions are attached. The maps are based on the current relevant LEP maps and have been appropriately annotated to enable the subject land to be easily identified during consultations. An aerial photograph is included to show the sites of the Planning Proposal in context with Moss Vale. A Bushfire Map is also included to show the extent that the site is affected.

Figure 7 - Proposed amendments to minimum lot size maps

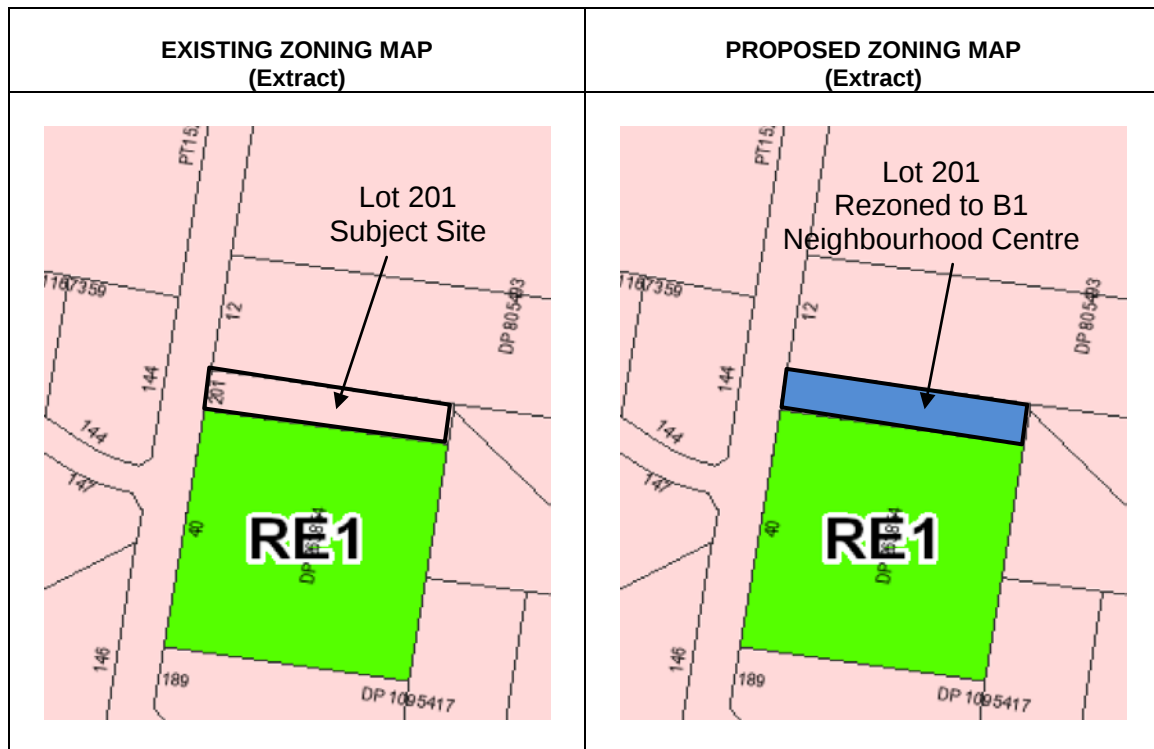
Site A: Lot 391 DP 737061



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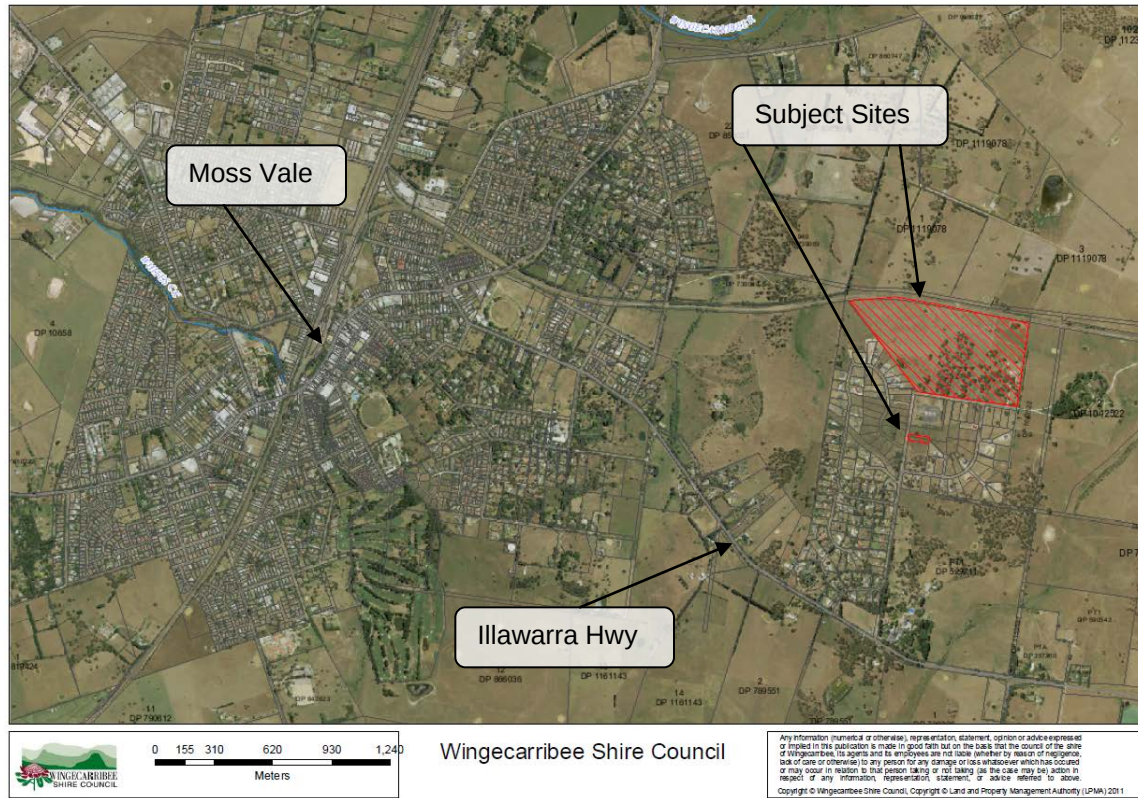
Figure 8 - Proposed rezoning of Lot 201

Site B Lot 201 DP 1095417



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Figure 9 - Aerial Photograph of locality



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PART 5 – COMMUNITY CONSULTATION

It is recommended that the Planning Proposal be publicly exhibited for a period of 28 days.

Council has consulted with the following Government agencies:

- Sydney Catchment Authority

Post gateway Determination Council will need to consult with:

- NSW Rural Fire Service
- Department of Environment and Heritage
- Any other public authority as Directed by the Gateway Determination

Council intends to place the planning proposal on public exhibition by advertising in the local newspaper and making it available on Council's website

PART 6 – PROJECT TIMELINE

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|---|----------------|
| • Approximate Gateway Determination | May 2013 |
| • Public Exhibition/Consultation with government agencies | May/June 2013 |
| • Report to Council following consultation and public Exhibition | July 2013 |
| • Consultation with under delegated authority
to make WLEP amendment | July 2013 |
| • Approximate completion date | September 2013 |

DELEGATIONS

Council is applying to use its delegation to complete this Planning Proposal and an Evaluation Form is attached for consideration.

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LIST OF ATTACHMENTS

1. Moss Vale Farnborough Heights Planning Proposal (Final March 2012) by Johnston Enterprises Australia Pty Ltd INCLUDING Flora and Fauna Assessment by Travers Bushfire and Ecology (February 2012).
2. Council Report and Resolution on the Planning Proposal dated 24 October 2012.
3. Council Resolution on the Planning Proposal dated 24 October 2012.
4. Sydney Catchment Authority Response received 20 February 2013.
5. Delegation Evaluation Form.
6. Maps
 - a) Current Minimum Lot Size Map.
 - b) Adopted Plan of Subdivision on which new Lot Size Map will be based.
 - c) Endangered Ecological Community Map.
 - d) Bushfire Prone Land Map.

The End