

## 13.2 Rezone to SP1 Cemetery and Remove the Minimum Lot Size from Lot 4 DP 866291, 107 Kangaloon Road Bowral

Reference: PN764600 5901  
Report Author: Senior Strategic Land Use Planner  
Authoriser: Group Manager Planning, Development and Regulatory Services

Link to Community Strategic Plan: Plan and deliver appropriate and accessible local services for the community

### PURPOSE

The purpose of this report is to seek a Council resolution to proceed to a Gateway Determination to rezone Lot 4 DP 866291, 107 Kangaloon Road Bowral from R2 Low Density Residential to SP1 Special Activities (Cemetery) and to remove the minimum lot size of 2000m<sup>2</sup> applying under WLEP 2010. The purpose of this amendment is to extend the Bowral cemetery.

### RECOMMENDATION

**THAT** a Planning Proposal be prepared and submitted to the Department of Planning and Environment for a Gateway Determination to rezone Lot 4 DP 866291, 107 Kangaloon Road Bowral, from R2 Low Density Residential to SP1 Special Activities (Cemetery) and remove the minimum lot size of 2000m<sup>2</sup> applying under WLEP 2010.

### REPORT

#### **BACKGROUND**

As reported to Council at its Ordinary Meeting of 26 July 2017, Council purchased the subject land at auction on 15 July 2017 for the purpose of extending the Bowral cemetery which adjoins the site.

#### **REPORT**

The subject land is located on the northern edge of the Bowral cemetery as shown in **Figure 1** and **Figure 2** below.

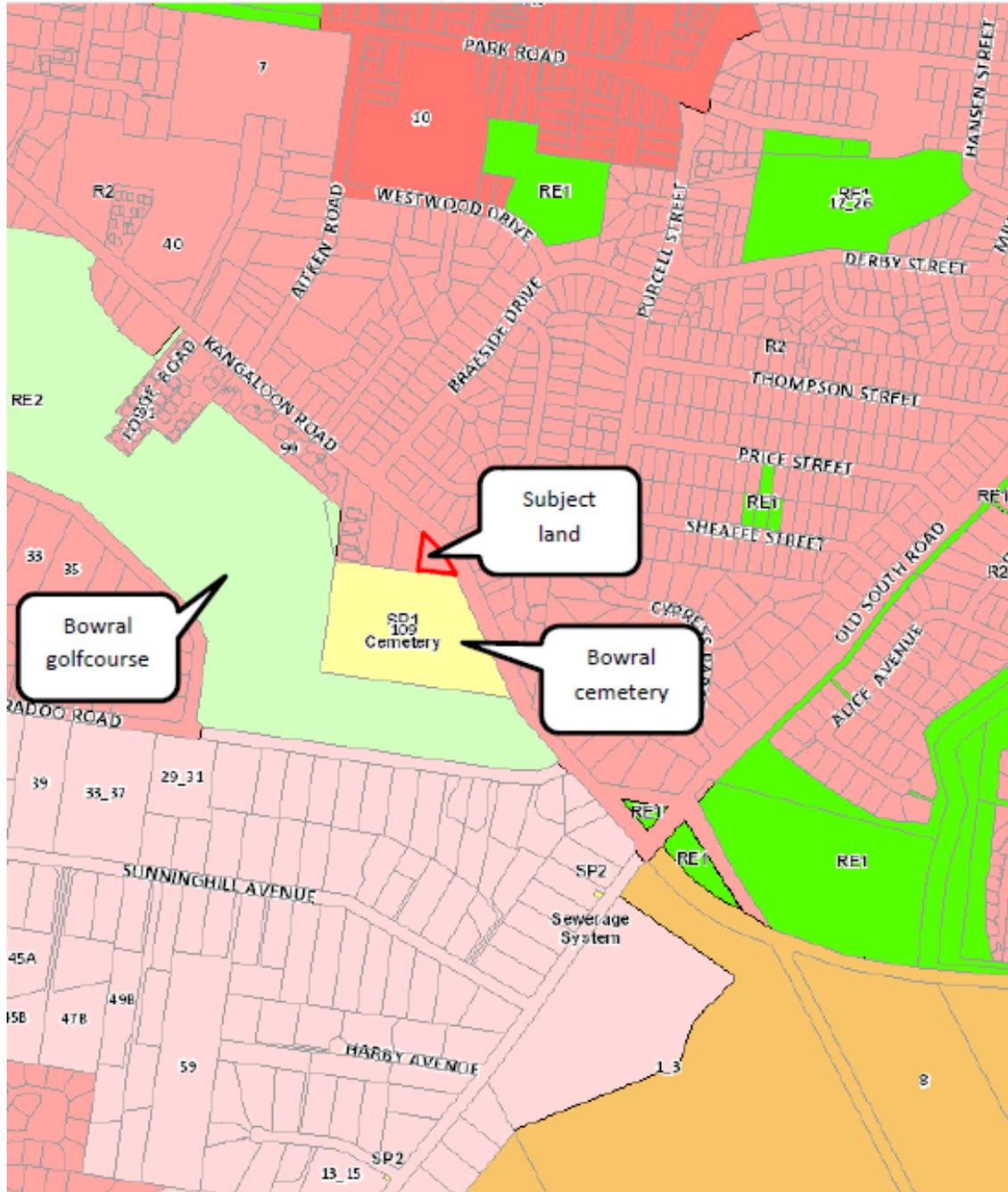


Figure 1 Context Location of Subject Site

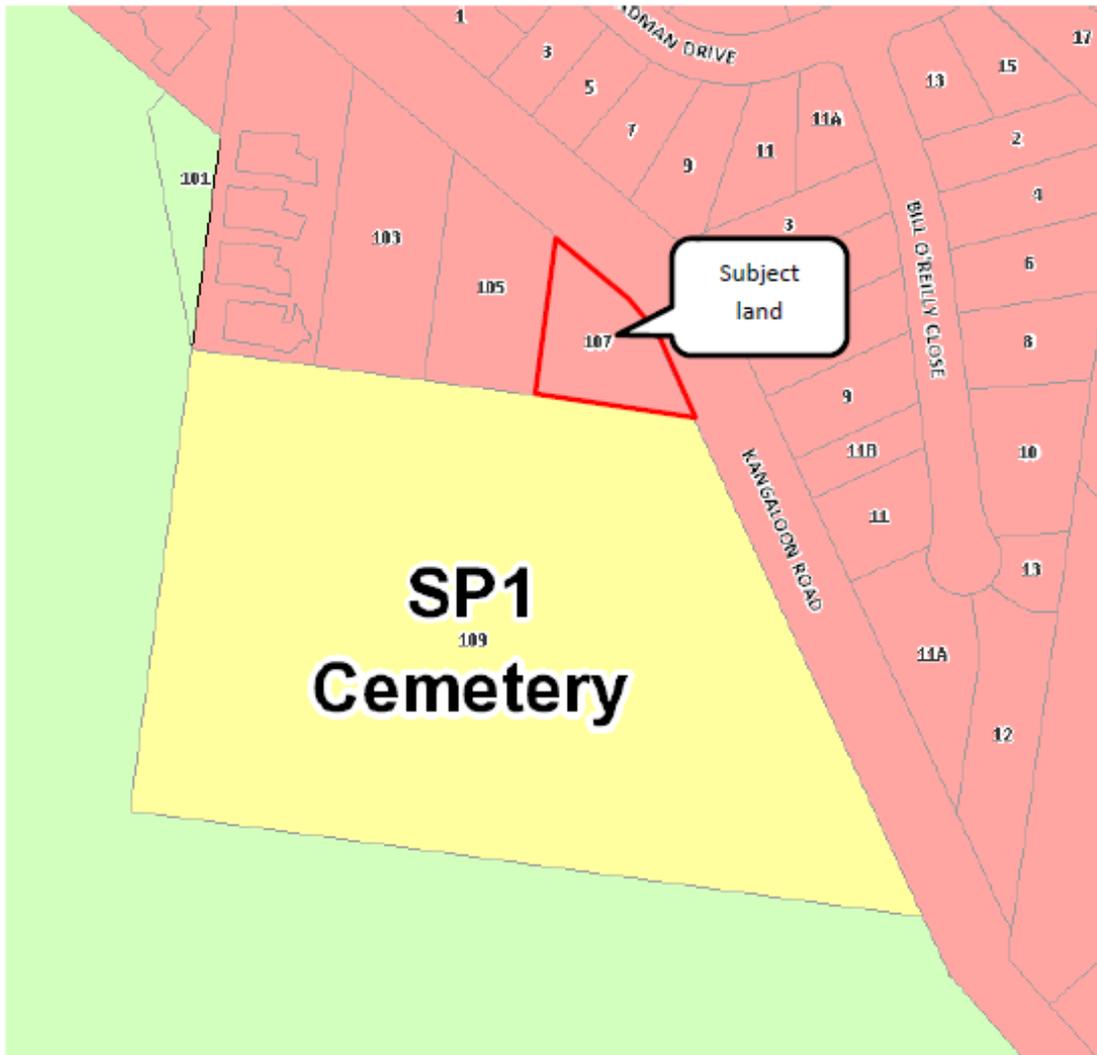


Figure 2 Detailed Location of Subject Site

To complete the process of extending the Bowral cemetery through the Council's purchase of the subject land, it is now necessary to rezone the land from R2 Low Density Residential with a minimum lot size of 2,000m<sup>2</sup> to SP1 Special Activities Cemetery. This amendment to WLEP 2010 would occur by means of a Planning Proposal.

It is noted that the land has already been classified as Operational Land under Section 25 of the *Local Government Act 1993* by Resolution of Council of 26 July 2017.

#### IMPACT ON COUNCIL'S FIT FOR THE FUTURE IMPROVEMENT PLAN

There is no impact on Council's Fit for the Future Improvement Plan resulting from this report.

## AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 22 November 2017

### REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



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## CONSULTATION

### Community Engagement

Community engagement will occur as required under any Gateway Determination issued by the Department of Planning and Environment.

### Internal Consultation

Consultation has occurred with Council's Property Unit with regard to this report and further consultation will occur as required.

### External Consultation

External consultation will occur as required under any Gateway Determination issued by the Department of Planning and Environment.

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## SUSTAINABILITY ASSESSMENT

- **Environment**

There are no environmental issues in relation to this report.

- **Social**

The extension to the Bowral cemetery has been identified as necessary and will benefit of the community.

- **Broader Economic Implications**

There are no broader economic implications in relation to this report.

- **Culture**

There are no cultural issues in relation to this report.

- **Governance**

The Planning Proposal will be processed in accordance with all relevant legislation.

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## COUNCIL BUDGET IMPLICATIONS

The processing of the Planning Proposal will be undertaken by Council staff.

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## RELATED COUNCIL POLICY

There are no other Council Policies affected by this report.

**AGENDA FOR THE ORDINARY MEETING OF COUNCIL**

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AND DEVELOPMENT SERVICES**



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**OPTIONS**

The options available to Council are:

**Option 1**

Not proceed with the rezoning of the subject land.

**Option 2**

Proceed with the rezoning of the subject land.

Option 2 is the recommended option to this report.

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**CONCLUSION**

The rezoning of the subject site will facilitate the intended outcome of Council's purchase of the land for the extension of the Bowral cemetery. It is therefore recommended that a Planning Proposal be prepared and submitted to the Department of Planning and Environment for a Gateway Determination to rezone Lot 4 DP 866291, 107 Kangaloon Road Bowral, from R2 Low Density Residential to SP1 Special Activities (Cemetery) and remove the minimum lot size of 2000m<sup>2</sup> applying under WLEP 2010.

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**ATTACHMENTS**

There are no attachments to this report.