

No.	Title	Applicable to Planning Proposal	Consistency
	• reserve the land in accordance with the request, and • include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and • identify the relevant acquiring authority for the land. When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must: • include the requested provisions, or • take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired. When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.		
6.3	<i>Site Specific Provisions</i> This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out. A planning proposal that will amend another environmental planning	Yes	Consistent

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	instrument in order to allow a particular development proposal to be carried out must either: - allow that land use to be carried out in the zone the land is situated on, or - rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or - allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. A planning proposal must not contain or refer to drawings that show details of the development proposal.		
7. Metropolitan Planning (effective 1 February 2010)			
7.1	<i>Implementation of the Metropolitan Plan for Sydney 2036</i> This direction applies to land comprising of the following local government areas: - Ashfield - Auburn - Bankstown - Baulkham Hills - Blacktown - Blue Mountains - Botany Bay	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	- Burwood - Camden - Campbelltown - Canada Bay - Canterbury - City of Sydney - Fairfield - Hawkesbury - Holroyd - Hornsby - Hunters Hill - Hurstville - Kogarah - Ku-ring-gai - Lane Cove - Leichhardt - Liverpool - Manly - Marrickville - Mosman - North Sydney - Parramatta		

No.	Title	Applicable to Planning Proposal	Consistency
	• Penrith • Pittwater • Randwick • Rockdale • Ryde • Strathfield • Sutherland • Warringah • Waverley • Willoughby • Wollondilly • Wollahra		

Attachment 2 Council report and resolution to prepare Planning Proposal

11. MANAGEMENT REPORTS

11.8 SUPPLEMENTARY REPORT

PLANNING PROPOSAL AMENDMENT TO THE TUMBARUMBA LOCAL ENVIRONMENTAL PLAN 2010

File/Trim Ref:

Author: DIRECTOR ENVIRONMENTAL SERVICES

Summary:

The purpose of this supplementary report is to assess the four proposals that need some further fine tuning and to endorse the all of the proposed amendment to the Tumbarumba Local Environmental Plan 2010.

Recommendation:

1. That the following Planning Proposal amendments to the Tumbarumba Local Environmental Plan (LEP) 2010 be forwarded to the Minister of the Department of Planning and Infrastructure:
 - Lot 4 and Lot 5 in DP1081002, Courabyra Road, Tumbarumba be included in Schedule 1 of the Local Environmental Plan 2010 for the purposes of a recreation facility (indoor).
 - Change to Minimum Lot Size on land to the south of the Rosewood Village from 40 hectares to 4000 square metres.
 - Primary Production RU1 Land Use Table be altered by removing the land use term ***Environmental Protection Works*** from Permitted with consent and including that land use term in Permitted without consent.
 - Primary Production RU1 Land Use Table be altered by removing the land use term ***caravan parks and camping grounds*** from Prohibited and including that land use term in Permitted with consent.
 - Zone RU3 Forestry alter the Land Use Table to include ***Water supply system*** as Permitted with consent
 - Inclusion of a clause for exceptions to minimum lot sizes for certain rural and environment protection zones for approved land uses such as landfills and quarries.

2. That:

- **the rezoning at Jingellic amendment not proceed at this stage and the applicant be advised to undertake further investigation of suitable RU4 sites north along Horse Creek Road.**
- **That the proposed amendment for additional dwelling house on land north of Tumbarumba township be withdrawn from the Planning Proposal as the owner is applying for a variation under Clause 4.6 of the Tumbarumba LEP 2010**

Report:

There were four amendments that need further clarification.

Recommendations on these amendments are underlined in the table below:

	Amendment	Recommendation
1	Rezoning at Jingellic	That the amendment not proceed at this stage and the applicant advised to undertake further investigation of suitable RU4 sites north along Horse Creek Road.
4	Additional dwelling house on land north of Tumbarumba Township	That the amendment be withdrawn from the Planning Proposal as the owner is applying for a variation under Clause 4.6 of the LEP.
5	Change to MLS at Rosewood Village	It is recommended that the land not be rezoned however Council consider reducing the Minimum Lot Size in this specific area to 4000m ²
9	LEP Clause alteration Council seeks to allow options to reduce lots sizes on the RU1 and E3 zones below the minimum lot sizes for approved land uses such as landfills and quarries. New Clause 4.2E (example drawn from Shoalhaven LEP 2014)	That a clause be included for exceptions to minimum subdivision lot sizes for certain rural and environment protection zones into the Tumbarumba LEP

Options:

Detailed in the other report

Policy Implications:

The Planning Proposal amendment is a minor amendment to land use under the TLEP 2010

Financial Implications:

Council may have to provide additional funding to undertake further studies, depending on directions from the Minister of Planning and Infrastructure.

Legal/Statutory Implications:

This is an amendment to Councils Strategic land use document.

11.8 PLANNING PROPOSAL AMENDMENT TO THE TUMBARUMBA LOCAL ENVIRONMENTAL PLAN 2010

M RESOLVED:

1. That the following Planning Proposal amendments to the Tumbarumba Local Environmental Plan (LEP) 2010 be forwarded to the Minister of the Department of Planning and Infrastructure:
 - Lot 4 and Lot 5 in DP1081002, Courabyra Road, Tumbarumba be included in Schedule 1 of the Local Environmental Plan 2010 for the purposes of a recreation facility (indoor).
 - Change to Minimum Lot Size on land to the south of the Rosewood Village from 40 hectares to 4000 square metres.
 - Primary Production RU1 Land Use Table be altered by removing the land use term *Environmental Protection Works* from Permitted with consent and including that land use term in Permitted without consent.
 - Primary Production RU1 Land Use Table be altered by removing the land use term *caravan parks and camping grounds* from Prohibited and including that land use term in Permitted with consent.
 - Zone RU3 Forestry alter the Land Use Table to include *Water supply system* as Permitted with consent
 - Inclusion of a clause for exceptions to minimum lot sizes for certain rural and environment protection zones for approved land uses such as landfills and quarries.
2. That:
 - the rezoning at Jingellic amendment not proceed at this stage and the applicant be advised to undertake further investigation of suitable RU4 sites north along Horse Creek Road.
 - That the proposed amendment for additional dwelling house on land north of Tumbarumba township be withdrawn from the Planning Proposal as the owner is applying for a variation under Clause 4.6 of the Tumbarumba LEP 2010

George Martin/Sue Fletcher

Division: all in favour

