PART 3 - JUSTIFICATION

Proposed Amendment #4

Amend the Land Zoning Map LZN_007J to rezone Lot 1 DP 743008 from part SP2 Infrastructure and part R2 Low Density Residential to R2 Low Density Residential.

This error occurred in the transcription of zonings from WLEP 1989 across to draft WLEP 2007.

The subject site, known as the Old Stationmaster's House & located in Mittagong, is indicated on the following extracts from WLEP 2010.



Section A – Need for the Planning Proposal

1. Is the planning proposal the result of any strategic study or report?	No. The Planning Proposal is the result of a zoning transcription error between WLEP 1989 and WLEP 2010.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Yes.
Will the net community benefit outweigh the cost of implementing and administering the planning proposal?	Yes. The property is Heritage-listed in Schedule 5 and the owner is trying to sell. The zoning error is preventing sale and delaying the investment needed to protect this heritage property.

PLANNING PROPOSAL TO CORRECT CERTAIN ZONING & NOTATION ERRORS IN WINGECARRIBEE LEP 2010

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 (included draft strategies)?	The Planning Proposal will correct a zoning error.
4.	Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?	The Planning Proposal will correct a zoning error.
5.	Is the planning proposal consistent with applicable state environmental planning policies?	The Planning Proposal will correct a zoning error.
6.	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

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 proposal?	No.
8.	Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	No.
9.	How has the planning proposal adequately addressed any social and economic effects?	Not applicable.

Section D – State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?	Yes.
	No change of land use will result from the rezoning as the land.
consulted in accordance with the	Ű

PLANNING PROPOSAL TO CORRECT CERTAIN ZONING & NOTATION ERRORS IN WINGECARRIBEE LEP 2010

gateway determination?	
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PART 4 – COMMUNITY CONSULTATION

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