

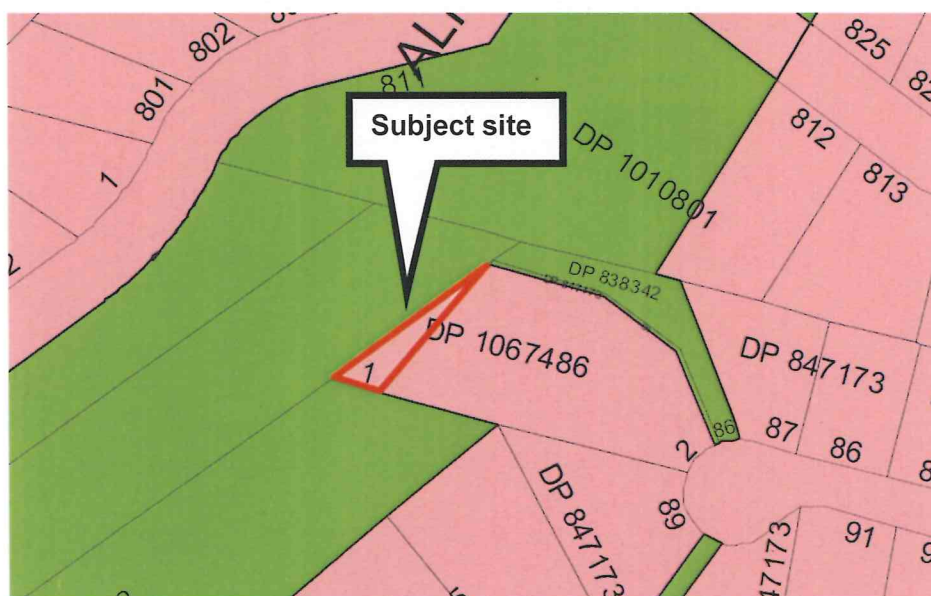
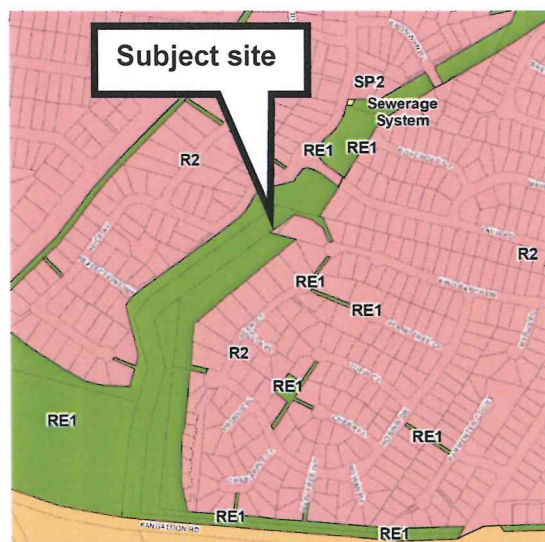
PART 3 - JUSTIFICATION

Proposed Amendment #3

Amend the Land Zoning Map LZN_007G to rezone Lot 1 DP 1067486 from R2 Low Density Residential to RE1 Public Recreation.

This error occurred in the transcription of zonings from WLEP 1989 across to draft WLEP 2007. The property is classified as 'Community' under the Local Government Act 1993.

The subject site, located in Bowral East, 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.
3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?	Yes. The land is owned by Wingecarribee Shire Council adjoins the northern section of the Ponds of Reflection in East Bowral and is part of a larger area which is to eventually be contiguous with the Southern Highlands Botanic Gardens.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (included draft strategies)?	Yes. The land is owned by Council and classified as 'Community'.
5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?	Yes.
6. Is the planning proposal consistent with applicable state environmental planning policies?	Yes.
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 proposal?	No. The correct zoning to RE1 Public recreation will ensure that the area is protected.
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9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	No.
10. How has the planning proposal adequately addressed any social and economic effects?	Not applicable.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?	Yes.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	No change of land use will result from the rezoning as the land is already owned by Council.