



**Planning Proposal
to
correct certain zoning and notation errors in
Wingecarribee LEP 2010**

Planning Proposal

LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND

Shire-wide – various locations as detailed in the Proposal.

PART 1 - OBJECTIVES OR INTENDED OUTCOMES OF PLANNING PROPOSAL

The purpose of the Planning Proposal is to correct a number of errors in Wingecarribee Local Environmental Plan 2010 with regards to zoning or notation.

PART 2 – EXPLANATION OF PROVISIONS

The provisions of the Planning Proposal will achieve the following amendments to Wingecarribee Local Environmental Plan 2010:

1. Amend the legend for Riparian Land on the Natural Resources Sensitivity Map to show Category 2 (Aquatic and Terrestrial Habitat) as green instead of blue, and Category 3 (Bank Stability and Water Quality) as blue instead of green.
2. Amend Schedule 1 to correct certain property description errors and amend the relevant Local Clauses – Schedule 1 Maps to correct the reference numbers shown on those Maps.
3. Amend the Land Zoning Map LZN_007G to rezone Lot 1 DP 1067486 from R2 Low Density Residential to RE1 Public Recreation.
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.

PART 3 - JUSTIFICATION

Section A – Need for the Planning Proposal

Summary

With regard to Part 3, the four proposed amendments which constitute this Planning Proposal are dealt with individually below.

PART 3 - JUSTIFICATION

Proposed Amendment #1:

Amend the legend for Riparian Land on the Natural Resources Sensitivity Map to show Category 2 (Aquatic and Terrestrial Habitat) as green instead of blue, and Category 3 (Bank Stability and Water Quality) as blue instead of green.

These errors occurred when Wingecarribee LEP 2010 was drafted. The Legend currently shown in WLEP 2010 is:

Riparian Land	
	Category 1 - Environmental Corridor (within 50 metres from the top of stream bank on each side)
	Category 2 - Aquatic & Terrestrial Habitat (within 30 metres from the top of stream bank on each side)
	Category 3 - Bank Stability & Water Quality (within 10 metres from the top of stream bank on each side)

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 drafting error when WLEP 2010 was made.
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 current error is causing confusion in the community as the correct colours are used on the actual maps, but the legend colours are incorrect.

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)?	The Planning Proposal will correct a drafting error.
5. Is the planning proposal consistent with the local council's Community Strategic	The Planning Proposal will correct a drafting error.

Plan, or other local strategic plan?	
6. Is the planning proposal consistent with applicable state environmental planning policies?	The Planning Proposal will correct a drafting error.
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.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	The correction will remove the current confusion regarding environmentally sensitive land and development constraints.
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 Planning Proposal.