



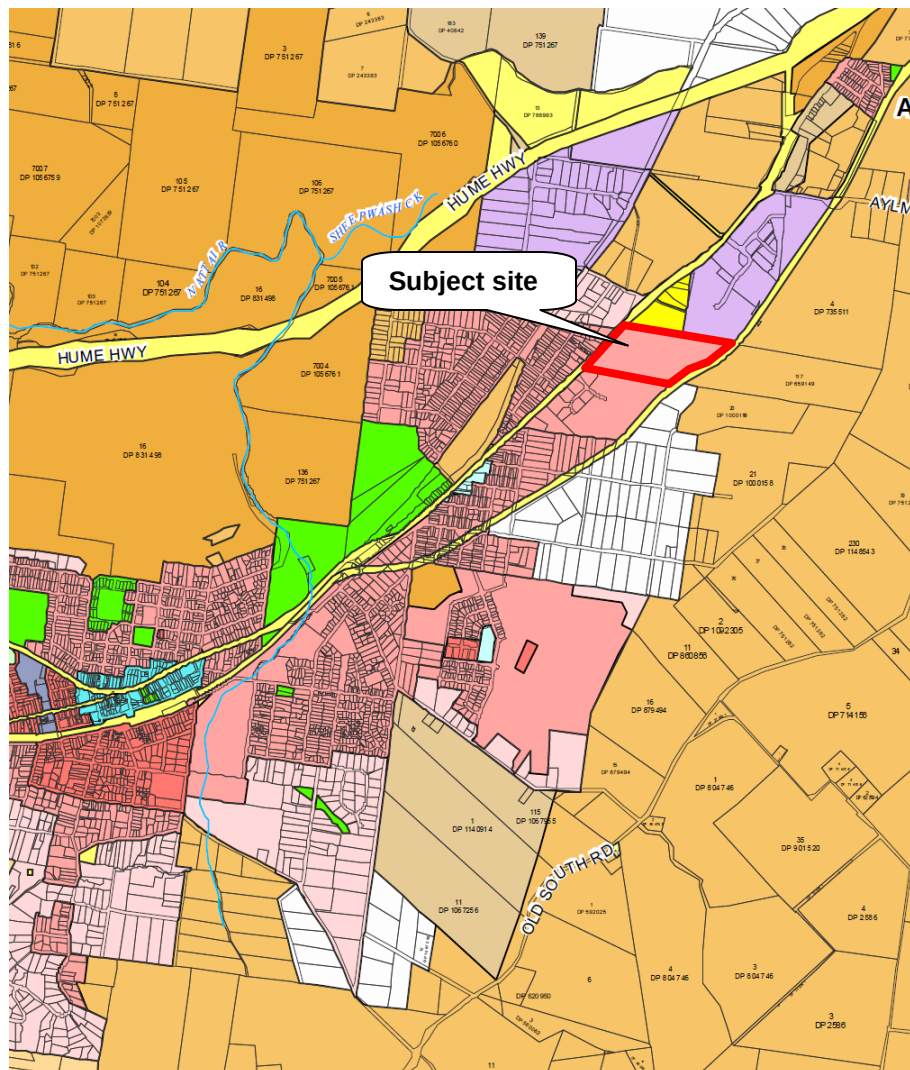
**Planning Proposal
To Amend the
Minimum Lot Size Map for
Part Lot 117 DP 659149,
Old Hume Highway, Braemar.**

Planning Proposal

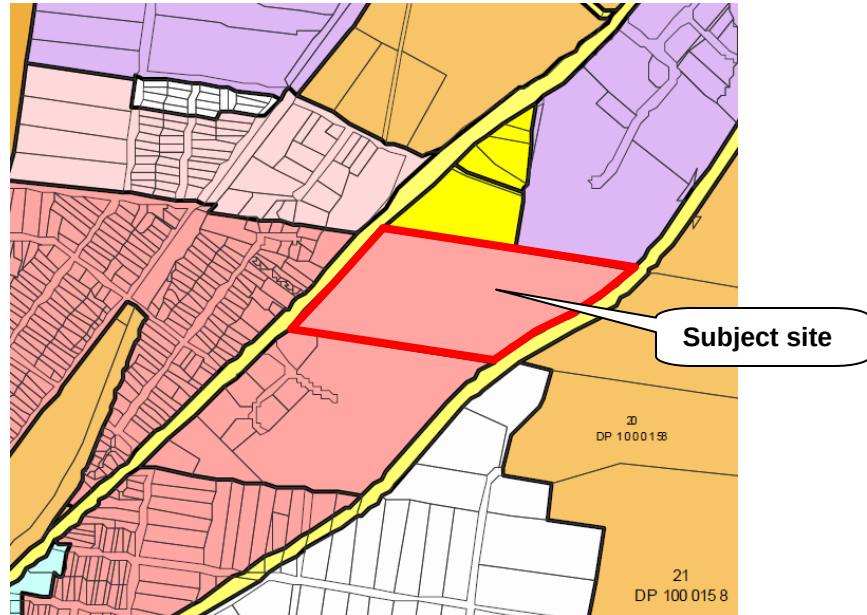
LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND: Part Lot 117 DP 659149, Old Hume Highway, Braemar. The Planning Proposal relates to that part of the lot on the western side of the Main Southern Railway.

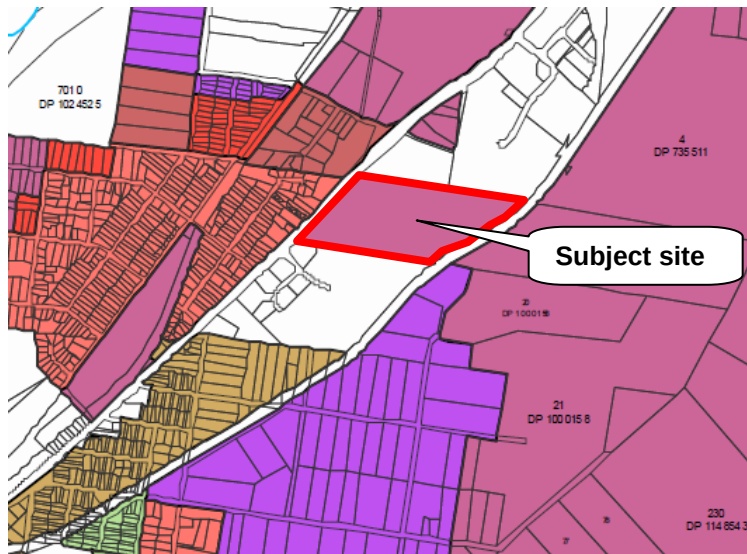
LOCATIONAL MAP



SITE MAP - ZONING



SITE MAP – MINIMUM LOT SIZE



SITE MAP – AERIAL PHOTOGRAPH



PART 1 - OBJECTIVES OR INTENDED OUTCOMES OF PLANNING PROPOSAL

The purpose of the Planning Proposal is to amend the minimum lot size map applicable to the subject site to reduce the minimum lot size from 40 hectares to those minima indicated on the draft plan of subdivision which forms part of this Planning Proposal, a copy of which is ATTACHED.

PART 2 – EXPLANATION OF PROVISIONS

The provisions of the Planning Proposal will amend the Lot Size Map LSZ_007I in Wingecarribee Local Environmental Plan 2010 to amend the minimum lot size for the subject site from AB2 (40 hectares) to suit the range of lot sizes as indicated on the attached draft plan of subdivision.

PART 3 - JUSTIFICATION

Section A – Need for the Planning Proposal

1. Is the Planning Proposal the result of any strategic study or report?	Yes. The subject site was originally zoned RU2 Rural Landscape under WLEP 2010, but Council resolved on 27 February 2008 to prepare a Northern Gateway Strategy which included the subject site. Following completion of the Strategy and implementation of the draft rezoning recommendations, the site was subsequently rezoned to R2 Low Density Residential under Amendment 2 to WLEP 2010, made on 24 June 2011.
2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Yes. Subdivision of the land cannot occur unless the minimum lot size is reduced. This was not done when the rezoning was made due to there being no draft plan of subdivision for the subject site.
3. Will the net community benefit outweigh the cost of implementing and administering the Planning Proposal?	Yes. Subdivision of the land cannot occur unless the minimum lot size is reduced. The draft plan of subdivision for the subject site will provide a range of lot sizes and housing types suitable for a broad cross-section of community need.

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 Sydney-Canberra Corridor Regional Strategy identifies the need for additional housing supply within the Shire. This Proposal will facilitate that provision.
5. Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?	Yes. The Wingecarribee 2031+ Community Strategic Plan identifies the need for a broader range of housing types and more affordable housing. This Proposal will facilitate that provision.
6. Is the Planning Proposal consistent with applicable state environmental planning policies?	The Planning Proposal is consistent with the following relevant SEPPs: 1. Rural Lands. 2. Sydney Drinking Water Catchment. 3. Mining, Petroleum Production & Extractive Industries.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?	Yes. The Planning Proposal is consistent with all applicable Ministerial Directions.
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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 Planning Proposal?	No. No critical habitat or threatened species, populations or ecological communities, or their habitats are affected by the Planning Proposal.
9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?	No. There are no other identified environmental impacts.
10. How has the Planning Proposal adequately addressed any social and economic effects?	Yes. The Planning Proposal will allow development of the site for residential development, providing affordable housing for residents and resulting staffing opportunities for new and existing businesses within the Shire.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the Planning Proposal?	Yes. Adequate services are available or can be augmented to meet any identified shortfall.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?	Consultation with public authorities occurred as part of the rezoning of the land and any issues raised have been addressed. Further consultation will occur through the exhibition period as required in the Gateway Determination.

PART 4 – COMMUNITY CONSULTATION

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

ATTACHMENT – DRAFT SUBDIVISION PLAN.



PROPOSED AMENDMENT TO THE LOT SIZE MAP.

