

Merrioola , High Range Lane, High Range

Proposal Title : **Merrioola , High Range Lane, High Range**

Proposal Summary : **To correct a zoning error made when the 1989 LEP maps were being converted into the new Standard Template zonings. The site was zoned Rural 1(a) under Wingecarribee LEP 1989 and the site was inadvertently zoned E2 Environmental Conservation instead of RU2 Rural Landscape. Council also seeks to amend the Lot Size Map to apply the minimum lot size of 40 hectares to the site.**

PP Number : **PP_2013_WINGE_006_00**

Dop File No :

13/07789-1

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **1.2 Rural Zones
1.5 Rural Lands
2.1 Environment Protection Zones
2.3 Heritage Conservation
3.3 Home Occupations
4.2 Mine Subsidence and Unstable Land
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
5.1 Implementation of Regional Strategies
5.2 Sydney Drinking Water Catchments
6.3 Site Specific Provisions**

Additional Information : **Recommended that the Planning Proposal proceed subject to the following conditions.**

- 1. No exhibition or consultation is required.**
- 2. The timeframe for completion of the LEP is 3 months from 1 week after the Gateway determination.**
- 3. Council be authorised to use its delegations to progress the local environmental plan (LEP) to finalisation. Once Maps are completed Council may seek Parliamentary Counsel's drafting of the LEP.**
- 4. The Director General can be satisfied that any inconsistencies with relevant s117 Directions are only of minor significance. No further referral is required in relation to s117 Directions while the planning proposal remains in its current form.**

Supporting Reasons : **This corrects an error and ensures that the owners of the property can use the site without being encumbered with an inappropriate zone made in error.**

Panel Recommendation

Recommendation Date : **31-May-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

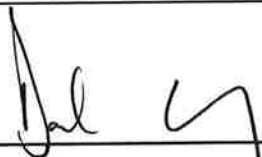
- 1. No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").**
- 2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.**
- 3. A public hearing is not required to be held into the matter by any person or body under**

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section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 3 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

DANIEL KEARNEY

Date:

4/6/13