

26 April 2013

Mr Mark Parker
Manager
NSW Department of Planning & Infrastructure
PO Box 5475
WOLLONGONG NSW 2520

Re: Planning Proposal to rezone Merrioola, 205 High Range Lane, High Range

Dear Mark

In accordance with section 55 of the Environmental Planning and Assessment Act 1979, please find enclosed a completed Planning Proposal as described above. As Meredith is on leave I am forwarding this Planning Proposal to you, together with the Delegation Evaluation Checklist. The Planning Proposal has been completed in accordance with the revised template Meredith provided.

It is noted that the purpose of the Proposal is to correct a zoning error made when the 1989 LEP maps were being converted into the new Standard Instrument zonings which became WLEP 2010. The current zoning is considered to be an error because:

- The subject site was zoned Rural 1(a) under WLEP 1989. All other land in the vicinity of the subject site which was also zoned Rural 1(a) was rezoned to RU2 Rural Landscape when preparing the new draft maps under the Standard Instrument zoning template.
- Council intended to apply the E2 zone to only publically owned land within the Shire and not to any privately owned land. The subject site is privately owned.
- It is noted that there is a portion of Crown road bordering the subject land to the south and east (as indicated in the hatched area below) and in zoning this land to E2 Environmental Conservation it is thought that the subject land was also 'captured' in that zoning.
- No other justification for zoning the land E2 can be found in Council's records.

On 13 March 2013, Council resolved, inter alia, as follows:

THAT Council resolves to prepare a Planning Proposal to:

(a) amend the relevant Land Zoning Map of Wingecarribee Local Environmental Plan 2010 to zone to RU2 Rural Landscape Lot 3 DP 1076561, Merrioola, 205 High Range Lane, High Range.

(b) amend the relevant Lot Size Map of Wingecarribee Local Environmental Plan 2010 to apply a minimum lot size of 40 hectares to Lot 3 DP 1076561, Merrioola, 205 High Range Lane, High Range.

Both the report to Council and the Resolution are attached. It is noted that the full resolution of Council also included reference to another property. That property has been omitted from this Planning Proposal (and will be included in a separate Planning Proposal to be sent shortly) in the hope that the correction of the zoning error can proceed quickly without the need for public exhibition of the Planning Proposal. It is also noted that the proposed zoning and minimum lot size reflect those of the surrounding area and the area of the subject site, being 53 hectares, is well above the minimum lot size required for a dwelling house.

If you require further information, please contact me on 4868 0854, or susan.stannard@wsc.nsw.gov.au

Yours sincerely



Susan Stannard
Co-ordinator Strategic Planning
Strategic and Assets