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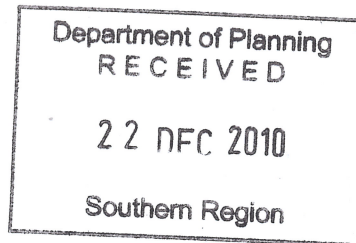
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Our Ref: 5901/8
Contact: Susan Stannard

14 December 2010

Ms Ann Martin
NSW Department of Planning
PO Box 5475
WOLLONGONG NSW 2520



Re: Planning Proposal to amend the boundary between two properties on Headlam Road, Moss Vale

Dear Ann

In accordance with section 55 of the Environmental Planning and Assessment Act 1979, please find enclosed a completed Planning Proposal to amend the boundary between two properties on Headlam Road, Moss Vale, together with the completed s.117 Directions.

Because the Planning Proposal does not result in any change of zoning or permitted land use on the subject land, the Planning Proposal has not, as yet, been sent to the SCA for comment. This would be done as part of the public exhibition of the Proposal.

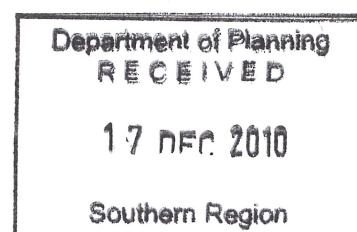
This Proposal results from a Resolution of Council on 9 November 2010 to prepare a Planning Proposal with regard to the subject site. A copy of the Report and associated Minutes extract are also enclosed.

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

Yours sincerely

S. Stannard

Susan Stannard
Strategic Land Use Planner





Planning Proposal

A Planning Proposal to adjust the boundary between Lot 100 DP 1089935 (Bong Bong Farm) and Lot 1 DP 860747 (St Cloud Park), located on Headlam Road, Moss Vale to relocate existing buildings as ancillary to approved new development.

Planning Proposal

LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND

Lot 100 DP 1089935 (Bong Bong Farm) and Lot 1 DP 860747 (St Cloud Park), located on Headlam Road, Moss Vale.

PART 1 - OBJECTIVES OR INTENDED OUTCOMES OF PLANNING PROPOSAL

The purpose of the Planning Proposal is to adjust the boundary between the two properties so as to relocate existing buildings from one property on to the other in order that they may be ancillary to approved new development on the site to which the existing buildings are to be located.

PART 2 – EXPLANATION OF PROVISIONS

The provisions of the Planning Proposal will effect an amendment to Wingecarribee Local Environmental Plan 2010 to include the newly created allotment (formerly Lot 1 DP 860747, St Cloud Park) in Schedule 1, permitting development for the purpose of a dwelling house.

PART 3 - JUSTIFICATION

Section A – Need for the Planning Proposal

1. Is the planning proposal the result of any strategic study or report?	No site specific strategic study has been undertaken as the proposed amendment does not result in any change to zoning or land use activity.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Yes. Because Lot 1 DP 860747 (St Cloud Park) has an area of 8.143 hectares which is under the minimum lot size of 40 hectares, a Planning Proposal is needed to create a new undersized allotment on which the existing dwelling house entitlement is retained.
3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?	Yes, the fee associated with the Planning Proposal will meet the costs associated with the Planning Proposal.

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 objectives of the Wingecarribee Our Future Strategic Plan 2002 permit the type of development the Planning Proposal seeks to facilitate.
5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?	Yes. The objectives of the draft Community Strategic Plan include an enhanced tourism base through developments such as that being established on the Bong Bong Farm site.
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. There are no such communities or habitats identified along the boundary line of the proposed adjustment.
9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	No environmental effects have been identified as resulting from the proposed boundary adjustment.
10. How has the planning proposal adequately addressed any social and economic effects?	The proposed boundary adjustment will facilitate the equestrian centre development with flow-on benefits to the economic and social base of the Shire through employment opportunities and business development.

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?	Because the proposal has no impact on the current land use of the two allotments, no consultation with public authorities has been undertaken at this point.

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 instructed by the Department of Planning.