

WINGECARRIBEE SHIRE COUNCIL
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Planning Proposal Submission

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Planning Proposal to Permit the Subdivision of Lot 42 DP 1058534, Penrose Road, Penrose NSW 2579 for the purpose of providing 2, 2000m2 residential "infill" Lots between the existing urban boundary and the actual end of the Residential area.

Version 1 – For Council Assessment & Determination –
Date JULY 2016

Submitted by: G R & P Cretney, 46 Koolilabah Lane, Penrose NSW 2579
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Please deliver to Wingecarribee Shire Council:

- By hand to Customer Service Centre, Elizabeth Street, Moss Vale NSW 2577,
- By mail to Po Box 141 Moss Vale NSW 2577,
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For further information contact Council's Strategic Planning Branch on 02 4868 0888



ATTACHMENTS WHICH FORM PART OF THIS PLANNING PROPOSAL

0	Planning Proposal to Permit the subdivision of Lot 42 DP 1058534, Penrose Road, Penrose NSW 2579 for the purpose of providing 2,200m2 Residential 'infill' lots between the existing urban boundary and the actual end of the Residential area.
1	Map 1 Land Zoning Map Sheet LZN_004B
2	Map 2 Lot Size Map Sheet LSZ_004B
3	Map 3 Natural Resources Sensitivity Map NRS_004
4	Map 4 Location of Site Within Its Immediate Context

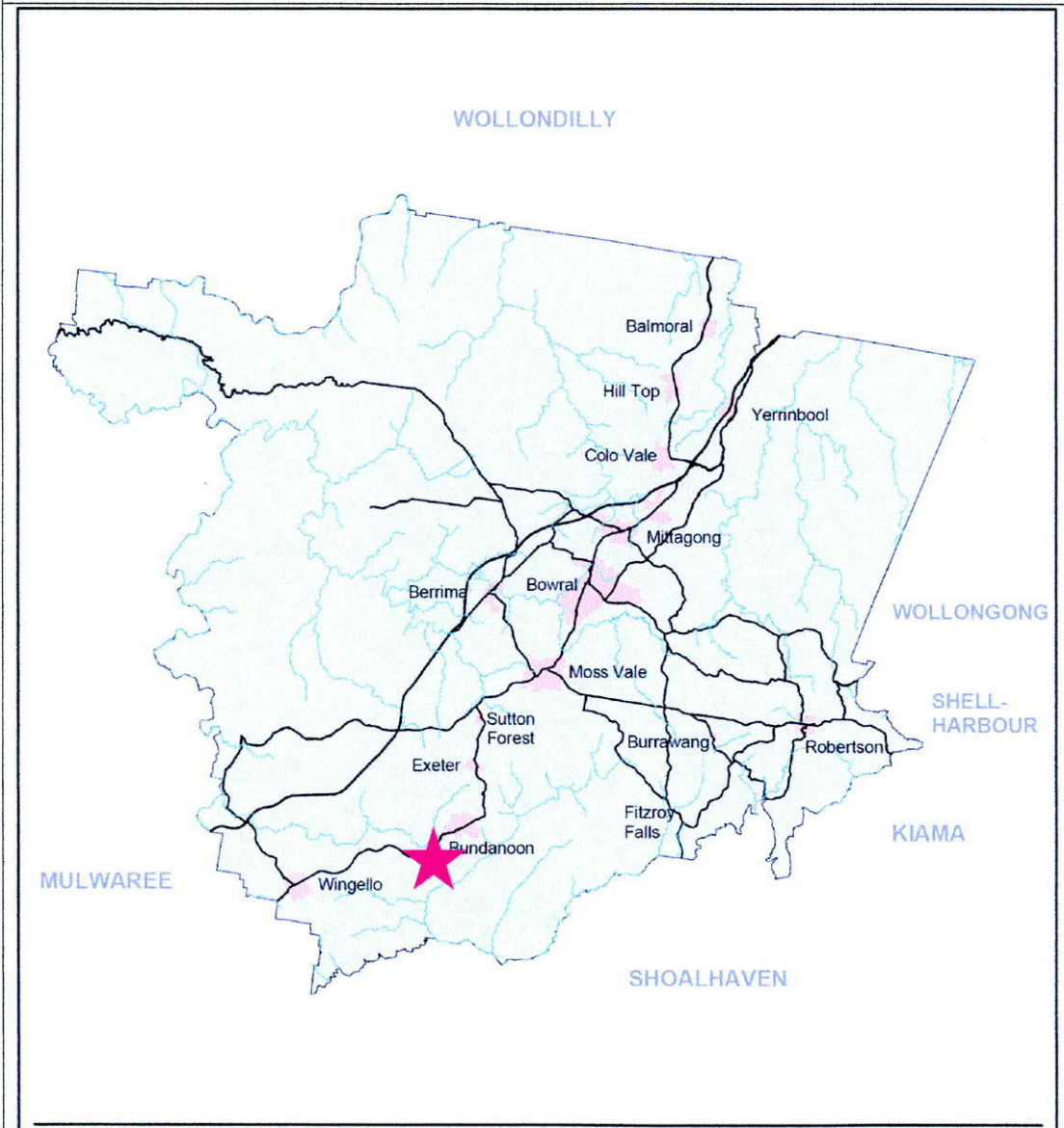
PLANNING PROPOSAL TO PERMIT THE SUBDIVISION OF LOT 42 DP 1058534, PENROSE ROAD, PENROSE NSW 2579 FOR THE PURPOSE OF PROVIDING 2, 2000M2 RESIDENTIAL "INFILL" LOTS BETWEEN THE EXISTING URBAN BOUNDARY AND THE ACTUAL END OF THE RESIDENTIAL AREA.

VERSION 1 - FOR COUNCIL ASSESSMENT & DETERMINATION - JULY 2016

LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND: LOT 42 DP1058534 PENROSE ROAD, PENROSE NSW 2579

SHIRE WIDE LOCATION



SITE LOCATION & DESCRIPTION

Location

The subject land is a 4000sq.m portion of 9.5 ha Lot 42 DP 1058534, Penrose Road, in the village of Penrose in the Wingecarribee Shire of the Southern Highlands region of N.S.W., about 1.5 hours south west of Sydney. The subject land is located approximately halfway between the town of Bundanoon (about 10 kilometres to the north) and the Village of Wingello (about 8 kilometres to the south).

The total area of the site which is the subject of the Planning Proposal is 4000sq.m of vacant land within 9.5 hectares of Lot 42 DP1058504 described above.

The subject vacant site is located between Lot 13 DP11288 (No 881 Penrose Road) at the northern end of the urban area and Lot 41 DP 1058534 (No 873 Penrose Road), both Lots with existing residential dwellings.

Description - Key Characteristics of the Subject Site

The site has frontage to sealed Penrose Road about 200 metres from the Village centre and about 400 metres from the local school, with direct access to all existing infrastructure, unrestricted visibility, pedestrian and cycle paths, in both directions. The site sits between residential lots of 2000m² to the east and west and cleared vacant land to the south.

The site is level, cleared and sown with improved pasture grasses for weed control, good drainage and soil conservation. The only vegetation on the site is an established windbreak and privacy hedge on the western boundary.

Congruity of the Proposal within Existing Context and Controls

Located on the main road between existing residential dwellings on approximately 2000m2 lots, the current E3 Environmental Management zoning of the subject 4000m2 site is *incongruous with its immediate surroundings*.

The merit of the Proposal to rezone the subject site to R2 Low Density Residential is recognised in Council's Draft Wingecarribee Local Planning Strategy 2015 – 2031:

“Although the area under consideration is beyond the existing Penrose urban area, the fact that two residential dwellings on two lots already exist to the north of the subject area influences the strategic planning considerations in this case. There is merit in allowing an additional two (2) lots of approximately 2000m2 as ‘infill’ between the existing urban boundary and the actual end of the residential area and rezoning these properties to R2 Low Density Residential.’

The Proposed use of the site complies with Existing Controls - State Policy and Regional Strategy Local Policy or Strategies (State Policy (SEPP s.17, WLPS 2015-2031 Future Amendments to WLEP 2010 8.1 Compliance with and Regional Strategy, Wingecarribee Community Strategic Plan 2011.)

Existing Adequate Infrastructure Arrangements

The Proposed use of the site makes efficient use of, and provides immediate access to, existing infrastructure and services for new dwellings.

The subject site has ideal access to sealed Penrose Road, is serviced with power and communications infrastructure and has immediate and safe pedestrian and cycle access to railway and bus stations, local primary school, postal agency, general store, village hall, tennis courts, sports oval and large timber mill.

Environmental Impacts of the Proposal

Compatibility with Surrounding Urban or Rural Lands

Located between existing residential lots, the subject land is currently zoned E3 Environmental Management under Wingecarribee Local Environmental Plan 2010.

- There are no special ecological, scientific, cultural values or agricultural resources to be protected, managed or restored in or on this site.

The land does not meet the stated definitions of **E3 Environmental Management, WLEP 2010 'Natural Bushland Ecological Setting' or Rural Ecological Setting'**.

- This land does not include or comprise critical habitat, natural bushland, riparian or wetland areas, is not in a conservation area, there are no heritage items on this land and the land is not subject to a Property Vegetation Plan.
- The subject land is not within flood prone or bushfire hazard areas.

The proposed rezoning of the subject site will be compatible with its urban neighbours and will have a positive impact on the local environment.

Positive Social Impacts of the Proposal

The Proposal would improve and enhance the **visual amenity of the Village at this prominent location**, overcoming the present anomaly which exists with the subject vacant 4000sq.m in between residential lots. The Proposal would also create an aesthetically pleasing and welcoming gateway to the Village with a modest, natural extension of the urban area.

The Proposal would promote the preservation and enhancement of the traditional village character of Penrose with a low density residential development, sympathetic to the overall landscape of the Shire.

Community Confidence

Adoption of the Proposal would be a positive response to the frequent local enquiries over many years for additional dwelling sites in this specific location. Although providing only 2 additional residential lots, the proposed subdivision would raise local community confidence in Council's response to its concerns that *'a lack of village land for housing'* is a weakness and *'with increased residential development comes opportunity for more commercial activity and services in the village'*. (Draft Wingecarribee Local Planning Strategy 2015-2031, Local Planning Strategy).

The community's pride in their Village and confidence in its survival and sustainability could also be raised with approval for this Proposal.

Positive Economic Impacts of the Proposal

Economic benefits for Penrose businesses (café, postal agency, store, Sylvan Glen Golf Course, Conference Centre and Guest House, Penrose Pine Products, largest provider of substantial employment in the Village) would result from an increased population of the Village. The viability of the local primary school which has been operating continuously since 1891, Village infrastructure and amenities would also benefit from the increase in population.

An increase in the population in Penrose will not only support the sustainability of this Village, it would also support neighbouring communities and any future extensions of essential services such as town water and sewerage connections not available in Penrose or Wingello. These services terminate at Bundanoon.

In its **2012 Draft Local Planning Strategy Part 2 Precinct Plans 2015-2031 Part Two Precinct Plans Page 2 of 12**, Council estimated the potential for 787 existing and potential dwelling sites in Wingello Village which is approximately 8 kilometres south of Penrose. Future extension of water and sewerage services from Bundanoon to Wingello must pass through Penrose.

Positive economic impacts of the Proposal would encourage local community pride and confidence in their Village and its survival and sustainability.

The Proposal would increase Council's ratepayer base in Penrose.

PART 1 : OBJECTIVES OR INTENDED OUTCOMES

OBJECTIVES

To permit the subdivision of the subject land for the purpose of providing two additional dwelling sites in the Village Precinct.

INTENDED OUTCOMES

1. Support community pride in their Village and confidence in its survival and sustainability.

In its 2012 Draft Wingello Local Planning Strategy Part 2 Precinct Plans 2015-2031 Part Two Precinct Plans Page 2 of 12, Council estimated there were 24 existing and 15 potential dwelling sites in Penrose, at the same time estimating the potential for 787 existing and potential dwelling sites in the nearby village of Wingello and 2641 present and potential dwelling sites in Bundanoon. Council states that its estimation of 15 potential dwelling sites in the current Penrose residential area, represents a potential for at least 60% growth in dwelling supply within the village, 'is from a low numerical base' and contrasts this to 'a theoretical 335% potential for growth in residential lots in Wingello without any variation to current residential zones or minimum lot sizes in either village.

Penrose is located midway between Bundanoon and Wingello, has the same existing infrastructure and amenities as Wingello. Penrose has a substantial workforce employed at Penrose Pine Products and other Village businesses but lacks the potential and opportunities enjoyed by nearby communities.

2. The Improvement and Enhancement of the visual amenity at the entry to the Village

Located between existing residential lots and zoned E3 Environmental Management, the rezoning of the subject 4000sq.m of land to provide 2, 2000sq.m lots in the R2 Low Density Residential zone would ensure integration and compatibility with the existing neighbourhood subdivision density and streetscape, at the same time overcoming the present anomaly of this site, providing an aesthetically pleasing gateway to the Village.

- 3. The adoption of the Proposal to subdivide the subject land to provide 2, 2000 m2 residential lots for the purpose of two additional dwellings in the Penrose Precinct Zone will be consistent with, and give legitimacy to, Council's Recommendation in the Adopted Wingecarribee Local Planning Strategy 2015 – 2031 on 23 March 2016:**

"The rezoning to R2 Low Density Residential with a minimum lot size of 2000m2 of that portion of Lot 42 DP1058534 fronting Penrose Road between Lot 13 DP11288 and Lot 41 DP1058534, being approximately 4000m2 in area, be supported for inclusion in the Penrose Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031".

PLANNING PROPOSAL TO PERMIT THE SUBDIVISION OF LOT 42 DP 1058534, PENROSE ROAD, PENROSE NSW 2579 FOR THE PURPOSE OF PROVIDING 2, 2000M2 RESIDENTIAL "INFILL" LOTS BETWEEN THE EXISTING URBAN BOUNDARY AND THE ACTUAL END OF THE RESIDENTIAL AREA.

VERSION 1 - FOR COUNCIL ASSESSMENT & DETERMINATION - JULY 2016

PART 2 : EXPLANATION OF THE PROVISIONS

This Part will be completed by Council.

PART 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES & PROCESS

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

This Planning Proposal is the result of our Submission to Council dated 13 August 2011 which was considered under the Draft Wingecarribee Local Planning Strategy 2015 – 2031 (Submission 51 PENROSE) in 2015, supported by Council for inclusion at its Ordinary Meeting of 24 June 2015 for inclusion in the Draft Penrose and Wingello Precinct Plan prior to public exhibition and supported by Council Resolution at its Ordinary Meeting of 23 March 20 2016 for inclusion in the Penrose Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015 – 2031:

'The rezoning to R2 Low Density Residential with a minimum lot size of 2000m2 of that portion of Lot 42 DP 1058534 fronting Penrose Road between Lot 13 DP 11288 and Lot 41 DP 1058534, being approximately 4000m2 in area, be supported for inclusion in the Penrose Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031'.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

- **The Planning Policy Context of the Local Planning Strategy 2015 – 2031 informs those seeking changes to land use for housing how to proceed in compliance with local, regional and state requirements:**

'Changes to the supply of land for housing are achieved by amending WLEP 2010 through the process of a Planning Proposal. In preparing a Planning Proposal Council must firstly address the strategic context, both regional and local, within which the proposed LEP amendments may be justified and assessing the proposal against the various criteria set down in SEPPs and s.117 Directions.'

- **The Planning Proposal gives the applicant the opportunity to consider and address the criteria for assessment by Council and Planning and Infrastructure for submission for a Gateway Determination.**

This Planning Proposal is submitted in accordance with Council's advice of 7 April 2016 (Ref: 5602/15, PN1742820) below, and is to our knowledge, the most appropriate and comprehensive means of achieving the objectives or intended outcomes.

'If you wish to proceed with a Planning Proposal to amend WLEP 2010, as supported in the Strategy, please note that it needs to comply with the Planning Proposal template contained in Chapter 8 of Part one of the Strategy and available, together with Guidelines, on Council's website.'

Section B – Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including draft strategies)?

a. The land which is the subject of the Planning Proposal is an area of 4000sq.m currently zoned E3 Environmental Management (minimum lot size 40 ha) and is situated between existing residential Lots. The rezoning of this 4000sq.m to R2 Large Lot Residential would be consistent with the following land use planning actions identified for the Penrose Precinct Plan Eco-Setting Urban and Rural (Wingecarribee Our Future 2002) Page 1:

- Support a recommendation to amend the Shire Plan to:

- Include a subdivision density standard of 2000m2 in the proposed Hamlet

b. The Proposed lots are ideally sited to the North with established windbreaks to the West and South.

- **Maximise solar access and energy efficient efficiency opportunities for future building design and site layout (private open space, overshadowing etc.). (DCP No 39 – Energy Smart Homes)**
- With their personal knowledge of the subject site and the surrounding environment, the proponents sited the 2, 2000m2 lots to the North with established shelter and windbreaks to the West.
- The proposed lots **'ensure integration and compatibility with existing neighbourhood subdivision density, allotment/ street pattern, streetscape, infrastructure and maximise pedestrian and cycle accessibility'**, consistent with regional Eco-Setting Urban and Rural strategy for this Village and balancing social, economic and environmental interests of the community.

c. Consistency with the Sydney-Canberra Corridor Regional Strategy

Midway between Sydney and Canberra, Penrose is within the Sydney-Canberra Corridor Regional Strategy.

The Objectives and Outcomes of this Proposal are consistent with the vision and overarching objectives of this Strategy which are described as a **'25 year land use blueprint focussed on creating jobs and reducing the pressure on housing prices in the region, whilst protecting environmental assets, local character and natural resources'**. (Introduction Sydney-Canberra Corridor Regional Strategy p.1)

- The Proposal has the potential to create employment for local professional, trade and industry services in the development of two much needed new dwellings. The Proposal will provide affordable building sites with immediate access to all available infrastructure and amenities. This modest, low impact Proposal makes positive contributions towards the preservation, protection and promotion of the local environment, its natural assets, the character, economy and sustainability of this Village and the Shire.
- **'Nearly 50 percent of Sydney's drinking water is identified in the Drinking Water Catchment Regional Environmental Plan No 1 is contained within the Region.'**

'A key aspect of the regional environmental plan is the requirement for new development to have a neutral or beneficial effect on water quality as well as protecting the water supply of Sydney and regional centres such as Goulburn' (Sydney-Canberra Corridor Regional Strategy – Regional Challenges – page 9, 11).

- The two, 2000 m2 lots which are the subject of this Planning Proposal will accommodate the personal infrastructure needed to collect, store and distribute rain water (there is no potable water supply to Penrose).
This Proposal will have a neutral effect on the availability and quality of water supplies to the region and the shire.

4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

- The Planning Proposal is consistent with Council's adopted Wingecarribee Local Planning Strategy 2015 – 2031. On 23 March 2016 Council resolved THAT:

'The rezoning to R2 Low Density Residential with a minimum lot size of 2000m2 of that portion of Lot 42 DP1058534 fronting Penrose Road between Lot 13 DP 11288 and Lot 41 DP 1058534, being approximately 4000m2 in area, be supported for inclusion in the Penrose Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.'

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

- The Planning Proposal seeks to rezone the subject 4000sq.m of land from E3 Environmental Management zone to R2 Low Density Residential zone and is subject to relevant sections of s117 Directions of the Environmental Planning and Assessment Act 1979.

Section 117 (3) (a) of 1.5 Rural of the EP& A Act 1979 applies to the Planning Proposal within the E3 Environmental Management Zone. This Section of the Act applies:

a) When a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or

b) (b) A relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.

- The present E3 Environmental Management Zoning of the subject land is not compatible with the natural ecological characteristics of the land as described in WLEP 2010 Land Table Use – Objectives of Zone.
- There are no special ecological, scientific, cultural values or agricultural resources to be protected, managed or restored.
- The land does not meet the stated definitions of WLEP 2010 'Natural Bushland Ecological Setting' or Rural Ecological Setting' classifications.
- The land does not include or comprise critical habitat, natural bushland, riparian or wetland areas, is not in a conservation area, there are no heritage items on this land and the land is not subject to a Property Vegetation Plan.
- There is sufficient merit in the Proposal to justify the rezoning of the subject land from E3 Environmental Management to R2 Low Density Residential.

6. Is the Planning Proposal consistent with applicable Section 117 Directions?

Section 2. Environment and Heritage applies to the subject Planning Proposal.

Section 2.1 Environmental Protection Zones.

- The Proposal seeks to rezone the subject land from E3 Environmental Management zoning to R2 Low Density Residential Zoning.
- Situated between existing residential lots on the main local road, the subject land is not in an environmentally or conservation sensitive area.

Section 3.1 Residential Zone

- The Proposal is subject to the Direction of this Section as it seeks to rezone the subject land from E3 Environmental Management to R2 Low Density Residential at the urban fringe of the Village.
- The Proposal will ensure integration and compatibility with existing neighbourhood subdivision density, allotment/street pattern, streetscape, infrastructure and amenities and maximise pedestrian and cycle accessibility and safety within the Penrose Precinct area.
- The Proposal will provide some improvement in existing and future housing needs in response to demand for dwelling sites in this location.
- Important to the survival and sustainability of the Village, the two additional residential lots will provide a minimal but much needed increase in available residential lots in this ideal location.
- The Proposal makes most efficient use of existing infrastructure, with direct access to the local main sealed road, transport services, power, communications and pedestrian paths to the Village centre and the local primary school, all within easy walking or cycling distance.

Consistency

The Proposal to rezone land at the urban fringe is ***inconsistent*** with the Direction at 3.1 Residential. However, this inconsistency can be justified by a study prepared in support of the proposal that gives consideration to the objectives of the Direction.

- Council has reviewed the planning controls applicable to the subject property and Resolved on 24 June 2015 that it would support the Proposal for inclusion in the Penrose and Wingello Precinct Plan prior to public exhibition of the draft Local Planning Strategy 2015 – 2031.

On 23 March 2016 Council's Resolved to include the Proposal in the Adopted Wingecarribee Local Planning Strategy 2015 – 2031.

Implementation of Regional Planning

The Proposal to rezone the subject 4000sq.m of cleared, vacant land without ecological, cultural or heritage significance, currently zoned E3 Environment Protection and located between established residential lots, to the appropriate zone of R2 Low Density Residential is of minor significance to the regional strategy.

The Proposal would not conflict with the achievement of the regional strategy and would not undermine its overall strategy, vision, land use strategy, policies, outcomes or actions.

Direction	Assessment
1. Employment and Resources	
1.1 Business and Industrial Zones	NA
1.2 Rural Zones	NA
1.3 Mining, Petroleum Production and Extractive Industries	NA
1.4 Oyster Aquaculture	NA
1.5 Rural Lands	NA
2. Environment and Heritage	
2.1 Environment Protection Zones	NA
2.2 Coastal Protection	NA
2.3 Heritage Conservation	NA
2.4 Recreation Vehicle Areas	NA
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Yes
3.2 Caravan Parks and Manufactured Home Estates	NA
3.3 Home Occupations	NA
3.4 Integrating Land Use and Transport	Yes
3.5 Development Near Licensed Aerodromes	NA
3.6 Shooting Ranges	NA
4. Hazard and Risk	
4.1 Acid Sulphate Soils	NA
4.2 Mine Subsidence and Unstable Land	NA
4.3 Flood Prone Land	NA
4.4 Planning for Bushfire Protection	NA
5. Regional Planning	
5.1 Implementation of Regional Strategies	Yes

5.1 Implementation of Regional Strategies NB: This Direction has been revised to include previous Directions 5.6 and 5.7.	Yes
5.2 Sydney Drinking Water Catchments	Yes
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA
5.8 Second Sydney Airport: Badgerys Creek	NA
5.9 North West Rail Link Corridor Strategy	NA
6. Local Plan Making	
6.1 Approval and Referral Requirements	Yes
6.2 Reserving Land for Public Purposes	NA
6.3 Site Specific Provisions	Yes

Section C – Environmental, Social & Economic Impacts

7. 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?

The subject land is 4000sq.m of cleared land in an urban setting on the main local road. Although zoned E3 Environmental Management, there are no habitats of any type, threatened species, populations or ecological communities present in or on this land.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There is no heritage, cultural, environmental, riparian, wetland or ecological restriction or impact which could be applied to this land.

9. Has the Planning Proposal adequately addressed any social and economic effects?

- The Proposal has addressed its potential to make a significant and positive contribution to the local economy, the visual amenity at the gateway to the Village and the community's confidence in the prospects for its Village.
 - An increase in residential lots and population is urgently needed for the survival and sustainability of the Village and its services and amenities, including the local primary school approaching its 125th anniversary, public transport, local stores and community centres.
 - The Proposal has the potential to increase the Village population by two more families, a very modest but positive contribution to its economic wellbeing, its survival and sustainability.
 - The Proposal presents an opportunity to improve the community's pride in their Village and their confidence in Council's response to its concerns that '*a lack of village land for housing*' is a Weakness and '*with increased residential development comes opportunity for more commercial activity and services in the village*' is an Opportunity. (Draft Wingecarribee Local Planning Strategy 2015-2031, Local Planning Strategy Workshop SWOT Analysis 24/3/2011).
-

10. Is there adequate public infrastructure for the Planning Proposal?

NA

**11. What are the views of State and Commonwealth public authorities consulted
in accordance with the Gateway Determination?**

NA

PLANNING PROPOSAL TO PERMIT THE SUBDIVISION OF LOT 42 DP 1058534, PENROSE ROAD,
PENROSE NSW 2579 FOR THE PURPOSE OF PROVIDING 2, 2000M2 RESIDENTIAL "INFILL" LOTS
BETWEEN THE EXISTING URBAN BOUNDARY AND THE ACTUAL END OF THE RESIDENTIAL AREA.

VERSION 1 - FOR COUNCIL ASSESSMENT & DETERMINATION - JULY 2016

PART 4 – MAPPING

This part will be completed by Council.

PLANNING PROPOSAL TO PERMIT THE SUBDIVISION OF LOT 42 DP 1058534, PENROSE ROAD, PENROSE NSW 2579 FOR THE PURPOSE OF PROVIDING 2, 2000M2 RESIDENTIAL "INFILL" LOTS BETWEEN THE EXISTING URBAN BOUNDARY AND THE ACTUAL END OF THE RESIDENTIAL AREA.

VERSION 1 - FOR COUNCIL ASSESSMENT & DETERMINATION - JULY 2016

PART 5 – COMMUNITY CONSULTATION

This Part will be completed by Council in accordance with Council's Community Engagement Policy.

PLANNING PROPOSAL TO PERMIT THE SUBDIVISION OF LOT 42 DP 1058534, PENROSE ROAD, PENROSE NSW 2579 FOR THE PURPOSE OF PROVIDING 2, 2000M2 RESIDENTIAL "INFILL" LOTS BETWEEN THE EXISTING URBAN BOUNDARY AND THE ACTUAL END OF THE RESIDENTIAL AREA.

VERSION 1 - FOR COUNCIL ASSESSMENT & DETERMINATION - JULY 2016

PART 6 – TIMELINE

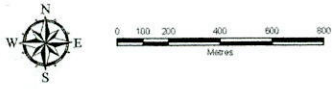
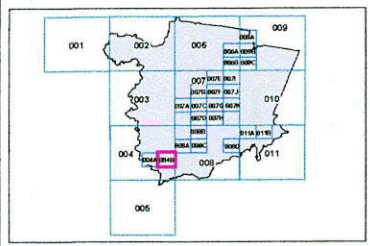
This Part will be completed by Council.



Land Zoning Map - Sheet LZN_004B

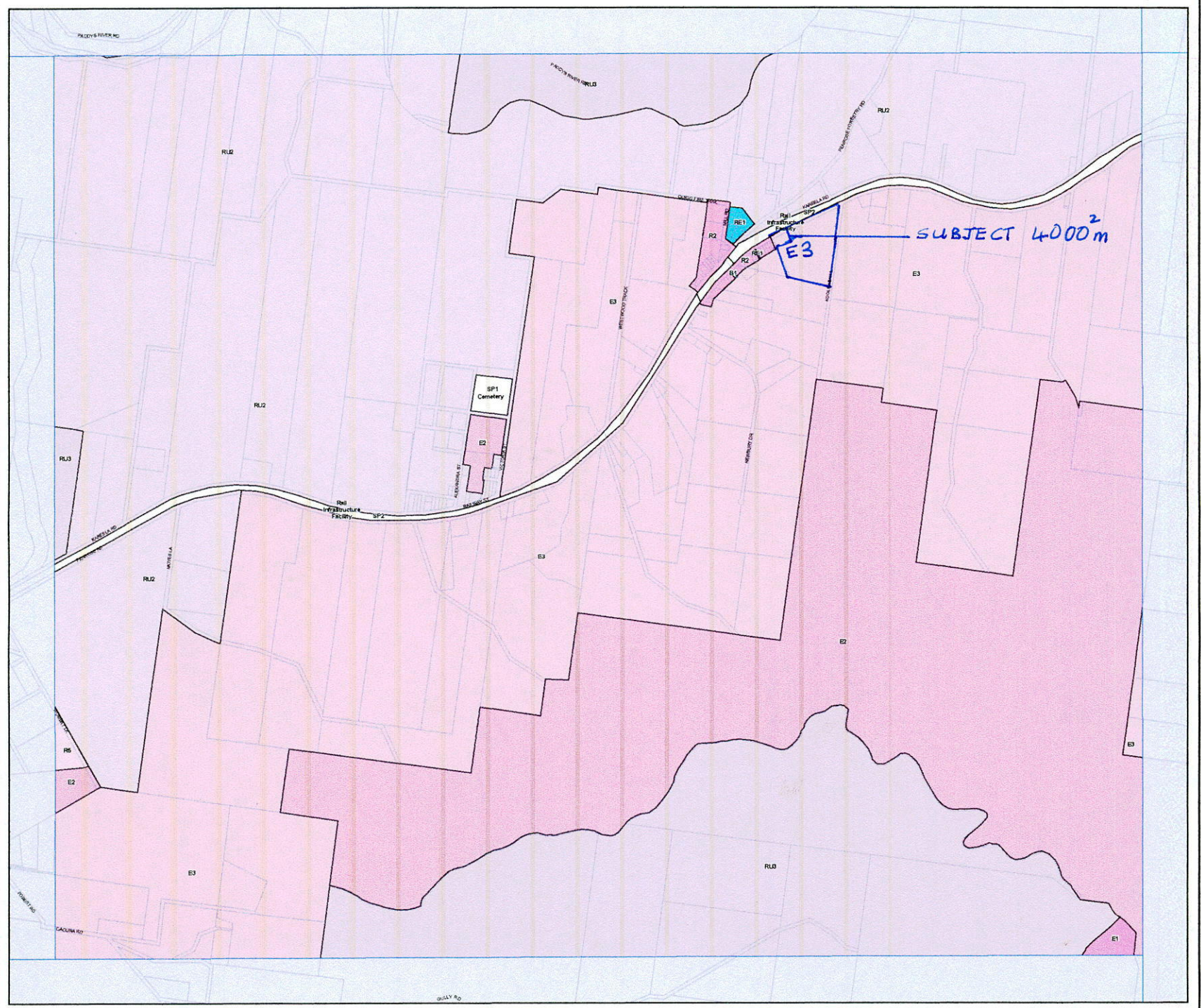
- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B5 Business Development
 - B7 Business Park
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - IN3 Heavy Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R6 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU3 Forestry
 - RU4 Rural Small Holdings
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist

Cadastre
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Projection: MGA
 (GDA94) Zone 56
 Scale 1:20,000 @ A3

Map identifier/cation number: 8350_CDM_LZN_004B_026_20100520





Wingecarribee Local Environmental Plan 2010

Lot Size Map - Sheet LSZ_004B

Minimum Lot size (sq m)

- D 300
- G 450
- Q 700
- S 800
- U 1000
- V 2000
- W 4000
- X 8000
- Y 10000 (1 ha)
- Z1 20000 (2 ha)
- Z2 40000 (4 ha)
- AA 80000 (8 ha)
- AB1 100000 (10 ha)
- AB2 200000 (20 ha)
- AB3 400000 (40 ha) *

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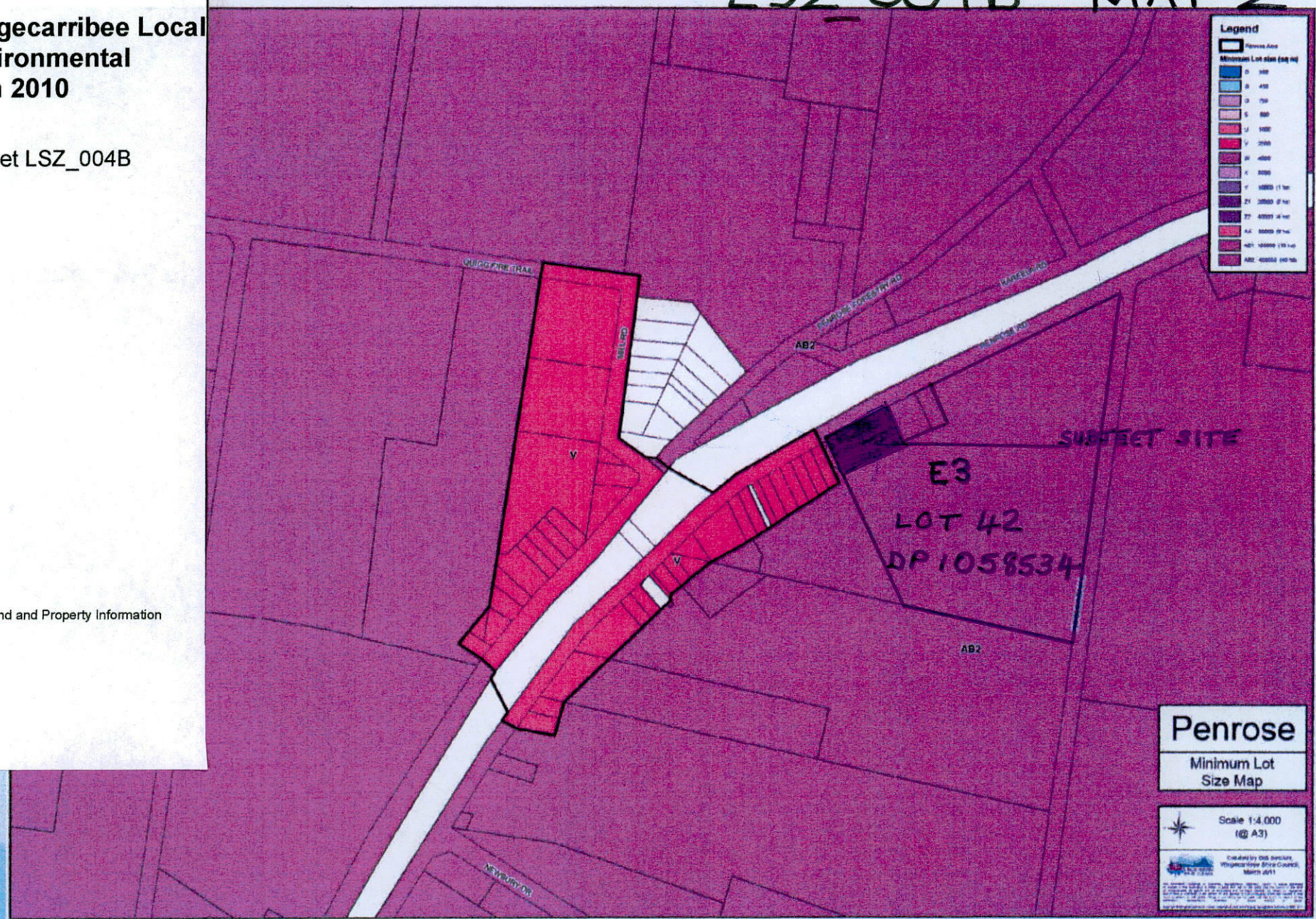
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Legend

Penrose Area

Minimum Lot size (sq m)

- D 300
- G 450
- Q 700
- S 800
- U 1000
- V 2000
- W 4000
- X 8000
- Y 10000 (1 ha)
- Z1 20000 (2 ha)
- Z2 40000 (4 ha)
- AA 80000 (8 ha)
- AB1 100000 (10 ha)
- AB2 200000 (20 ha)
- AB3 400000 (40 ha)



Penrose

Minimum Lot Size Map

Scale 1:4,000 (A3)

Created by GIS Services Wingecarribee Shire Council, March 2011

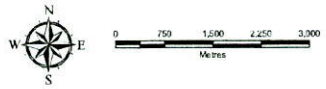
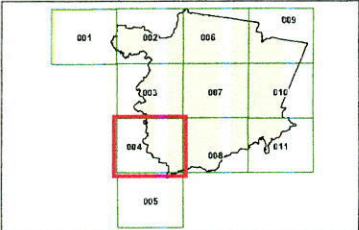


Natural Resources Sensitivity Map - Sheet NRS_004

- 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)

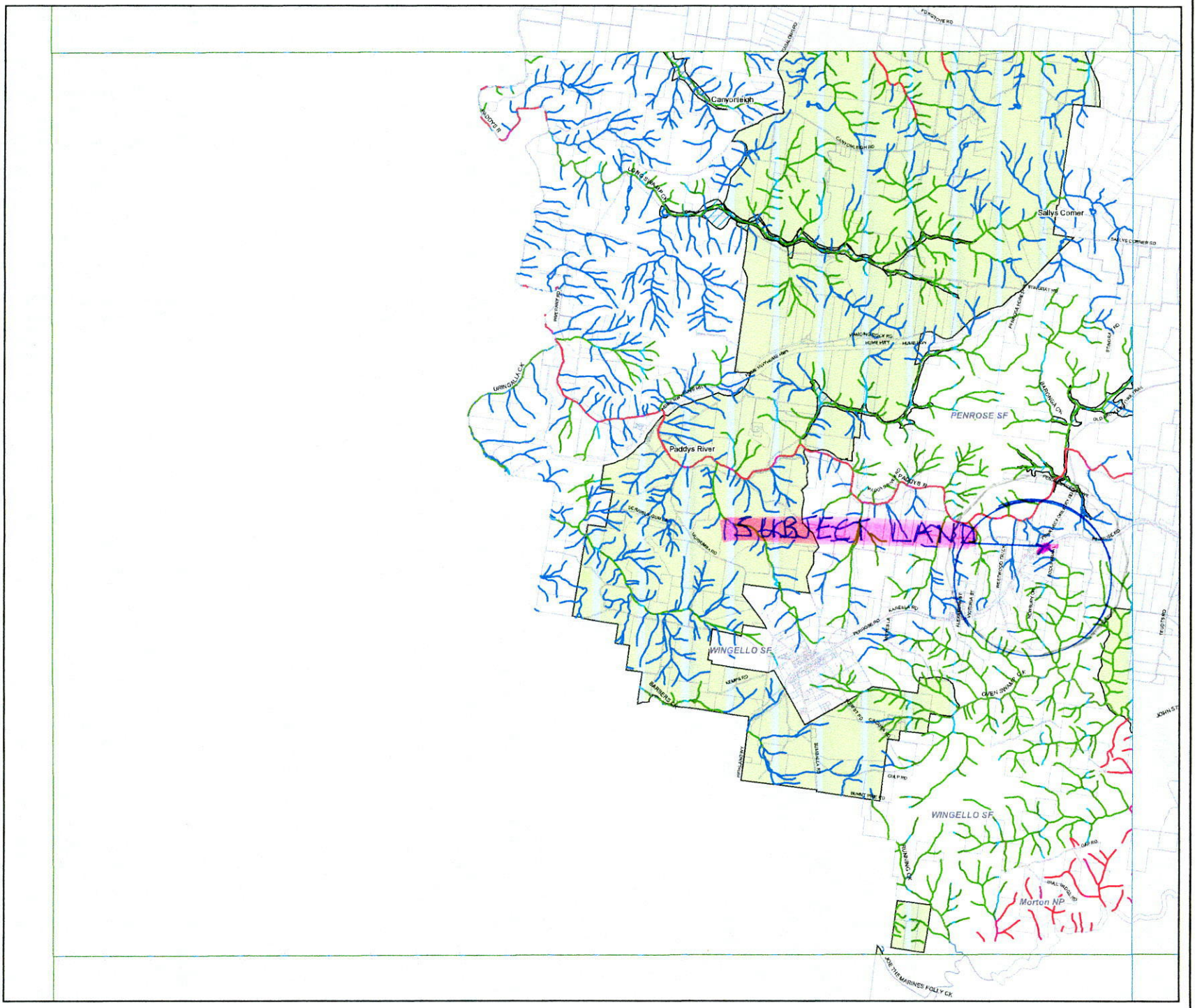
- Natural Waterbodies
- Regional Wildlife Habitat Corridor

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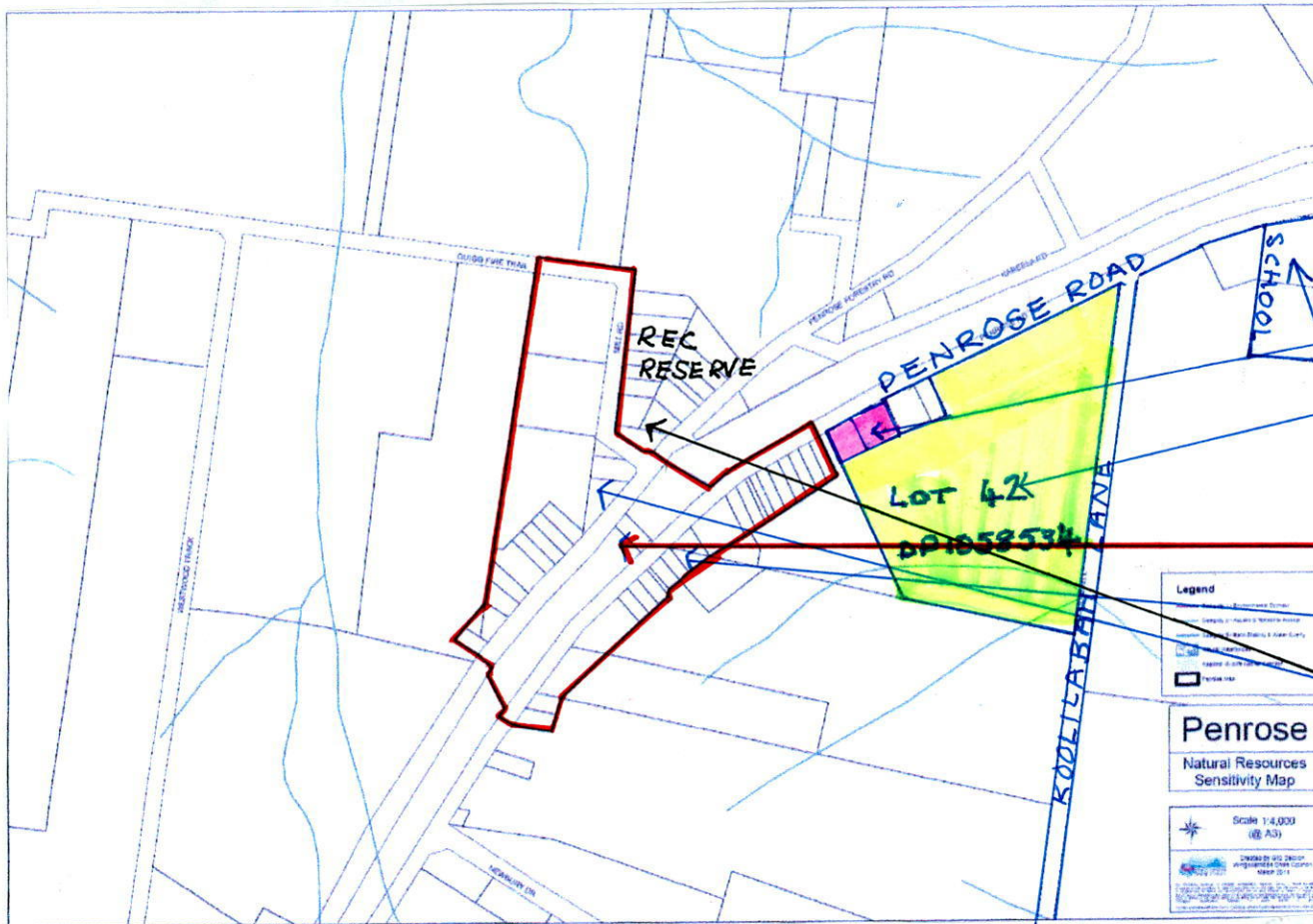
Projection: MGA (GDA94) Zone 06
Scale 1:80,000 @ A3

Map identification number: 8390_COM_NRS_004_980_20120123



MAP 4

LOCATION OF SITE WITHIN ITS IMMEDIATE CONTEXT



SUBJECT 4000sq.m SITE

SUBJECT LOT 42 DP 1058534

PENROSE PUBLIC SCHOOL

PENROSE VILLAGE

RAILWAY AND BUS STATIONS

VILLAGE HALL & TENNIS COURTS

PENROSE PINE PRODUCTS