

13.6 Consideration of Planning Proposal Submissions

Reference:	5901
Report Author:	Senior Strategic Land Use Planner
Authoriser:	Group Manager Planning, Development and Regulatory Services
Link to Community Strategic Plan:	Identify and protect the unique characteristics of towns and villages to retain a sense of place

PURPOSE

The purpose of this report is to consider Planning Proposals to amend Wingecarribee Local Environmental Plan 2010 recently submitted to Council.

VOTING ON THE MOTION

Councillors are required to record their votes on this matter.

RECOMMENDATION

THAT:

1. The proposal to rezone land at 'Wyeera', 460 Kangaloon Road, Bowral, from E3 Environmental Management to RE2 Private Recreation, as contained in the adopted Wingecarribee Local Planning Strategy 2015-2031, BE SUPPORTED.
2. The proposal to rezone the northern portion of 'Suttor Cottage', 66 Bong Bong Road, Mittagong, from R5 Large Lot Residential to R2 Low Density Residential, and reduce the minimum lot size from 4000m² to 800m² to achieve a maximum of seven (7) lots, BE SUPPORTED.
3. The proposal to rezone land at 1-3 Lemmons Road, Robertson, from E3 Environmental Management to R2 Low Density Residential, and reduce the minimum lot size of the land from 40ha to 2000m², NOT BE SUPPORTED.
4. The proposal to reduce the minimum lot size of land at 59 School Lane, Exeter, from 8 ha to 2 ha, NOT BE SUPPORTED.
5. The proposal to consider rezoning of land at 'Attunga', 1147 Old Hume Highway, Alpine, to enable residential development NOT BE SUPPORTED.
6. The proposal to reduce the minimum lot size of land at 21 Ferguson Crescent, Mittagong, from 700m² to 450m², NOT BE SUPPORTED.



REPORT

BACKGROUND

Since the adoption of the Wingecarribee Local Planning Strategy 2015-2031, Council has received a number of site specific Planning Proposal submissions seeking to amend the Wingecarribee Local Environmental Plan (WLEP) 2010. This report considers the most recent submissions.

REPORT

1. WYEERA, LOT 22 DP792646, 460 KANGALOO ROAD, BOWRAL

Proposal

A Planning Proposal has been received from Lee Environmental Planning on behalf of the owners seeking to rezone the land more commonly known as the Bong Bong Racecourse site from E3 Environmental Management to RE2 Private Recreation. The Planning Proposal forms **Attachment 1** to this report provided under separate cover.

The land covers an area of some 35 hectares. Over the years the site has developed from one which principally held the annual Bong Bong Picnic Races with little other activity to a site accommodating a range of equestrian related activities including dressage and polocrosse with regular equestrian events. The Bowral Dressage Club is now based at the site. In addition to these regular activities, the site is also used for events such as concerts and 'expos'.

Many of these events require individual Development Applications for temporary use which are time consuming for staff and expensive for the applicant. Rezoning the site to RE2 Private Recreation would enable these events to be more efficiently managed through an overarching Development Approval.

Strategic Assessment

The subject land is located as shown in **Figure 1** below and reproduced as **Attachment 2** to this report provided under separate cover.

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 11 October 2017

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES

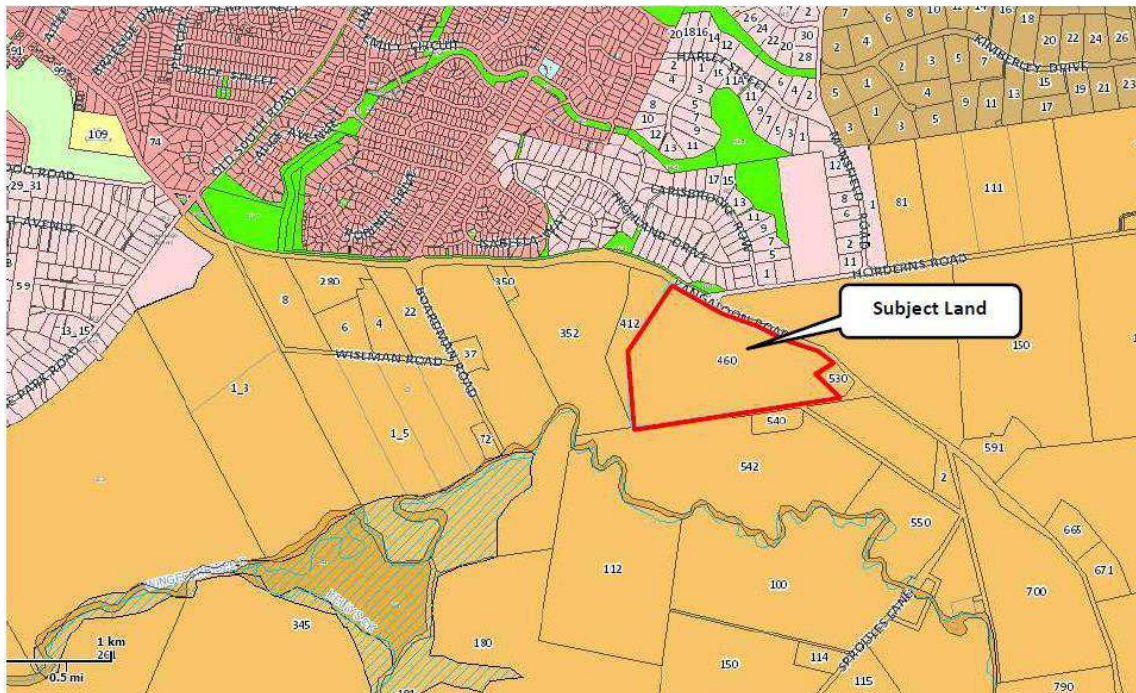


Figure 1 - Location of Subject Site (reproduced under separate cover as Attachment 2)

The site is located on Kangaloon Road opposite Hordens Road and adjacent to the east edge of Bowral East. Surrounding land uses are predominantly rural and rural residential. As discussed above, the site is well established as a 'private recreation' venue.

The Wingecarribee Local Planning Strategy 2015-2031 contains the following recommendation:

THAT Wyeera, Lot 22 DP 792646, 460 Kangaloon Road, Bowral be considered for rezoning to RE2 Private Recreation in the 2016 review of Wingecarribee Local Environmental Plan 2010. The Strategy notes that:

While no formal submission was received regarding this property, Council has been in discussions with representatives from the Bong Bong Picnic Race Club Ltd with regard to the more efficient management of approvals for the various activities which occur on the site throughout the year. Council recognises that the site is an important regional venue and understands the difficulties of organising and holding events under the current approval arrangements.

This Proposal is consistent with the recommendation contained within the Local Planning Strategy.

Recommendation

It is recommended that the proposal to rezone land at Wyeera, 460 Kangaloon Road, Bowral, from E3 Environmental Management to RE2 Private Recreation, as contained in the adopted Wingecarribee Local Planning Strategy 2015-2031, BE SUPPORTED.

2. SUTTOR COTTAGE, 66 BONG BONG ROAD MITTAGONG – LOT 5002 DP1160548 Proposal

A Planning Proposal has been received from 'aSquare Planning' on behalf of the owner seeking to rezone part of Lot 5002 DP1160548 from R5 Large Lot Residential to R2 Low Density Residential with a minimum lot size of 750m². The Planning Proposal forms **Attachment 3** to this report provided under separate cover.

The land covers an area of approximately 2.5 hectares and is located on the northern side of Bong Bong Road on the south west boundary of Renwick. The location of the site is indicated in **Figure 2** below and reproduced as **Attachment 4** to this report provided under separate cover.

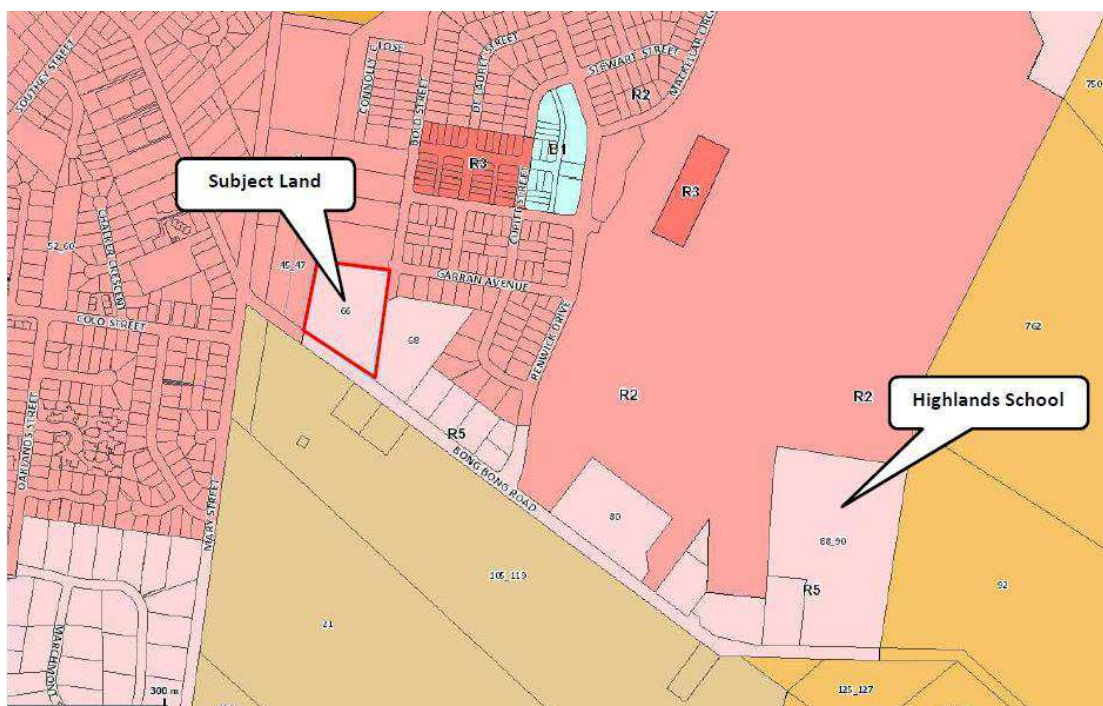


Figure 2 - Location of Subject Site (reproduced under separate cover as Attachment 4)

The land is currently zoned R5 Large Lot Residential with a minimum lot size of 4000m². The site contains Suttor Cottage, an Item of Local Heritage included in Schedule 5 of WLEP 2010. Suttor Cottage was one of the residential cottages built as part of the former Mittagong Farm Homes which later became the Renwick institution. A Heritage Impact Assessment, prepared by Zoltan Kovacs Architect, accompanied the submission. The cottage and gardens are located in the south east section of the site as indicated in **Figure 3** below and reproduced as **Attachment 5** to this report provided under separate cover.



Figure 3 – Location of Suttor Cottage (reproduced under separate cover as Attachment 5)

There is also remnant EEC (Southern Highlands Shale Woodland) on the site as indicated in **Figure 4** below and reproduced as **Attachment 6** to this report provided under separate cover.

There is a Category 3 Riparian Land corridor and dam on the north west corner of the site as indicated in **Figure 5** below and reproduced as **Attachment 7** to this report provided under separate cover.

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 11 October 2017

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES

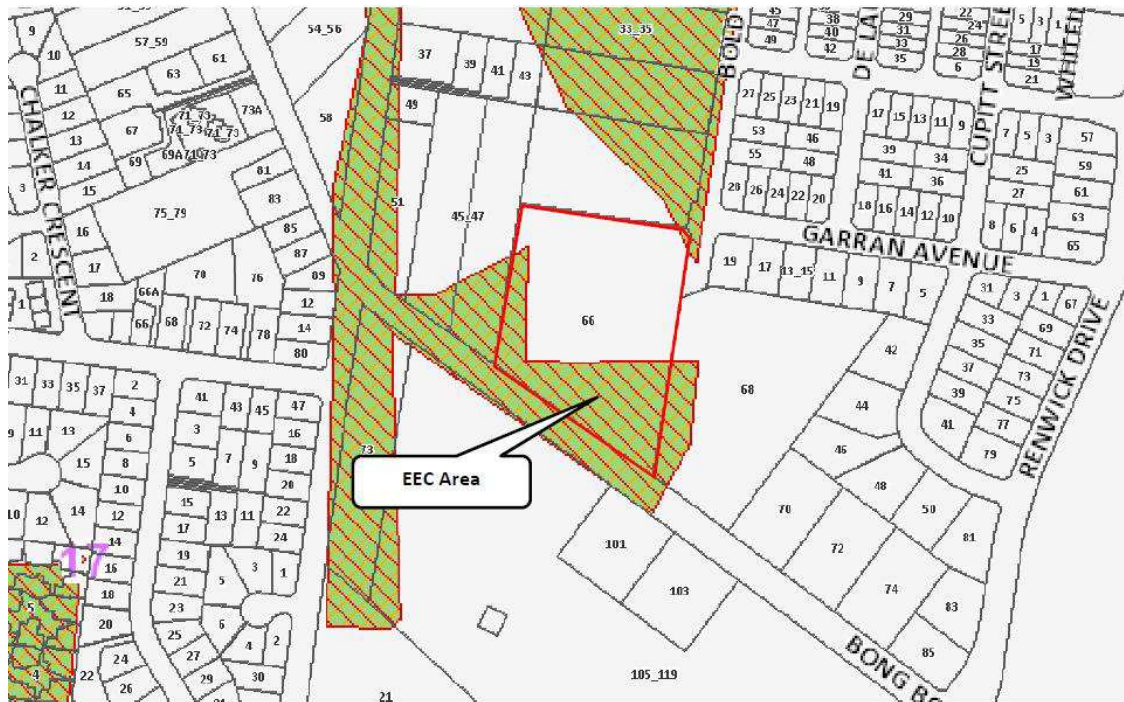


Figure 4 – Extent of EEC (reproduced under separate cover as Attachment 6)



Figure 5 – Location of Riparian Corridor & Dam (reproduced under separate cover as Attachment 7)

Strategic Assessment

The purpose of the Planning Proposal is to rezone the northern portion of the land and apply a minimum lot size of 700m² to enable the subdivision of that rezoned portion to achieve up to 8 lots of some 750m² in area with two larger residual lots fronting Bong Bong Road, one of which would contain Suttor Cottage and its curtilage.

A similar proposal was submitted during the preparation of the Wingecarribee Local Planning Strategy 2015-2031, but the proponent was advised by Council to obtain a Heritage Impact Assessment to identify a suitable curtilage for Suttor Cottage prior to resubmitting the proposal. This proposal reflects that action.

The draft Plan of Subdivision is contained in **Figure 6** below and reproduced as **Attachment 8** to this report provided under separate cover.

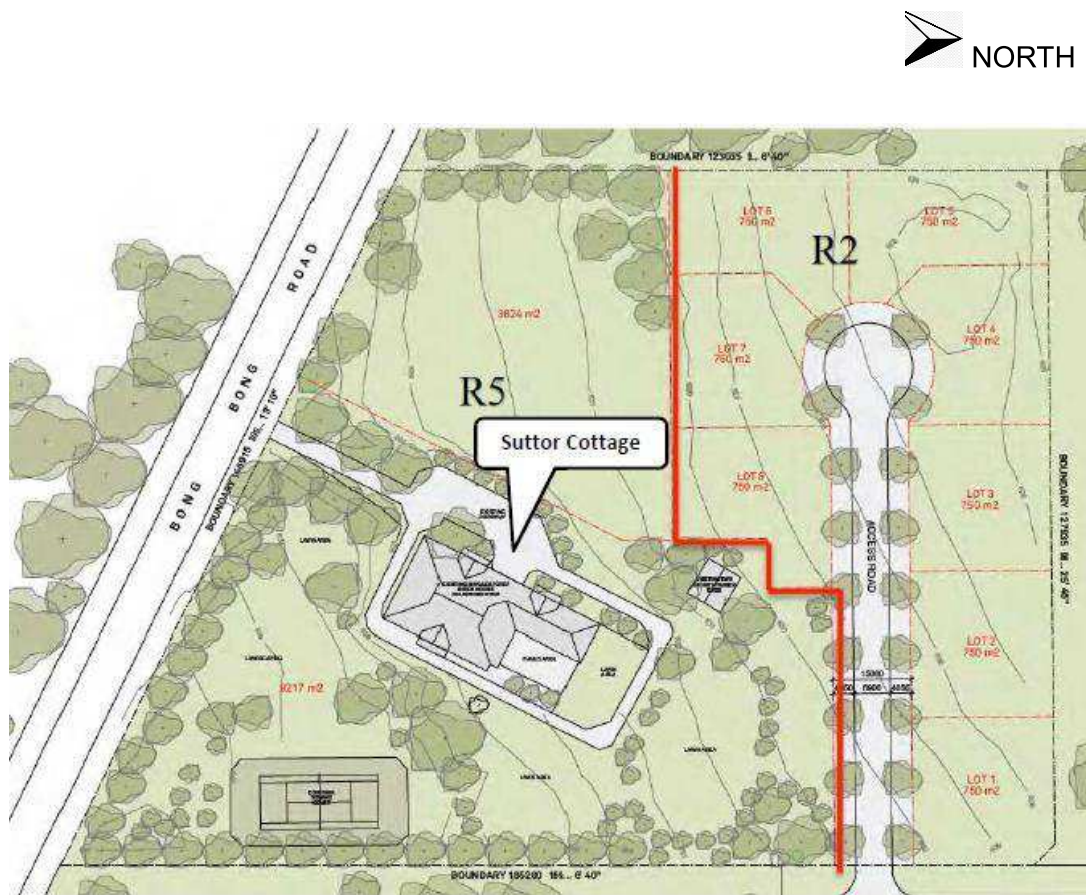


Figure 6 – Draft Subdivision Plan (reproduced under separate cover as Attachment 8)

Although it is not the purpose of this assessment to comment on the draft Plan of Subdivision, some consideration is warranted given the fact that the property is an Item of Heritage.

It is noted that, by restricting subdivision potential to the northern portion of the site, the strong rural character of the Bong Bong Road frontage is reinforced by the rural outlook over the farm 'Willow Run' to the south and the residential houses on large lots along its northern boundary and dotted along its southern edge.



The location of the residual 3624m² lot fronting Bong Bong Road adjacent to the lot on which Suttor Cottage and Gardens would be located, maintains the current subdivision pattern in this section of Bong Bong Road although the proposed lot is below the current minimum lot size of 4000m².

To the north and west of the site, in the vicinity of the portion of the proposed subdivision, minimum lot sizes are much lower, ranging from 450m² to the immediate north within the Renwick development, to 700m² on the western boundary. Average lots of 750m² in the proposed subdivision area would be consistent with surrounding lot sizes.

The proposal does present a draft subdivision plan which reflects subdivision patterns in the immediate vicinity of the subject land. Water and sewer services are available and there are no other site constraints which would prevent consideration of the proposal.

A curtilage is proposed around the Item of Heritage which would result in it being retained on an allotment of some 9,217m². This is consistent with the R5 Large Lot Residential zone and minimum lot size of 4000m². The retention of this lot within Schedule 5 of WLEP 2010 as an Item of Local Heritage is warranted to preserve the heritage integrity of the cottage.

A strategic staff assessment of the proposed draft plan of subdivision of the area proposed for rezoning suggests that Lot 8 is not well located in relation to the curtilage area. It is also noted that Lot 5 may require additional area to allow sufficient buffer from the riparian land and dam located in the corner of that lot. It is further noted that the residual lot adjoining the retained Suttor Cottage allotment is below the minimum lot size of 4000m².

One solution to addressing these issues would be to remove the proposed Lot 8 and redistribute that area across the remaining lots, particularly providing additional land within the residual lot fronting Bong Bong Road and the proposed Lot 5 to allow for a buffer to the riparian land. This outcome may be best provided for in amending WLEP2010 by applying a minimum lot size of 800m² to the rezoned R2 Low Density residential portion of the site.

Recommendation

It is recommended that the proposal to rezone the northern portion of Suttor Cottage, 66 Bong Bong Road, Mittagong, from R5 Large Lot Residential to R2 Low Density Residential, and reduce the minimum lot size from 4000m² to 800m² to achieve a maximum of seven (7) lots, BE SUPPORTED.

3. 1-5 LEMMONS ROAD ROBERTSON – Lots 1, 2 and 3 DP 245774

Proposal

A Planning Proposal has been received from Lee Environmental Planning on behalf of the owners seeking to rezone land in Lemmons Road Robertson from E3 Environmental Management to R2 Low Density Residential with a minimum lot size of 2,000m². The Planning Proposal forms **Attachment 9** to this report provided under separate cover.

The location of Lemmons Road on the north eastern boundary of the Robertson Village and the location of the three sites are indicated in **Figure 7** below and reproduced as **Attachment 10** to this report provided under separate cover. Each lot is just over 2 hectares in area, the three lots totalling 6.1 hectares.

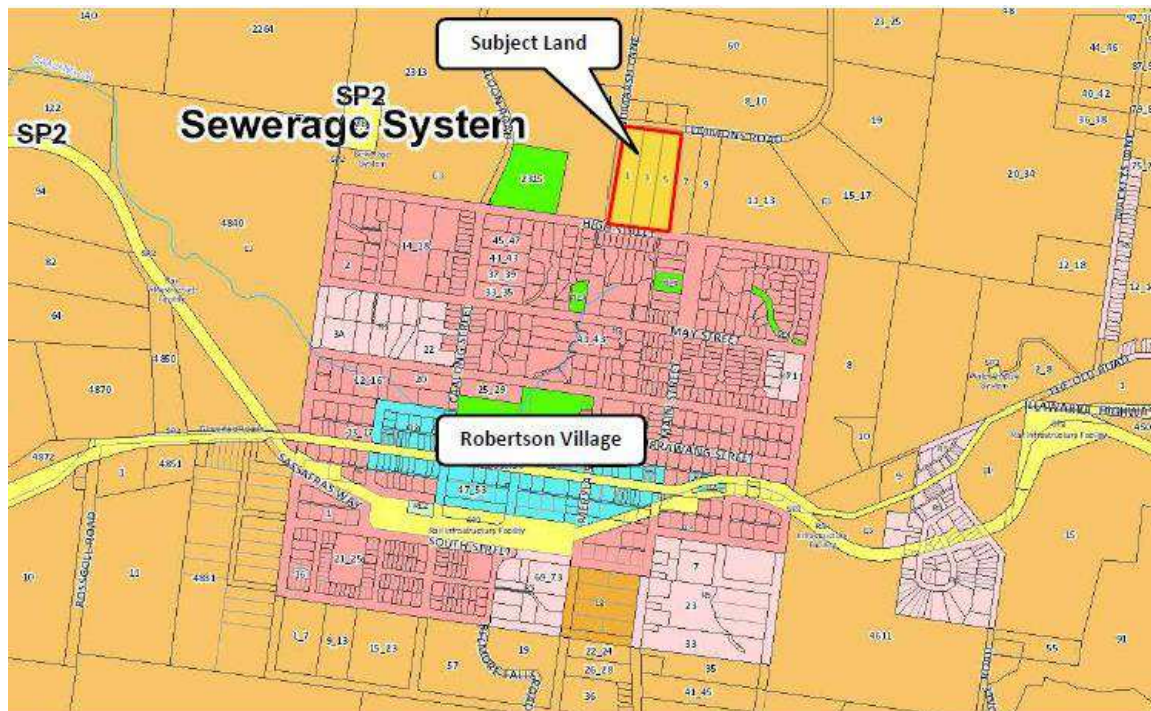


Figure 7 – Location of Subject Land (reproduced under separate cover as Attachment 10)

Two (2) submissions were made to Council during 2007 and 2008 by the owner of Lot 1 to consider permitting subdivision. On both occasions, Council responded that the lack of sewerage infrastructure limited the subdivision potential of the village and that any review subsequent to the provision of sewerage infrastructure would occur on a whole of village basis.

Strategic Assessment

Land on Lemmons Road is zoned E3 Environmental Management with a minimum lot size of 40 hectares. The subject sites form 3 of 5 lots each with an area of approximately 2 hectares. It is noted that there are a range of lot sizes and subdivision patterns in the vicinity of the subject land, although that does not automatically justify further variation. There are no other significant constraints over the land in terms of vegetation or bushfire prone land.

The Wingecarribee Local Planning Strategy 2015-2031 was adopted by Council on 23 March 2016. The Strategy does contain the recommendation that the controls for and location of minimum lot sizes within Robertson Village be included in the review of the Wingecarribee Local Environmental Plan 2010, taking into account the availability of sewage infrastructure. Robertson's importance to the Sydney Water Catchment necessarily limits the extent to which the village can accommodate further residential growth. Therefore, the review of zoning and lot sizes would apply principally to land within the existing village boundary rather than seeking to extend it. Council consistently receives confirmation that the town and village boundaries of the Shire should be maintained. High Street provides a clear northern boundary to Robertson village. To extend it would be to create a significant increase to the area of the village.

Recommendation

It is recommended that the proposal to rezone land at 1-3 Lemmons Road, Robertson, from E3 Environmental Management to R2 Low Density Residential, and reduce the minimum lot size of the land from 40ha to 2000m², NOT BE SUPPORTED.

4. Lot 1 DP732123 and LOT 1 DP537292, 59 SCHOOL LANE, EXETER

Proposal

A Planning Proposal has been received from Lee Environmental Planning on behalf of the owners seeking to reduce the minimum lot size of land zoned RU4 Primary Production Small Lots fronting School Lane and Rockleigh Road Exeter from 8 hectares to 2 hectares to create a total of 8 lots. The Planning Proposal forms **Attachment 11** to this report provided under separate cover.

The land covers an area of approximately 25.6 hectares and adjoins the eastern edge of the current Exeter Village as indicated in **Figure 8** below and reproduced as **Attachment 12** to this report under separate cover.

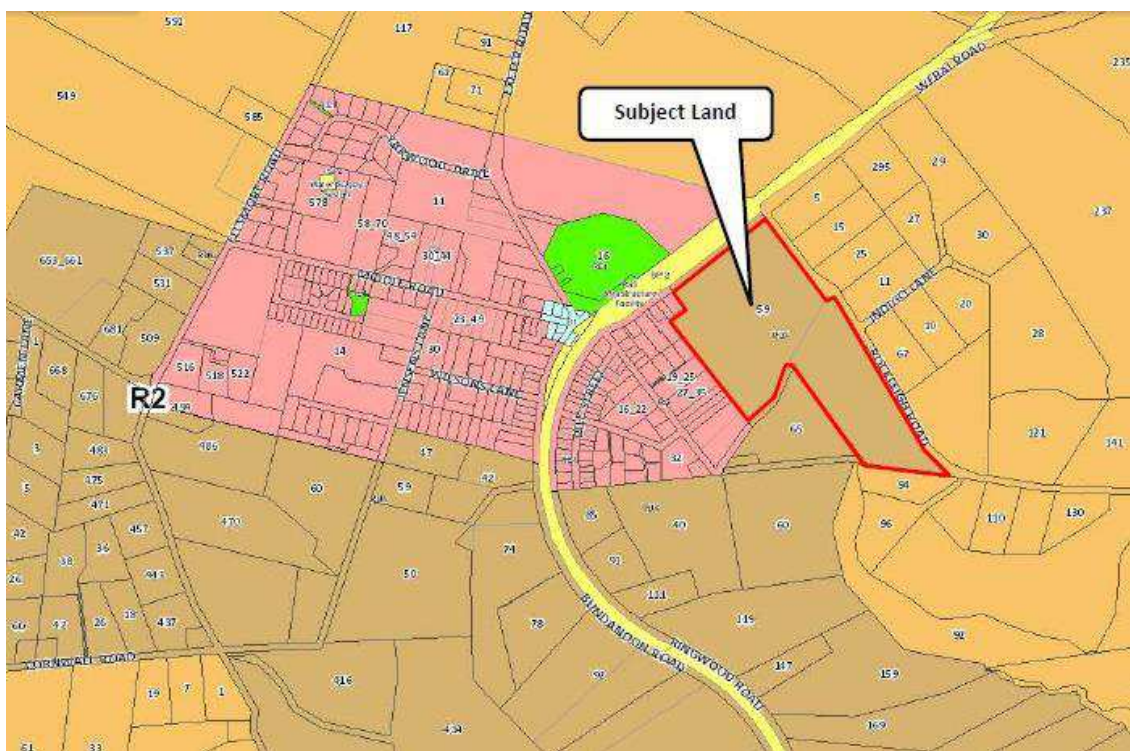


Figure 8 – Location of the Subject Land (reproduced under separate cover as Attachment 12)

Strategic Assessment

Land within Exeter Village which adjoins the subject land on its western boundary is zoned R2 Low Density Residential with a minimum lot size of 2000m². Although lots on the eastern boundary of the subject site are generally below 40 hectare standard normally applied to the E3 Environmental Management zone, this subdivision was supported to facilitate the cessation of a quarry on the site.

It is noted that the land is transected north to south by Indigo Creek resulting in two Riparian Land designations – Category 2 (Aquatic and Terrestrial Habitat), coloured green, and Category 3 (Bank Stability and Water Quality), coloured blue. These are indicated on **Figure 9** below and reproduced as **Attachment 13** to this report provided under separate cover.

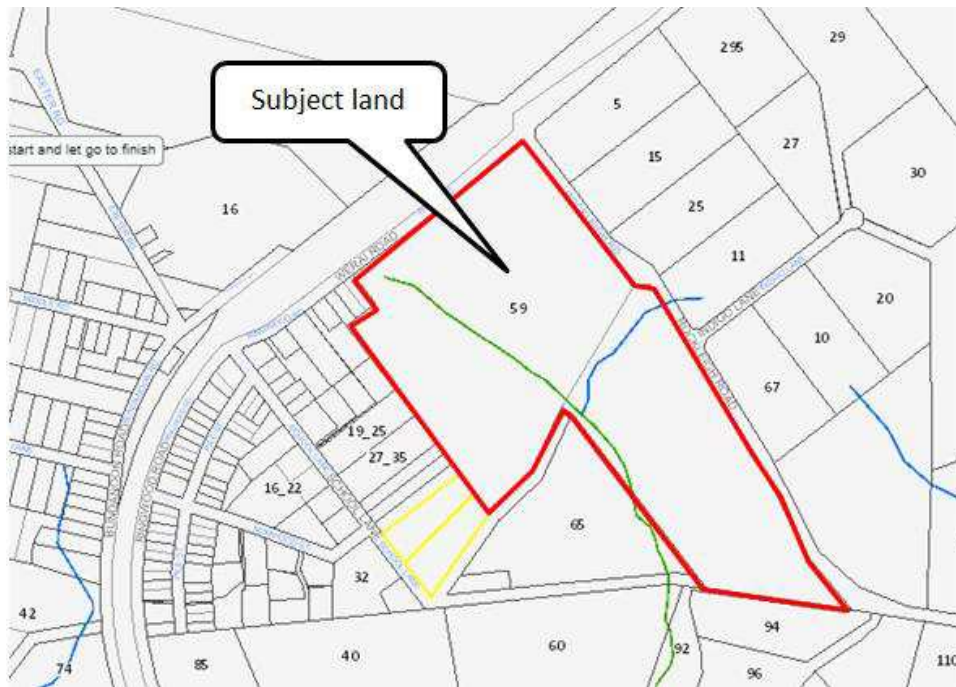


Figure 9 – Location of the Riparian Corridors reproduced under separate cover as Attachment 13)

The subject site adjoins the Exeter Public School which is a Local Item of Heritage in Schedule 5 of WLEP 2010. The location of the school is indicated on **Figure 10** and reproduced as **Attachment 14** to this report provided under separate cover.

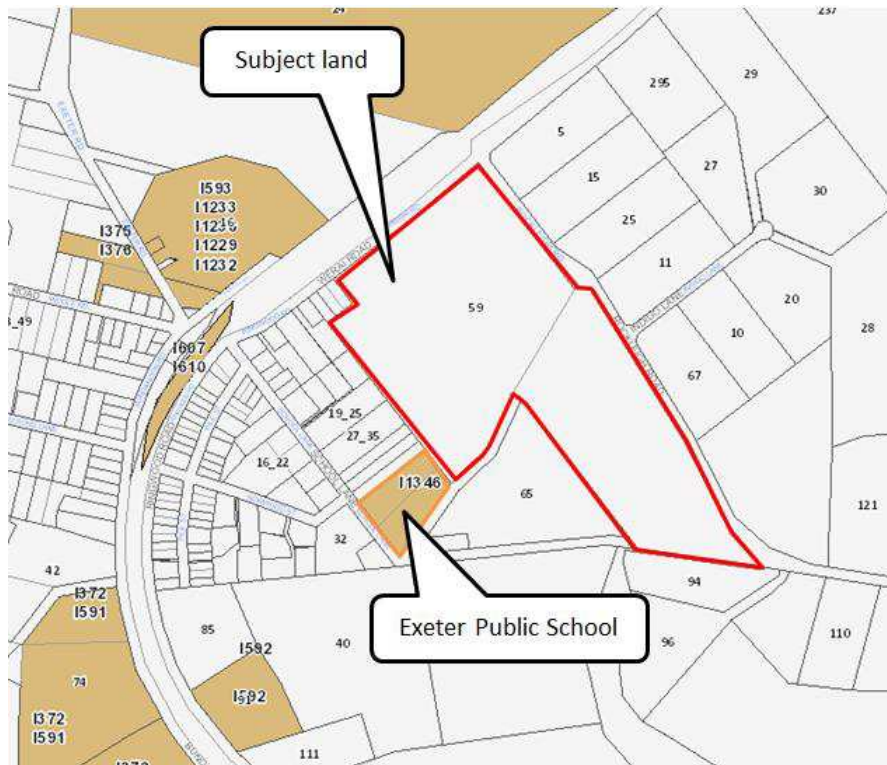


Figure 10 – Location of Exeter Public School (reproduced under separate cover as Attachment 14)

Although reticulated water is available, the lack of sewerage infrastructure in Exeter Village does limit its expansion and subdivision potential. The proposed subdivision pattern is not inconsistent with surrounding patterns to the east and south east. The land does immediately adjoin the existing Exeter Village boundary.

In preparing the Wingecarribee Local Planning Strategy 2015-2031, the additional lot potential within the existing Exeter Village was estimated to be 235 lots, with a further potential of 347 lots within the RU4 zoned land surrounding the village. Therefore, there is no current undersupply of rural residential allotments in and around Exeter, either now or in the foreseeable future. Residents who attended the Local Planning Strategy workshop held in Exeter were strongly opposed to any further subdivision within or expansion of the current village, even to the current zoned potential.

Recommendation

It is recommended that the proposal to reduce the minimum lot size of land at 59 School Lane, Exeter, from 8 ha to 2 ha, NOT BE SUPPORTED.

5. ATTUNGA, 1147 OLD HUME HIGHWAY, ALPINE – Lot 2 DP 837127

Proposal

A Site Constraints and Capability Assessment Report and ancillary documentation has been received from Rein Warry and Co on behalf of the owners of the subject land. The Report forms **Attachment 15** to this report provided under separate cover and responds to Council's advice in May 2016 that it did not support the submission by the owners to the Local Planning Strategy seeking to rezone the subject land from E3 Environmental Management to achieve some form of residential development.

The site is located on the southern side of the Old Hume Highway and to the east of the Hume Motorway as indicated in **Figure 11** below and reproduced as **Attachment 16** to this report provided under separate cover. Both roadways provide the boundary between land zoned E3 Environmental Management, within which the subject site is located, and land zoned RU4 Primary Production Small Lots with a minimum lot size of 10 hectares to the north and 2 hectares to the west.

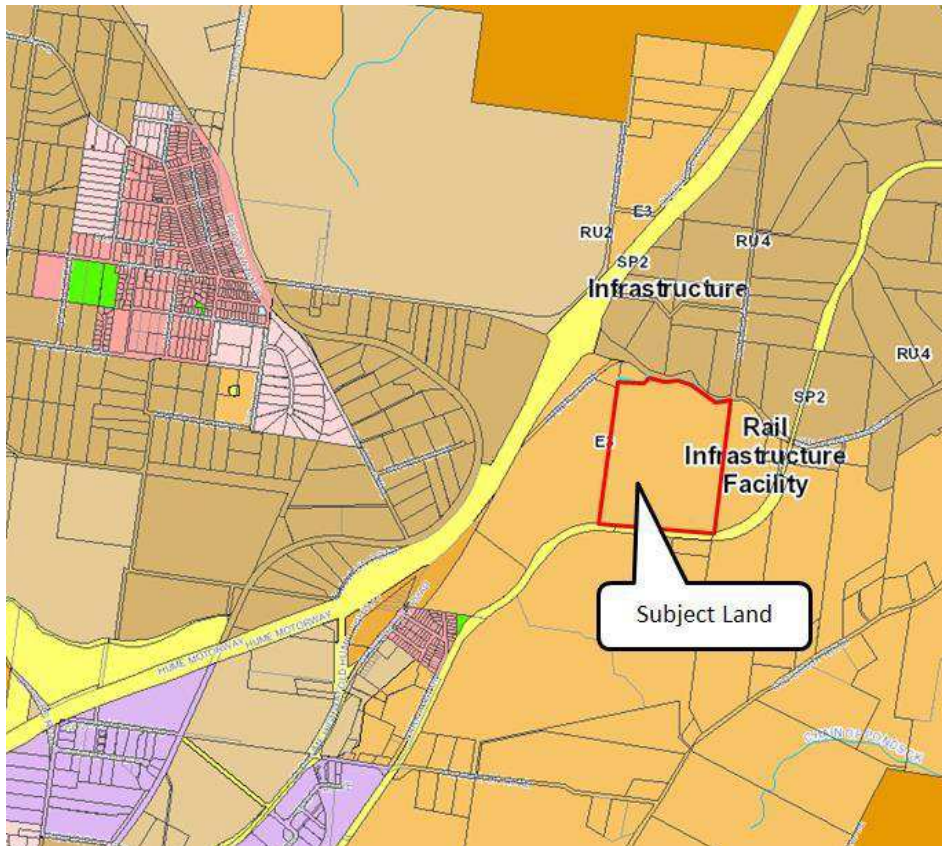


Figure 11 – Location of Subject Land (reproduced under separate cover as Attachment 16)

The landscape is generally rural in character with lots in the vicinity of the subject site at the minimum of 40 hectares, except for some lots fronting Old Hume Highway.

Of particular note is the presence of Southern Highlands Shale Woodland which is included on both the National and State Registers of Endangered Ecological Communities, the extent of which is indicated in **Figure 12** below and reproduced as **Attachment 17** to this report provided under separate cover. An aerial view of the extent of the EEC is shown in **Figure 13** below and reproduced as **Attachment 18** to this report provided under separate cover.



Figure 12 – Identification of EEC (reproduced under separate cover as Attachment 17)

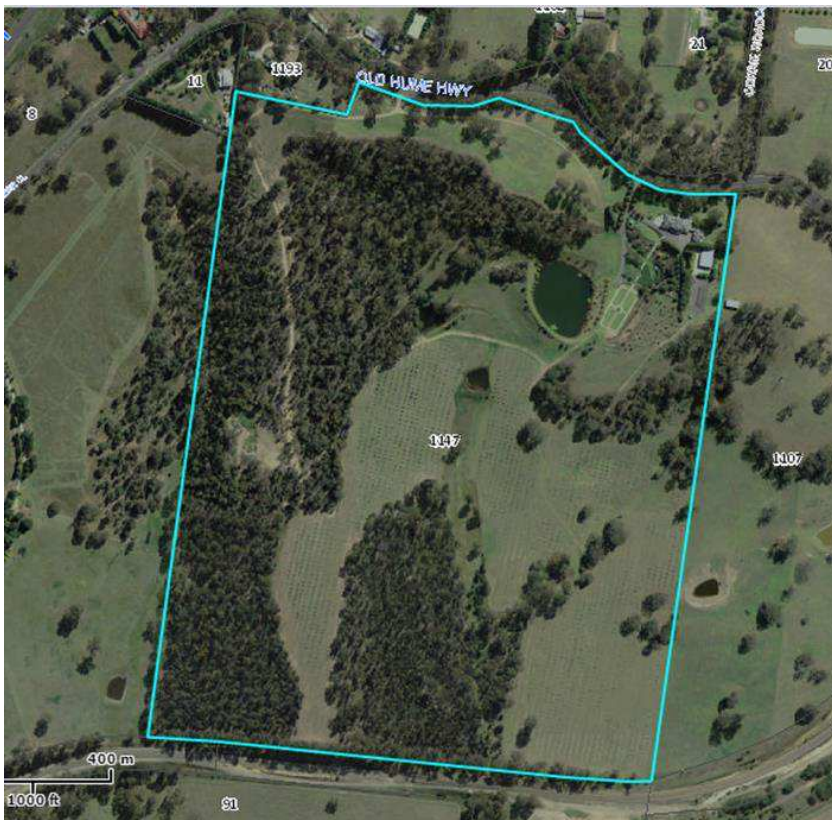


Figure 13 – Extent of EEC (reproduced under separate cover as Attachment 18)

**Strategic Assessment**

The assessment undertaken in consideration of the original application to the Local Planning Strategy is provided below. The extent and importance of the EEC is noted in that assessment.

ESSENTIAL ASSESSMENT CRITERIA	RESPONSE
Proposed use is consistent with current State government policy or practice <ul style="list-style-type: none">• Protection of rural land.	No
Proposed use is consistent with current Local policy or practice: <ul style="list-style-type: none">• Location within an existing town or village boundary.	No
Proposed use is consistent with Precinct Plan.	No
Site is outside of any zone or infrastructure buffer.	Yes
Site is free of any Endangered Ecological Community.	No
Site is free of significant flood or bushfire affectation.	No
Site has access to reticulated water and sewer.	Yes
Site has no other constraints relevant to the proposed development.	Yes

The Planning proposal submission notes that the Environmental report commissioned by Hayes Environmental concluded that the site contains *Southern Highlands Shale Woodland*, an endangered ecological community (EEC) listed under the NSW Threatened Species Conservation Act 1995 (TSC Act), and that due to the presence of the EEC on the site, it was unlikely for an application to clear the land would be successful.

A further assessment by Woodlands Environmental Management concludes that the subject site has significant ecological constraints due to the presence of a critically endangered ecological community, the presence of suitable habitat for thirty threatened species of fauna including Koala, and five threatened species of flora, and being located within a local wildlife corridor. Subdivision development may be possible if the development is designed to avoid impacts, and to ensure that biodiversity values are improved or maintained.

The Planning Proposal submission concludes by stating that *"The objective of this submission is to put the case that since the letter from Council dated the 11th May, 2016, the circumstances have changed. The NSW Government is pushing for the release of more land for housing. The future development of the subject land will certainly not be for first home buyers. However, the second and third home buyers will trade up to the future development allotments on the subject land and will generally vacate smaller town allotments which will then be available for first home buyers.*

"In addition, there are several Planning Proposals for a freeway service centre (not approved) and redevelopment of large holdings in Colo Vale that will increase the population in the subject area. In summary, the objectives are to preserve and conserve the EEC as indicated by the owners' actions described (in the report). The intended outcome is to develop the land in such a manner as to fulfil that objective while creating



a unique development that will enable the owners to continue to maintain the EEC and look after the public interest at their cost.

"We consider that it is now time for Council to review its previous decision in relation to the subject land (as contained in the letter attached in Appendix A) based on the information provided in this submission".

The 'changed circumstances' would appear to be limited to the "NSW Government pushing for the release of more land for housing." The proposed developments referred to (Colo Vale Highway Service Centre and redevelopment of large holdings in Colo Vale) are either not proceeding or of no relevance to the merits of developing the subject site. All other supporting documentation provided by the proponent appears to support Council's initial assessment that the land is of high environmental sensitivity.

Recommendation

It is recommended that the proposal to consider rezoning of land at 'Attunga', 1147 Old Hume Highway, Alpine, to enable residential development NOT BE SUPPORTED.

6. 21 FERGUSON CRESCENT MITTAGONG

Proposal

A Planning Proposal was received from Lee Environmental Planning on behalf of the owner seeking to reduce the minimum lot size of land zoned R2 Low Density Residential at 21 Ferguson Crescent Mittagong from 700m² to 450m². This submission was considered by Council at its Ordinary Meeting of 10 May 2017 when it was resolved to not support the proposal.

New documentation has now been provided in further support of the previous Proposal which forms **Attachment 19** to this report provided under separate cover.

The new submission provides supporting studies and reports which address the concerns raised in the previous submission. These reports include:

Letter from Novati Consulting Engineers re proposed stormwater drainage system
Water and Sewer Development Assessment prepared by Water and Sewer Branch of Wingecarribee Shire Council
Traffic and Parking Assessment Report prepared by Positive Traffic
Bushfire Hazard Risk Assessment & Compliance Report prepared by Bushfire & Evacuation Solutions
Preliminary Environmental Assessment and Constraints Report prepared by Woodlands Environmental Management

Concept subdivision plans are also provided.

The current draft subdivision plans indicate the full lot potential based on each minimum lot size (700m² or 450m²) indicating that an additional 16 lots could be achieved at a minimum lot size of 450m² compared with the current 700m².

The site is the location of the former Ferguson Nursery and is a triangular parcel bounded by Ferguson Crescent, Highlander Street and the main southern railway line as indicated in **Figure 14** below and reproduced as **Attachment 20** to this report provided under separate cover.

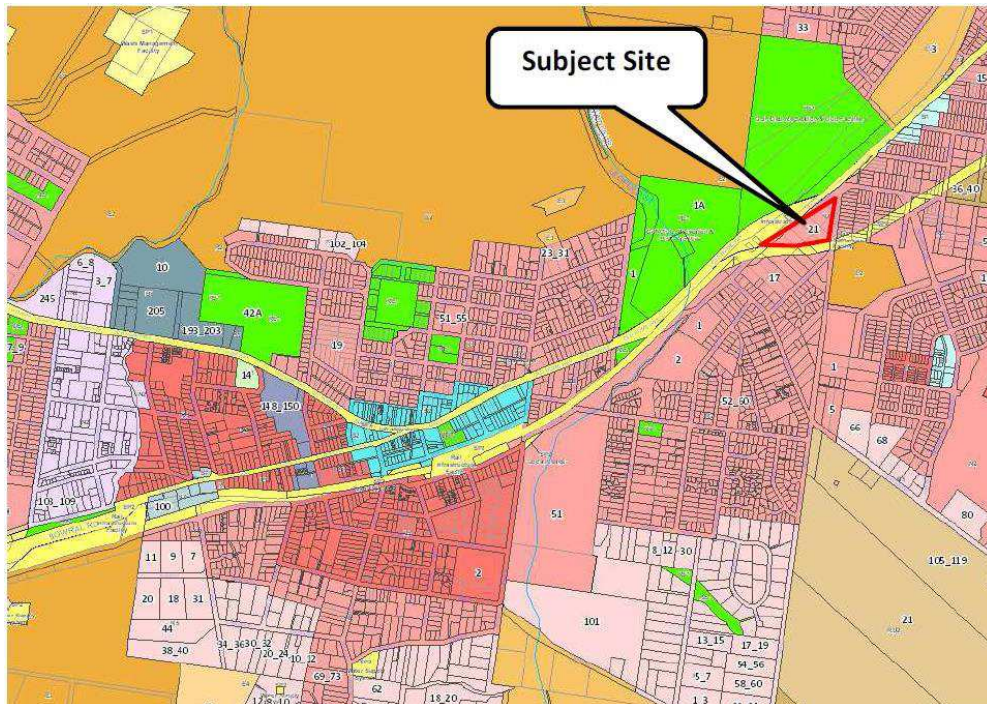


Figure 14 – Location of Subject Land (reproduced under separate cover as Attachment 20)

It comprises several adjoining properties, namely, Lot A DP 430831, Lots 1, 2 and 3 DP 1089997, Lots 1, 2, 3 and 4 DP 1099047, Lots 10 and 14 Section 1 DP 651. The total area of these lots is some 2.67 hectares. The land is zoned R2 Low Density residential with a minimum lot size of 700 m².

Strategic Assessment

The proposal seeks to reduce the minimum lot size from 700m² to 450m², primarily on the basis that 450m² lots are located within the Renwick development to the south west and the Nattai Ponds development to the north west.

As noted by Council in its response to the initial submission, each of those developments is significantly larger than the subject land and therefore offers adequate open space and recreation facilities to offset the smaller lots within it. These same provisions could not be made within the subject site. A second concern expressed by Council in its initial response was that the land, being a former plant nursery, contains several mature tree specimens which may be threatened if a lower lot size was reduced. Retaining them to address some of Council's concerns regarding inadequate open space may be one solution but then it is doubtful there would be any benefit in reducing the minimum lot size to 450m².

Of further concern to Council in determining to not support the previous submission were the following considerations:

- The site is relatively isolated, bounded on one side by the main southern railway line and on the other by the Old Hume Highway. As such, Council would be obliged to consider the Department of Planning's document *Development near*



Rail Corridors and Busy Roads. These controls are intended to limit development rather than increase it.

- Access to and from the site is via Ferguson Crescent, which is a narrow road with indirect access from the north (via Renwick Drive and requiring a U-turn at the roundabout to turn in to Ferguson Crescent) and narrow access across two railway bridges and a heritage-listed timber bridge across the Nattai River from the south. Access out of Ferguson Crescent to Renwick Drive is left-turn only and there is frequently a backlog of cars on Renwick Drive waiting for the traffic lights at Old Hume Highway which can result in delays for cars waiting at Ferguson Crescent. There is little likelihood that access arrangements will be changed or improved in the short- or medium-term and, given existing constraints, significant changes are not likely in the long term. Therefore, it is not considered practical to further increase potential traffic and conflicts on already constrained access points. The location of the site in relation to Renwick Drive is indicated in **Figure 12** below and reproduced as **Attachment 21** to this report provided under separate cover.
- Consultation with Council's Development Assessment team, including a Development Engineer, indicated there are stormwater issues which would argue against a reduced minimum lot size. It was also noted that all of the land is bushfire prone and contains a remnant of Southern Highland Shale Woodland on the northern edge extending into Highlander Street. Furthermore, the site's previous use as a plant nursery has resulted in extensive vegetation across the site, including several significant trees, which could be compromised with a higher lot yield.

The outcome of the new submission is stated to be *"the ability to subdivide the land in accordance with the amended minimum lot size for the site, in a subdivision pattern that is suitable for the circumstances of the land, compatible with adjoining development and supportive of Council's shire housing strategy that relies in part on appropriate infill development."*

"To assist in demonstrating the likely development outcomes from the Planning Proposal, two indicative subdivision layouts have been provided for reference; one is at the existing 700sqm minimum lot size and one that is compliant with a revised 450sqm minimum lot size. Note that the 700 sqm scheme incorporates 33 lots with no minimum lot size variations, while the alternative layout provides a total of 49 lots all compliant with the proposed minimum lot size of 450sqm."

While the supporting documentation addresses certain concerns raised by Council, the question remains as to whether this is a suitable site for development at 450m² from a strategic perspective. Is the area of the site sufficiently large, and is its location best suited to a minimum lot size of 450m²? Although there are residential release areas across the Shire where the minimum lot size is at 450m², these areas are significantly larger than the subject site and are considered by Council to be better able to address any site constraints they present.

Council's previous conclusion was that, while mindful of seeking opportunities for increased housing choice, strategic assessment of this site suggests that this is not an appropriate site for a 450m² minimum lot size.

Recommendation

It is recommended that the proposal to reduce the minimum lot size of land at 21 Ferguson Crescent, Mittagong from 700m² to 450m² NOT BE SUPPORTED.

IMPACT ON COUNCIL'S FIT FOR THE FUTURE IMPROVEMENT PLAN

There are no implications for Council's Fit for the future Improvement Plan resulting from this report.

CONSULTATION

Community Engagement

Submissions which are supported by Council will be lodged with the Department of Planning and Environment for a Gateway Determination to proceed. Community consultation will occur in accordance with the Gateway requirements.

Internal Consultation

Internal consultation will occur during the exhibition period for those submissions supported by Council.

External Consultation

External consultation will occur as required under the Gateway Determination.

SUSTAINABILITY ASSESSMENT

- **Environment**

Environmental considerations are addressed in this report where relevant. There are no other environmental issues in relation to this report.

- **Social**

Social considerations are addressed in this report where relevant. There are no other social issues in relation to this report.

- **Broader Economic Implications**

There are no broader economic implications in relation to this report.

- **Culture**

There are no cultural issues in relation to this report.

- **Governance**

The submissions have been considered in accordance with guidelines provided by the Department of Planning and Environment and any Planning Proposal resulting from this report will also be processed in accordance with guidelines provided by the Department.

COUNCIL BUDGET IMPLICATIONS

Planning Proposals supported by Council will be subject to a fee as set out in Council's Fees and Charges.

RELATED COUNCIL POLICY

There are no other related Council policies.

OPTIONS

The options available to Council are:

Option 1

Support the recommendations as provided in the report.

Option 2

Vary one or more of the recommendations provided in the report.

Option 1 is the recommended option to this report.

CONCLUSION

This report considers Planning Proposals submitted to Council for consideration since the adoption and endorsement of the Wingecarribee Local Planning Strategy 2015-2031.

Each proposal has been assessed and a recommendation provided based on the content and intended outcome of the proposal. Those submissions which are supported are deemed to have sufficient strategic merit to proceed with referral to the Department of Planning and Environment for a Gateway Determination.

ATTACHMENTS

1. Planning Proposal for Wyeera 460 Kangaloon Road Bowral - *circulated under separate cover*
2. Figure 1 Location of Wyeera 460 Kangaloon Road Bowral - *circulated under separate cover*
3. Planning Proposal for Suttor Cottage 66 Bong Bong Road Mittagong - *circulated under separate cover*
4. Figure 2 Location of Suttor Cottage 66 Bong Bong Road Mittagong - *circulated under separate cover*
5. Figure 3 Location of Suttor Cottage (Aerial) 66 Bong Bong Road Mittagong - *circulated under separate cover*
6. Figure 4 Extent of EEC Suttor Cottage - *circulated under separate cover*
7. Figure 5 Location of watercourse and Riparian Corridor Suttor Cottage - *circulated under separate cover*
8. Figure 6 Draft Plan of Subdivision Suttor Cottage - *circulated under separate cover*
9. Planning Proposal 1-3 Lemmons Road Robertson - *circulated under separate cover*
10. Figure 7 Location of 1-3 Lemmons Road Robertson - *circulated under separate cover*
11. Planning Proposal 59 School Lane Exeter - *circulated under separate cover*

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 11 October 2017

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



12. Figure 8 Location of 57 School Lane Exeter - *circulated under separate cover*
13. Figure 9 Location of Riparian Corridors 57 School Lane Exeter - *circulated under separate cover*
14. Figure 10 Location of Exeter Public School - *circulated under separate cover*
15. Planning Proposal and support documents for Attunga 1147 Old Hume Highway Alpine - *circulated under separate cover*
16. Figure 11 Location of Attunga 1147 Old Hume Highway Alpine - *circulated under separate cover*
17. Figure 12 Identification of EEC Attunga 1147 Old Hume Highway Alpine - *circulated under separate cover*
18. Figure 13 Aerial view of EEC Attunga 1147 Old Hume Highway Alpine - *circulated under separate cover*
19. Planning Proposal and support documents for 21 Ferguson Crescent Mittagong - *circulated under separate cover*
20. Figure 14 Location of 21 Ferguson Crescent Mittagong - *circulated under separate cover*
21. Figure 15 Location of 21 Ferguson Crescent Mittagong in relation to Renwick Drive - *circulated under separate cover*