Scoping Proposal

to amend Wingecarribee Local Environmental Plan 2010 to (describe)

**Prepared by Proponent**

**in accordance with the Local Environmental Plan Making Guideline (December 2021)**

**Attachment A Scoping Template**

**Month Year**

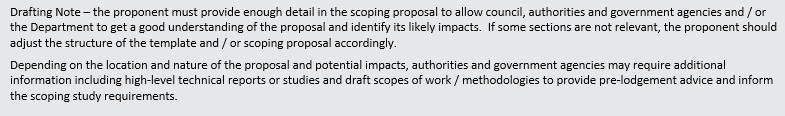
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| ***NB: This Scoping Proposal should be completed with full reference to the most recent edition of the Department of Planning’s Local Environmental Plan Making Guideline. Failure to do so may result in delays in considering the Proposal and arranging a pre-lodgement meeting. Guidance instructions should be deleted as you proceed.*** |

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| Introduction |

*This section should provide a simple introduction to the proposal, including:*

* *the proponent’s details*
* *site location and address, legal description, including plan and aerial photograph*
* *a simple description of the scope of the proposal amendments, including which LEP is proposed to be amended*
* *background and context (if relevant)*
* *outcomes of previous consultation (if relevant)*

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| The Proposal |



*This section should provide an overview of the proposal using supporting maps, plans, figures and tables. This overview must provide further detail on key aspects of the proposal, including (if relevant):*

* *the proposed concept layout of the site and / or proposal at a conceptual level, including (as relevant)*
* *broad land use breakdown (GFA or other)*
* *key proposal metrics including yield range or job creation*
* *comparison of current and proposed zoning and key controls*
* *proposed land uses and activities that would be carried out on site and distribution*
* *the likely timing of the delivery of the proposal*
* *envisaged services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed funding arrangements for infrastructure provision (high level)*
* *provide details on the principles or amendment to an existing contribution plan or new contribution plan*

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| Strategic Merit |

*This section should provide a short statement to identify whether the proposal aligns with and gives effect to the strategic framework that applies to the proposal site.*

*This should include where relevant:*

* *the SE & Tablelands Regional Plan*
* *Council’s Local Strategic Planning Statement (LSPS).*
* *Local Housing Strategy*
* *Any other relevant strategic plan or policy*

*In other cases, the scoping proposal should outline how the proposal is responding to a change in circumstance or other factors that has not been recognised by existing strategic planning framework applying to the site and its surrounds.*

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| Site-specific considerations |

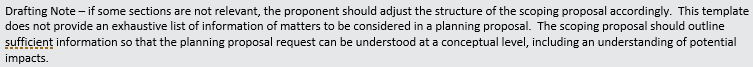
*This section must identify key site-specific issues that are likely to be relevant to the assessment and evaluation of the proposal. These factors are to be impact assessed and for the proponent to test whether the site is or can be made suitable for the proposal.*

*The scoping proposal is not required to undertake any detailed assessment but rather to identify characteristics of the site and its surrounds that may then warrant additional impact assessment through supporting studies and investigations for the planning proposal.*

*The level of detail included in this section should be proportionate to the importance of the strategic context to the proposal and tailored towards informing the setting of the scoping study requirements.*

*Key site-specific issues may include:*

* *key features of the site and surrounds that could affect or be affected by the proposal, including:*
  + *existing development and uses*
  + *surrounding development and uses*
  + *important site features including (as relevant):*
    - *topography*
    - *hydrology*
    - *scenic and culturally important landscapes*
    - *ecological characteristics and values*
    - *heritage (aboriginal and non-aboriginal)*
    - *access and transport*
    - *major infrastructure (roads, rail, pipelines, transmission lines)*
    - *Services (water, wastewater, stormwater etc) and utilities (gas, NBN etc)*
    - *community and social services*
* *key risks or hazards such as flooding, bushfire prone land and contaminated land*
* *a high level opportunities and constraints analysis*



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| Preliminary Environmental Considerations |

*This section is to identify key impact assessment considerations that will in the opinion of the proponent be addressed as part of the planning proposal documentation.*

*This should include what scope and depth of assessment will be undertaken for each specific study or investigation proposed to support the planning proposal.*

*This should identify:*

* *the matters requiring further assessment in the planning proposal, including supporting technical documents*
* *the proposed approach to assessing each of these matters*
* *what consultation may be required or proposed to be carried out with local community that will inform the preparation of the planning proposal*

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| Discussion Points |

*This section should outline particular scoping issues that need to be discussed with Council, Department, state agencies or authorities.*

*Specific issues that need to be discussed with internal specialist officers within council, in order to support their attendance at the scoping meeting.*