

Scoping Proposal

to amend Wingecarribee Local Environmental Plan 2010

Purpose of Amendment:

To

Prepared by **Proponent details** in accordance with the
Local Environmental Plan Making Guideline (August 2023)

Version 1 for Council Assessment

Date

We're with you

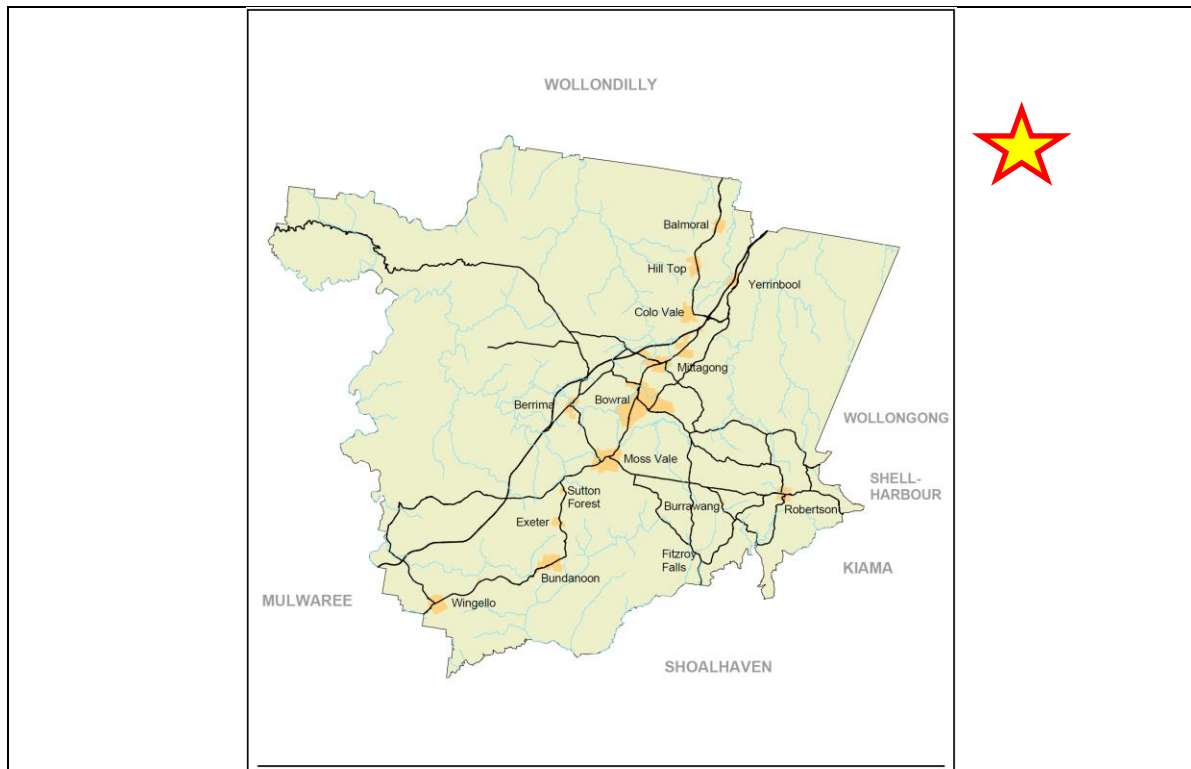
1. Introduction

Description

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

- the proponent's details
- if site specific, please use the map below to indicate approximate site location and address, legal description, including plan and aerial photograph
- a simple description of the scope of the proposal amendments
- background and context (if relevant)
- outcomes of previous consultation (if relevant)

Wingecarribee Shire *position star on site location*



Legal Description	
Property Address	
Current Zoning	
Site Area	

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2. 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

Drafting Note – the proponent must provide enough detail in the scoping proposal to allow council, authorities and government agencies and / or the Department to get a good understanding of the proposal and identify its likely impacts. If some sections are not relevant, the proponent should adjust the structure of the template and / or scoping proposal accordingly.

Depending on the location and nature of the proposal and potential impacts, authorities and government agencies may require additional information including high-level technical reports or studies and draft scopes of work / methodologies to provide pre-lodgement advice and inform the scoping study requirements.

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3. Strategic Merit

The Department's Scoping Proposal guideline advises that 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. However, the Department's LEP Making Guideline notes (page 72) that, where a planning

proposal fails to adequately demonstrate strategic merit the relevant PPA (Council) is unlikely to progress the proposal, despite any site-specific merit it may have. It is therefore strongly recommended that the proponent provide sufficient detail to meet this Planning Proposal test

This should include where relevant:

- the Region and District strategic plan
- council's Local Strategic Planning Statement (LSPS).
- Any Department endorsed or approved local planning strategy (eg Local Housing Strategy)

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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4. Site-specific Merit

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

Drafting Note – if some sections are not relevant, the proponent should adjust the structure of the scoping proposal accordingly. This template does not provide an exhaustive list of information of matters to be considered in a planning proposal. The scoping proposal should outline sufficient information so that the planning proposal request can be understood at a conceptual level.

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5. Preliminary Environmental Considerations

This section is to identify key impact assessment considerations that will in the opinion of the proponent (or council if council-initiated proposal) 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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6. 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.

Text

END OF SCOPING PROPOSAL

