



## Locality Discussion Paper – Aylmerton

This paper summarises proposed zonings and permissible development within the village of Aylmerton.

### Commercial Area

- There is no commercial zoning proposed for Aylmerton.

### Residential Area

- Currently, residential subdivision controls are largely controlled through DCP 16 with the exception of the Residential 2(a1), 2(a2) and 2(c) zones which are defined under WLEP 1989 as being 4000m<sup>2</sup>, 2000m<sup>2</sup> and 1000m<sup>2</sup> respectively. Under the draft 2007 LEP all minimum lot sizes will be indicated on the Land Zoning, Lot Size and Heritage Map.
- There will be one Residential zone in Aylmerton –

Proposed Zoning	Current Equivalent Zoning
R2 Low Density Residential	Residential 2(c)

- The R2 Low Density Residential zone will have a minimum lot size of 1000m<sup>2</sup>.
- Under the draft 2007 LEP it is proposed to permit the erection of attached and detached dual occupancy developments in the R2 zone. Subdivision however will only be permitted for developments on corner allotments with a minimum 1000m<sup>2</sup> and which have access to reticulated town water and sewerage systems. The development standards such as size, height, floor space ratio, vehicular access, parking and so on will be contained within the relevant DCP.
- Cluster housing is the only form of 'multi unit' housing permissible in the Residential A and Residential 2(a2) zones under Wingecarribee LEP 1989. Under the draft 2007 LEP, it is intended to prohibit all forms of medium density development within the R2 zone.
- A surplus parcel of land on the corner of Station Road and Chalkerville Road which is owned by the Roads and Traffic Authority and unzoned will become R2.

### Open Space Land

- The crown land located between the main southern railway line and Park Avenue will be zoned RE1 Public Recreation. At present it is zoned Residential 2(c).

### Rural Land

- Rural land to the east, south and north which was zoned Rural 1(b) or Special Uses 5(c) Water Catchment will be zoned either RU2 Rural Landscape or E3 Environmental Management.

