



Locality Discussion Paper – *Balmoral*

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

Commercial Area

- There is no commercial within Balmoral.

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 4000m², 2000m² and 1000m² 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 two Residential zones in Balmoral –

Proposed Zoning	Current Equivalent Zoning
R2 Low Density Residential	Residential 2(c)
R5 Large Lot Residential	Residential 2(a1)

Low Density Residential

- The majority of residential 2(c) zoned land within the village will become R2 Low Density Residential and will retain the minimum 2000m².
- 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 1000m² 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.

Large Lot Residential Areas

- It is proposed to have three areas of R5 Large Lot Residential land with a minimum lot size of 4,000m².
 - North of Station Street and west of Victoria Street.
 - North of Hall Road in the vicinity of Parklands Glade.
 - Along Railway Parade north of Lemon Street.
- With regard to dual occupancy in the R5 zone under the draft 2007 LEP, attached dual occupancies only will be permissible with consent. Detached dual occupancies will be prohibited.
- Attached dual occupancies are currently limited to a maximum of 90m² for sites larger than 1000m². The development standards for attached dual occupancies will be contained in the relevant DCP.
- Under the new LEP all forms of multi unit housing including cluster housing will be prohibited in the R5 zone.

Rural Small Holdings Areas

- The existing Rural 1(c) land on the western side of Wilson Drive is to be rezoned to RU4 Rural Small Holdings.
- All RU4 Rural Small Holding Land will have a minimum subdivision size of 2 hectares.

Rural Land

- Land predominantly zoned Rural 1(a) will be zoned E3 Environmental Management which has a minimum of 40 hectares subdivision.

Open Space Land

- Council has identified a number of existing areas of Public Open Space within the Shire to be rezoned and reclassified under the draft LEP. In relation to Balmoral, the following reclassification applies:

Location	Current Zoning	Proposed Zoning
Lots 1 and 2, DP 303867, Wilson Drive	6(d)	R5

