

1.1.16.2.5 Report Sale Yards Planning Proposal – Caerleon Residential Area - Saleyards

REPORT BY MANAGER STRATEGIC PLANNING WAYNE GARNSEY TO 2 MAY COUNCIL MEETING
Saleyards Planning Proposal
A0100055, A0420236, P0596211

RECOMMENDATION

That:

1. the report by Manager Strategic Planning on the Planning Proposal - Caerleon Residential Area Saleyards be received;
2. that council prepare an amending Local Environmental Plan for the Caerleon precinct east of the rail corridor including the former saleyards site to provide for residential development;
3. that the Planning Proposal under section 55 of the Environmental Planning and Assessment Act for the Caerleon Residential Area Saleyards Lane be forwarded to the Department of Planning and Infrastructure seeking a Gateway Determination;
4. That a further report be presented to Council upon the completion of the exhibition addressing any submissions.

Executive summary

The purpose of this report is to resolve to prepare an amending LEP for land east of the railway corridor in the Caerleon locality (referred to as Caerleon Residential Area Saleyards Lane [Precinct 1]) and receive and endorse the Planning Proposal for the site by Council in conjunction with Blaxland Property and Elton Consulting. The draft LEP will result in an amendment to the Mid-Western Regional Interim Local Environmental Plan 2008 and Draft Mid-Western Regional Local Environmental Plan 2011 (as exhibited) which will provide for an additional 300 residential lots.

A second amending LEP (Planning Proposal and accompanying report) has been prepared to address the land on the western side of the railway corridor which includes land between the railway corridor and the Waste Management Facility (referred to as Precinct 2). The two sites are being treated individually for the purposes of the amending LEPs so that one might not delay the other either pre or post Gateway determination and because of the ownership pattern. It is our intention that they will be presented to the Department of Planning concurrently.

Detailed report

Council adopted a Comprehensive Land Use Strategy (CLUS) which was endorsed by the Department of Planning and Infrastructure in August 2011. The CLUS identified the Caerleon locality as the primary growth area for future urban development.

Unprecedented growth in the resources sector, in particular mining, has placed enormous pressure on the local housing market to a point where demand for vacant residential land is outstripping supply. The land supply figures in the CLUS were first collated in 2005 and included areas that have been now fully developed (eg Lions Drive, Bellevue Estate).

The Planning Proposal before Council has been prepared with the assistance of Blaxland Property and Elton Consulting who have prepared the concept plans.

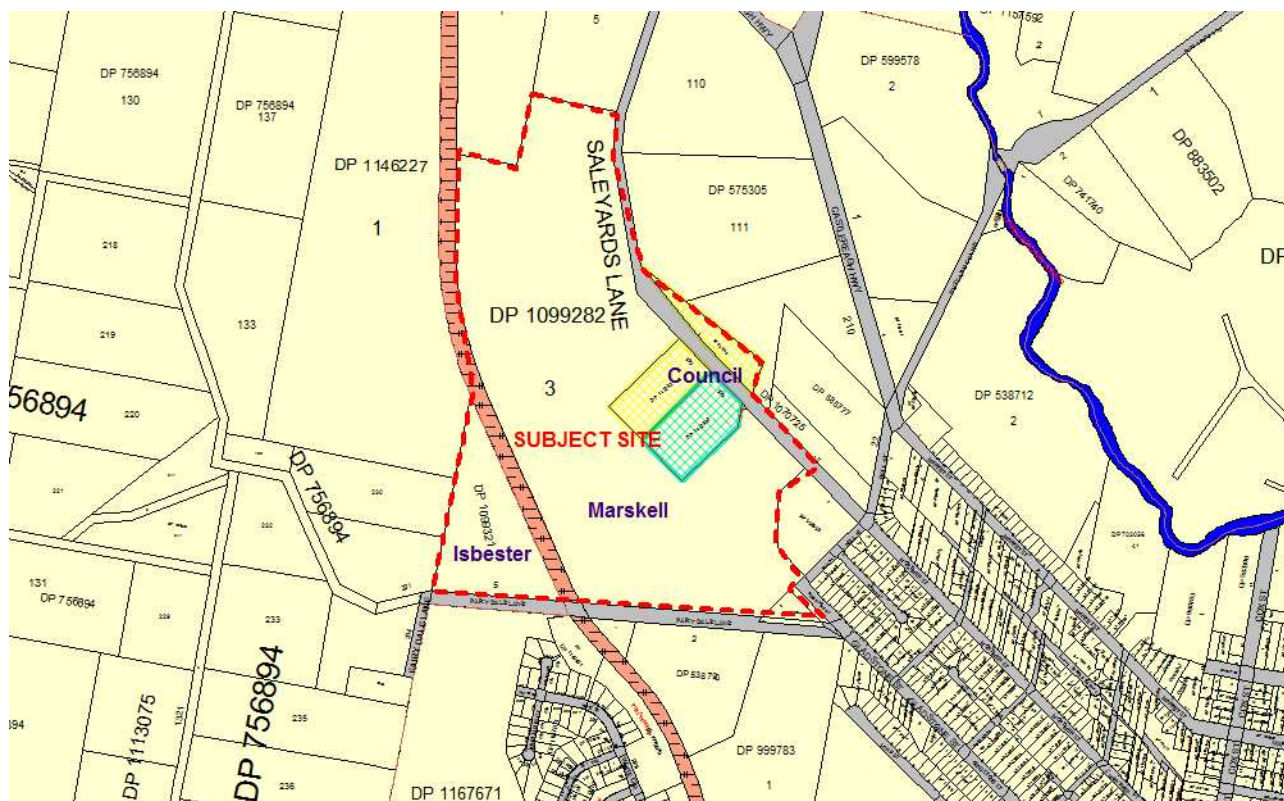


Figure 1 Locality

The land is currently zoned Investigation under the Interim LEP 2008. The purpose of the Planning Proposal is to rezone the land from Investigation to zone R1 General Residential under the forthcoming comprehensive LEP 2012 and if necessary amend the Mid-Western Interim LEP 2008. The Department of Planning have indicated that the Draft LEP 2012 will likely be notified before the end of June 2012.

- To rezone the land to allow for residential development, as illustrated in the Concept Plan, through the establishment of a residential land-use zone

- To allow for a variety of lot sizes, ranging from 450m² up to 2+ hectares across the land, in order to facilitate the creation of a sustainable and integrated community
- To establish a planning framework that sets a benchmark for high-quality residential development in the Mudgee area
- To facilitate orderly and co-ordinated supply of land to accommodate population growth in the LGA in accordance with the Mudgee Town Structure Plan.

As Council is aware, the site is not without its constraints, in particular the railway line and the undulating nature of the topography ranging from relatively flat land through the middle of the site to steeper country in the west and on knolls throughout. The concept plan works with these constraints to produce a layout that will provide for a wide range of lot sizes identified in the map by two shades of brown. The steeper part of the former sale yards site and extending north will see larger lot sizes matched to the topographical constraints with a strip of land along the railway corridor together with the balance of the former sale yard site and flatter land south to Fairydale Lane will have the traditional residential densities.

Access to the site will be via Fairydale Lane and Saleyards Lane. Traffic linkages across the railway are proposed at three locations in the long term, however, none of these points will be realised until such time as that part of the land in Precinct 2 under the ownership of Mr Marskell has begun to be developed and this will depend solely on the desire of that landowner to commit to development. Notwithstanding this, the amendment will facilitate the development of land under the ownership of both Council and Mr & Mrs Isbester.

Despite the decommissioning of the railway corridor at this stage, the plan maintains the 40m buffer along this corridor which could be utilised to continue the cycle/pedestrian link back to Bellevue Estate. Opportunities for cycle and pedestrian links directly into the established residential area exist via Mortimer and Gladstone Streets.

The plan also generally accommodates an open space standard of an active park (ie playground equipment) within 400m of a residential lot and proposes to take advantage of elevated land by incorporating open space on one of the high points of the site.

Council will note that the lot size ranges below the 600m² minimum lot size currently applicable to single dwellings in a general residential zone. However, provisions are in place and currently being applied which allow a minimum lot size of 400m² for a single detached dwelling. These occur through the dual occupancy provisions which allow two houses to be built on a lot of 800m². The land is subdivided either as part of the same application or following the construction of the dwellings. In some instances, on corner lots or lots with a wide frontage this form of development can be reasonably accommodated with minimal if any impact on streetscape or amenity. The disadvantage is that it is an ad hoc approach and in some cases fails to meet the design expectations of the neighbours and wider community.

Smaller lots created as part of an ordered and planned subdivision can be suitably located adjacent to open space or community nodes and provide a better planned and greater diversity of housing choice. There is also a much higher degree of certainty for neighbouring landowners in terms of the expectation of the type of development likely to populate the street. In terms of the provision and ongoing maintenance of infrastructure, a planned increase in density will lead to long term savings as a result of the more efficient use of that infrastructure. In this instance the minimum lot size would still be 50m² larger than the minimum currently created through subdivision of detached dual occupancy development.

In proposing the wider range of lot sizes the following design principles are to be applied as part of the Development Control Plan for the site:

- Smaller lots are to be located in areas that offer a higher level of amenity.
- Lots should be situated on land that has a slope up to 5%.

- Lots should generally overlook or be in close proximity to open spaces, activity centres or areas containing quality landscapes.
- Lots should be orientated to enable good solar access for residential buildings.
- Residential streetscapes should not be dominated by garages.
- Smaller lots are to incorporate a mix of lot sizes and frontages.
- A minimum lot frontage of 15 m and minimum lot size of 450m².

Source *Blaxland Property*

A salinity investigation and site contamination report have been commissioned for the former saleyards site. Salinity, aboriginal archaeological and flora and fauna (particularly in relation to the land owned by Mr & Mrs Isbester) will need to be undertaken prior to the development of the balance of the land for residential purposes. The Department of Planning and Infrastructure have indicated that this requirement can be built into the provisions which will amend the LEP.

The detailed Planning Proposal to be submitted for Gateway Determination is Attachment 3.

Financial implications

Preliminary costs associated with the rezoning and development (subdivision) application of the saleyards site are estimated to be in the order of \$200,000. This can be fully recovered through the sale of land.

Strategic or policy implications

The planning proposal will reinforce the direction of growth as set through the Comprehensive Land Use Strategy and provide certainty in terms of the ongoing supply of residential land in the medium term.

LIZ DENSLEY
MANAGER STRATEGIC PLANNING

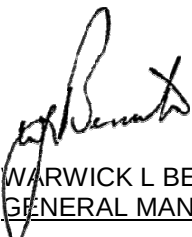


CATHERINE VAN LAEREN
GROUP MANAGER DEVELOPMENT & COMMUNITY SERVICES

19 April 2012

Attachments: 1. Concept Plan for the Whole Area
2. Concept Plan Precinct 1
3. Planning Proposal Caerleon Residential Area Sale Yards (at the end of the Business Paper)

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

