

1.1.1 Planning Proposal - Caerleon

REPORT BY MANAGER STRATEGIC PLANNING TO 1 MAY COUNCIL MEETING

Blaxland Planning Proposal

A0100055, A0420236

RECOMMENDATION

That:

- 1. the report by Manager Strategic Planning on the Planning Proposal - Caerleon be received;**
- 2. that council prepare an amending Local Environmental Plan for the Caerleon precinct west of the rail corridor to provide for residential development;**
- 3. that the Planning Proposal under section 55 of the Environmental Planning and Assessment Act for the Caerleon precinct west of the rail corridor 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 and receive and endorse the Planning Proposal prepared on behalf of the land owner. The amending 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 1000-1400 residential lots.

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 are 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 Yalabee Estate, Lions Drive, Bellevue Estate).

The Planning Proposal before Council has been prepared by Elton Consulting on behalf of Blaxland Property who have now acquired approximately 310 hectares of land west of the railway corridor in the Caerleon locality.

Figure 1 Locality

