

Additional Dwelling Entitlement - Cnr Koonadan and Ciccia Road, Leeton

Proposal Title :	Additional Dwelling Entitlement - Cnr Koonadan and Ciccia Road, Leeton		
Proposal Summary :	Proposal to facilitate subdivision of Lot 1 DP848120, from 1 lot into 2, with 2 dwelling entitlements.		
PP Number :	PP_2013_LEETO_001_00	Dop File No :	13/11734

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions :
1.2 Rural Zones
1.5 Rural Lands
4.4 Planning for Bushfire Protection

Additional Information : **The planning proposal cannot be supported by the officer.**

Conflicts with the proposal and SEPP (Rural Lands) 2008 and s.117 Ministerial Direction 1.5 Rural Lands have not been sufficiently justified.

Supporting Reasons : **The planning proposal conflicts with clause 8 - Rural subdivision principles of SEPP (Rural Lands) 2008, and subsequently section 117 Ministerial Direction 1.5 Rural lands in that the proposal would increase land fragmentation and residential density in proximity to productive agricultural land.**

While it is acknowledged the proposal results in only one (1) additional allotment, the proposal would set an undesirable precedent of ad-hoc fragmentation of rural land in a strategically undesirable location. Should Council see a need for increased rural residential development, based on genuine (not aspirational) population growth, an environmental study/land use strategy should be prepared to identify strategic locations which can be efficiently serviced by infrastructure and away from productive agricultural lands for rural residential development.

Panel Recommendation

Recommendation Date : **18-Jul-2013**

Gateway Recommendation : **Rejected**

Panel Recommendation : **The planning proposal should not proceed for the following reasons:**

- 1. The planning proposal adds to land fragmentation and will result in land use conflict by intensifying residential density in close proximity to productive agricultural land.**
- 2. The planning proposal's inconsistencies with Clause 8 'Rural subdivision principles' under State Environmental Planning Policy (SEPP) - Rural Lands and S117 Direction 1.5 Rural Lands have not been justified and the proposal may set an undesirable precedent for the fragmentation of rural land.**
- 3. The planning proposal is not supported by strategic planning work to justify the subdivision of land at Koonadan Road, Leeton.**
- 4. The planning proposal does not address the impact of the proposal on groundwater, given that the site is within an area of moderately high groundwater and the presence of high groundwater is common across the local government area.**

Additional Dwelling Entitlement - Cnr Koonadan and Ciccia Road, Leeton

Signature:



Printed Name:

JEFF HORN

Date:

23/07/13