
Gateway Planning Proposal – Merungle Hill Leeton NSW

June 2013

Various lands Merungle Hill Leeton

Prepared by:

**Building and Environmental Services Today
26 Goulburn Street
JUNEE NSW 2663**



EDITORIAL LOG:

Project No: 02

Project Name: Merungle Hill– Planning Proposal

Document Reference No Merungle Hill PP

Printing:

Distribution	No. of Copies	By/Hand/Courier/Collect
To Council	1	
	Total	

Copyright

© Building & Environmental Services Today (B.E.S.T.) 2011

The information contained in this document is solely for the use of the client identified on the cover for the purpose for which it has been prepared. No representation is made or is implied as being made to any third party.

All rights reserved; these materials are copyright. No part may be reproduced or copied in any way, form or by any means without prior permission.

The proposal, ideas, concepts and methodologies set out and described in this document are and remain the property of BEST and are provided to Greater Hume Shire Council in confidence. They may not be used or applied by the recipient or disclosed to any other person without the prior written consent of BEST.

Building & Environmental Services Today
26 Goulburn Street
JUNEE NSW 2663

Ph/Fax: 6924 3986
Mobile: 0428 243 228

Email: bestoday@bigpond.com
Web: www.bestoday.com

ABN 11 489 259 978

Table of Contents

1. Introduction.....	5
2. Background.....	5
3. Planning Proposal Context.....	5
4. Part 1- Proposal objective or intended outcome	8
5. Part 2- Explanation of provisions	8
6. Part 3 - Justification	8
Section A – Need for the Planning Proposal	8
Section B – Relationship to strategic planning framework.	10
Section C – Environmental, social and economic impact.....	19
Section D – State and Commonwealth interests	23
7. Community consultation.....	26

1. Introduction

Building Environment Services Today (BEST) has been engaged by Leeton Shire Council to assist Council with the preparation of a Gateway Planning Proposal for various rural lands known as Merungle Hill located in Leeton LGA

Merungle Hill is generally located to the south east of Leeton Township (**Figure 1**)

The purpose of the Gateway Planning Proposal is to apply a Minimum Lot Size of 8ha to the land under the *Draft Leeton Local Environmental Plan 2012*. (Draft LEP 2012). This plan is currently under preparation by Council and the Department of Planning and Infrastructure. Council anticipates that this Planning Proposal will run parallel to the new Draft LEP 2012 and be incorporated in that Plan prior to gazettal.

2. Background

This Gateway Planning Proposal has been prepared in accordance with:

- *Planning Circular PS 12-006 dated 29 October 2012*
- *A Guide to Preparing a Planning Proposal dated October 2012*

Section 1.3 of *A Guide to Preparing a Planning Proposal dated October 2012* states:

A planning proposal must provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan-making process. The level of detail required in a planning proposal should be proportionate to the complexity of the proposed amendment. The planning proposal should contain enough information to demonstrate that relevant environmental, social, economic, and other site specific matters have been identified and if necessary that any issues can be addressed with additional information and/ or through consultation with agencies and the community.

This Gateway Planning Proposal provides sufficient information to support the proposed amendment to lot size applying to Merungle Hill.

3. Planning Proposal Context

Merungle Hill is located within the rural non-irrigated lands of the Leeton LGA. The land subject to this Planning Proposal comprises fifty-five (55) separate parcels of land bounded by Tabain Road and Merungle Hill Road. (**Figure 2**) The land is representative of a range of different subdivisions dating back to 1978 with the predominant rural lot sizes being within the 2ha to 12ha range. The land has been developed over the past 30 years and contains a number of established rural residences.

The land is currently within zone Rural 1(a) under the *Leeton Local Environmental Plan No 4* which provides for a 40ha lot size applying to the land. It is proposed to rezone the land to RU1 Primary Production under the *Draft Leeton Local Environmental Plan 2012* and apply a Minimum Lot Size (MLS) of 150ha. This Planning Proposal seeks to reduce the MLS applying to this area of land to 8ha.

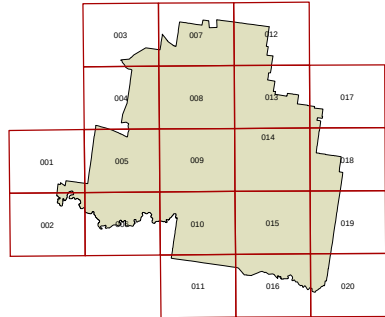
Figure 1 – Locality Plan



**Leeton Planning
Proposal
Merungle Hill**

LAND APPLICATION MAP -
Sheet LAP_001

- Land Application Map
- LGA Boundary
 - Planning Proposal Boundary
- Cadastre
- Base data 01/08/12 © LPI



PROJECTION: GDA 1994
ZONE 55

0 1600 3200 6400 12800m



Scale 1:160,000 @ A3

Map Identification Number:
4750_COM_LAP_001_160_20130201

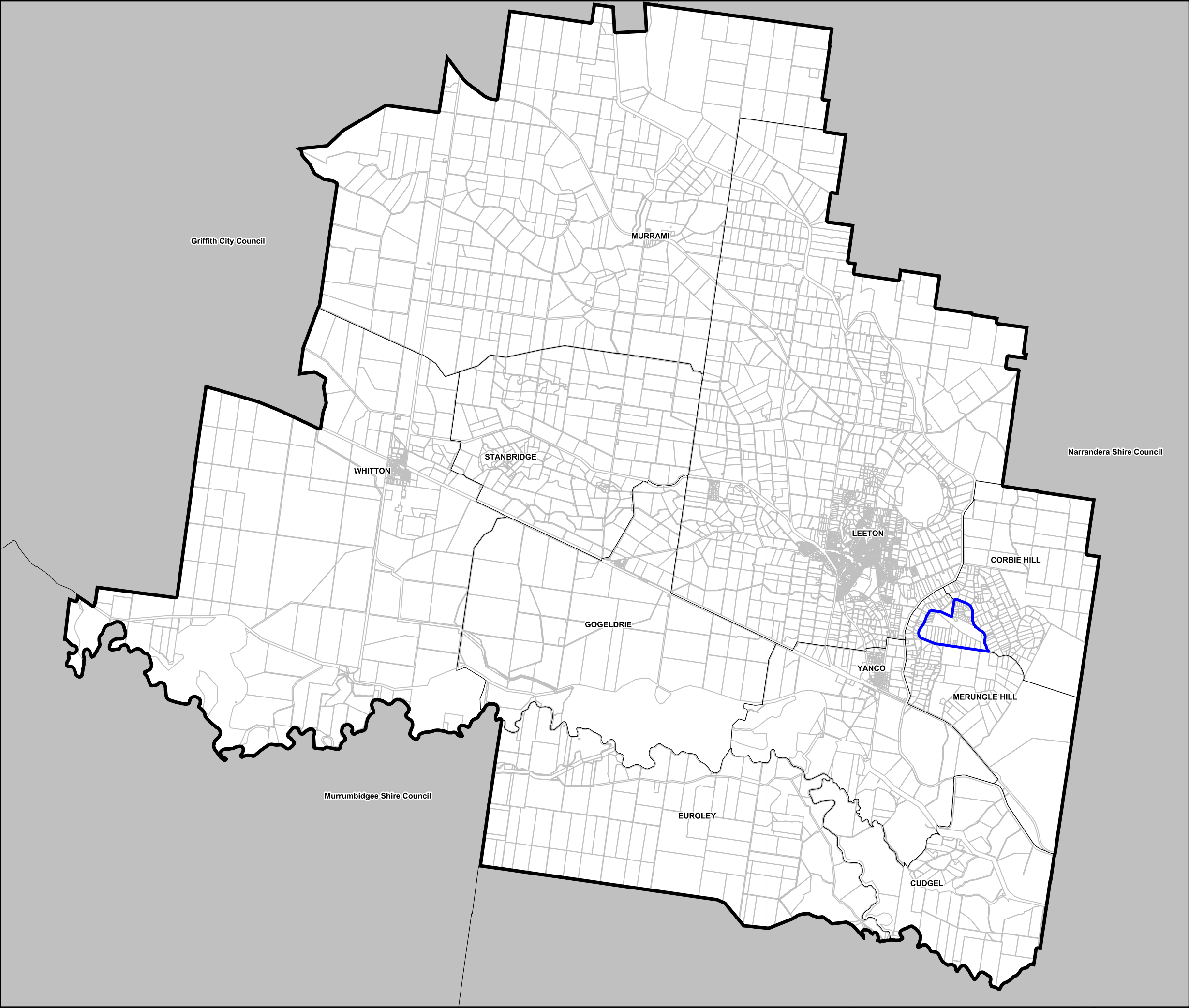


Figure 2 – Merungle Hill Aerial



Leeton Shire Council
 Phone: (02) 6953 0911
 Email: council@leeton.nsw.gov.au
 23-25 Chelmsford Place, Leeton

Leeton Township Locality to Merungle Hill

This map has been created for the purpose of showing basic locality information over Leeton Shire Council. Property boundary line network data is supplied by State Government. Any error should be reported to the GIS Section, Leeton Shire Council.

This map is a representation of the information currently held by Leeton Shire Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Date: 17/04/2013
 Compiled By: Leeton GIS
 Scale: 1:50000
 Projection: GDA 1994 - Zone 55



4. Part 1- Proposal objective or intended outcome

The objective and intended outcome of the proposal is to provide a MLS of 8ha applying to rural land identified as Merungle Hill Leeton.:

5. Part 2- Explanation of provisions

To achieve the intended outcome of the proposal the following amendment to the *Draft Leeton Local Environmental Plan No 2012* is proposed:

- **Amend *Draft Leeton Local Environmental Plan 2012* Map LSZ-011, LSZ-016 and LSZ -16A to provide for an 8ha MLS applying to that land identified as Merungle Hill in this Planning Proposal**

The proposed alteration to the MLS mapping for the Draft Leeton Local Environmental Plan 2012 is included in **Figure 3**.

6. Part 3 - Justification

Section A – Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

Leeton Shire Council has no specific local planning strategies that focus on rural lands.

Council is currently preparing a Standard Instrument LEP to consolidate their local planning controls within a new Template LEP. This has involved a conversion of existing planning controls to effectively introduce new updated state planning controls. No strategies or studies have been required for the conversion of local planning controls.

In terms of rural settlement Council's planning controls have controlled rural subdivision of prime irrigated lands through lot size and encouraged rural residential subdivisions through "concessional" type subdivisions with a minimum lot size of 2ha. The introduction of the Rural SEPP effectively eliminated the rural concessional subdivisions.

Under the proposed Draft LEP there are no provisions for any variation of lot size within rural areas. Council considers that supporting an 8ha lot size at Merungle Hill will fill the current rural lot size gap without impacting on irrigated or prime agricultural lands and is consistent with the rural residential development within this locality.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed planning proposal is considered to be the best means of achieving the objectives and intended outcomes. Accordingly, amending the Minimum Lot Size lot maps is the best and neatest way of achieving the intended outcome without altering the proposed RU1 zone that will apply.

Figure 3 Proposed MLS map adjustments – Merungle Hill



Leeton Planning Proposal Merungle Hill

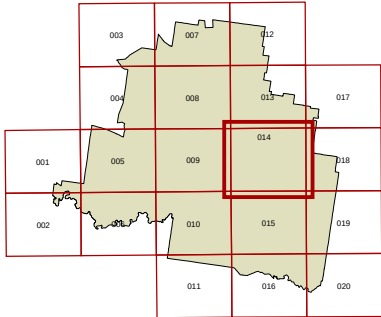
Lot Size Map - Sheet LSZ_014

Minimum Lot Size (sq m)

- I 500
- R 750
- W 4000
- Z 40000
- AB 40 Ha
- AD 150 Ha
- AA 8 Ha

Cadastre

- Base data 01/08/12 © Land and Property Information
- Addendum data 28/07/11 © Murrumbidgee Irrigation Authority

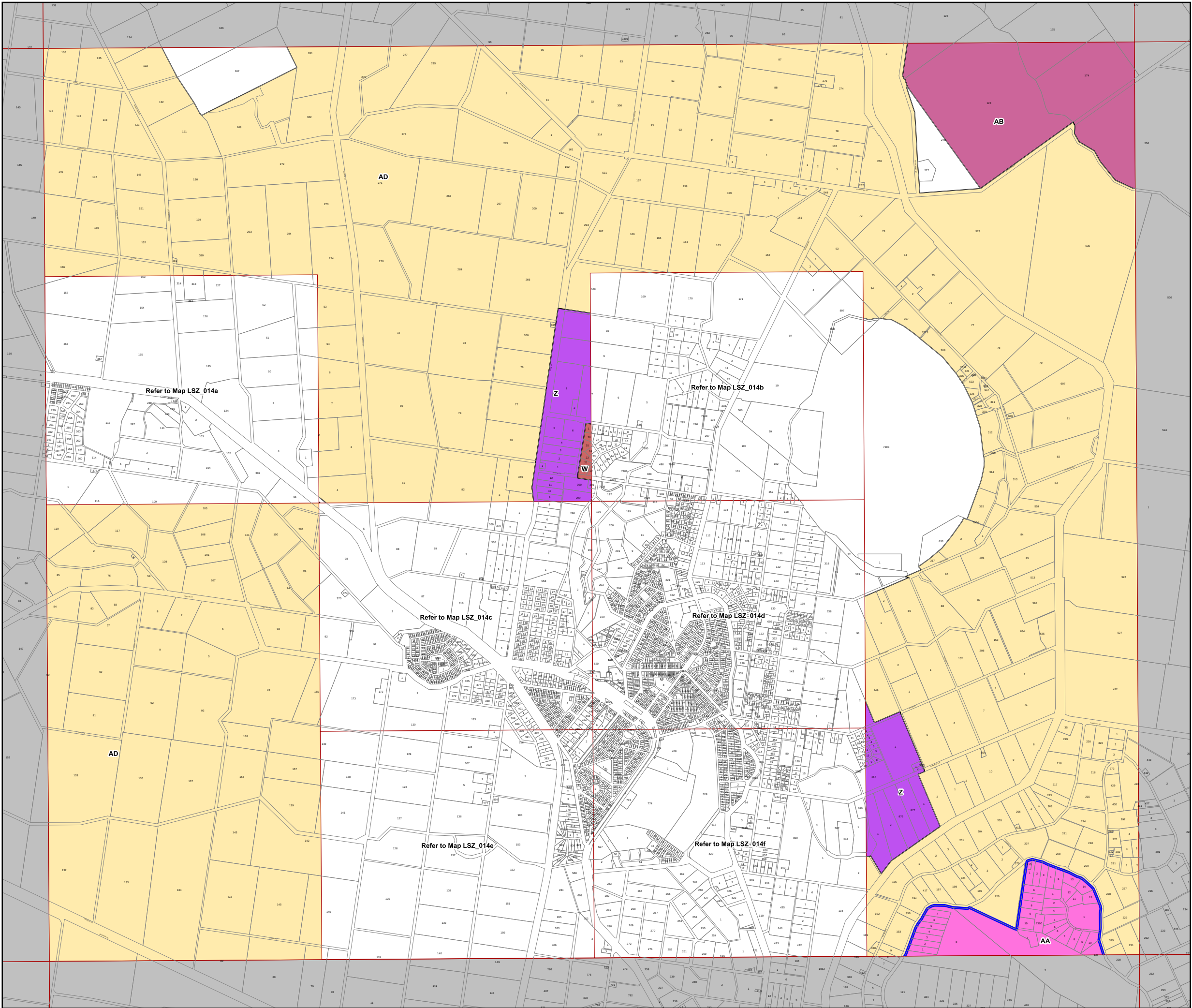


PROJECTION: GDA 1994
ZONE 55

0 400 800 1600 2400m

Scale 1:40,000 @ A3

Map Identification Number:
Planning Proposal - Merungle Hill





Leeton Planning Proposal Merungle Hill

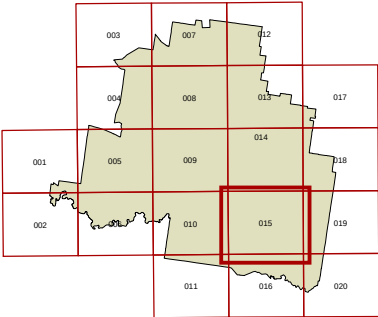
Lot Size Map - Sheet LSZ_015

Minimum Lot Size (sq m)

- I 500
- R 750
- W 4000
- Z 40000
- AB 40 Ha
- AD 150 Ha
- AA 8 Ha

Cadastre

- Base data 01/08/12 © Land and Property Information
- Addendum data 28/07/11 © Murrumbidgee Irrigation

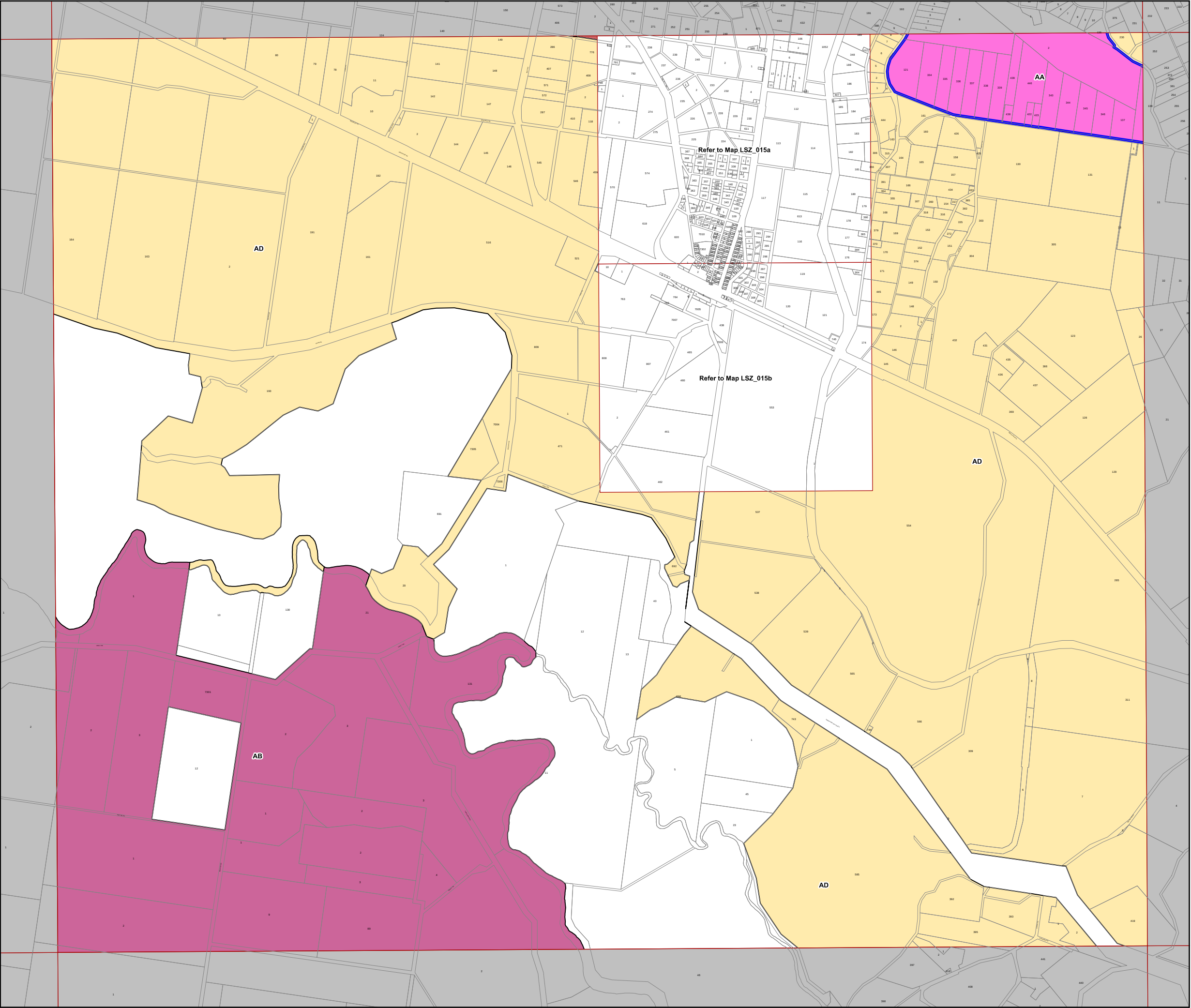


PROJECTION: GDA 1994
ZONE 55

0 400 800 1600 2400m

Scale 1:40,000 @ A3

Map Identification Number:
Planning Proposal - Merungle Hill





Leeton Planning Proposal Merungle Hill

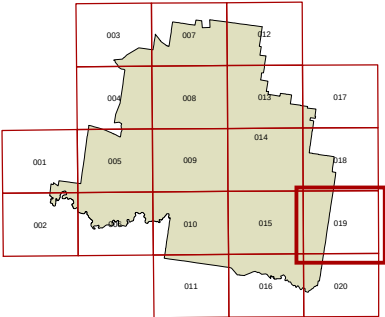
Lot Size Map - Sheet LSZ_019

Minimum Lot Size (sq m)

- I 500
- R 750
- W 4000
- Z 40000
- AB 40 Ha
- AD 150 Ha
- AA 8 Ha

Cadastre

- Base data 01/08/12 © Land and Property Information
- Addendum data 28/07/11 © Murrumbidgee Irrigation Authority

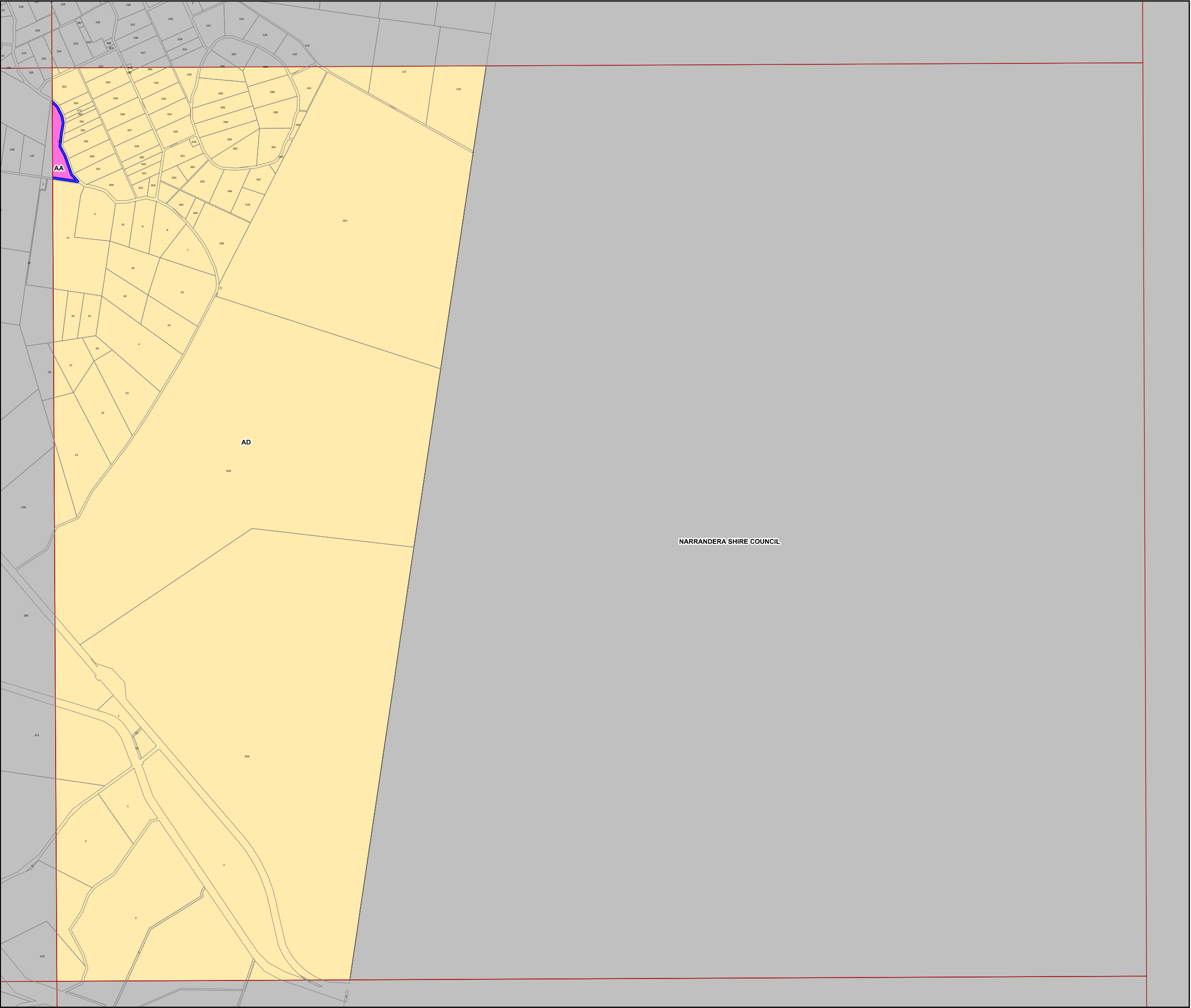


PROJECTION: GDA 1994
ZONE 55



Scale 1:40,000 @ A3

Map Identification Number:
Planning Proposal - Merungle Hill



Section B – Relationship to strategic planning framework.

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)

There are no applicable regional strategies prepared or endorsed by the Department of Planning and Infrastructure that affect Leeton Shire.

Leeton Shire is a member of Riverina and Murray Regional Organisation of Councils (RAMROC). They are a party to a submission to the NSW Decade of Decentralisation Strategy Taskforce which supports the role of decentralisation and regional growth. Council seeks to support that regional growth with the provision of a range of housing choices within the Leeton LGA.

While there are no comprehensive regional strategies for employment and economic development within the Riverina region the *Regional Development Australia – Riverina – Regional Plan Profile* identifies:

- *The 2006 ABS Census estimated the RDA-Riverina region's resident population at 144,896 which is an increase from 142,997 (2001 Census), with the predominant increase being experienced in major centres such as Wagga and Griffith. The March 2007 ABS Labour Force statistics show that in January 2007, the unemployment in the Murray-Murrumbidgee was 4.2% and the workforce participation rate 66.4%.*
- *Agriculture continues to be the largest employer in the region followed by retail, manufacturing and then health and community services. The region therefore, continues to depend on agriculture for its economic prosperity. The extended drought and the withdrawal of previously secure irrigation entitlements have impacted significantly on the region.*
- *The area is one of Australia's recognised food bowls providing over one-quarter of all the fruit and vegetable production in NSW. The MIA is also one of Australia's largest exporters of bulk wines. Much of this agricultural production is dependent on irrigation, consequently recent developments, which resulted in irrigation to the region being "turned off", has had significant effects that will continue into the future. It is an occurrence that was never seriously contemplated by the irrigation-based communities and for many has forced a reassessment of the security of their economic position.*

Importantly in the Regional Plan profile the NSW Premier's Department estimated population growth (preliminary) for the 12 months to 30 June 2006 indicated some of the fastest growth rate for the region in more than a decade.

At a local level Leeton Shire has continued to undergo a range of changes within local population and demographics in response to regional changes. **Attachment 1** is a local profile that examines the rate of change in population and demographics for Leeton LGA. This profile highlights:

- *The role of Leeton Shire as a destination for families is expected to continue over the forecast period.*

-
- *Different areas within the Shire have developed different roles within the housing market. Leeton and Yanco attract both young and mature families as well as the elderly, while the rural areas tend to attract only family households.*
 - *The supply of residential property within the Shire will also have an influence in structuring different population and household futures within the LGA over the next five to ten years. New sizeable residential opportunities are available on the outskirts of Leeton Township.*

The local profile supports Council's approach to cater for the future demands for different household types within the LGA.

The Planning Proposal is consistent with these directions as it will support housing and living choice opportunities necessary to support and encourage future regional growth and economic activity.

Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Relevant Local Strategies

Council prepared Local Environmental Plan No 35 in 2000 which represented Council's most recent local strategy addressing the future development of Leeton and surrounding lands **(Figure 4)**

This plan identified a number of strategic directions for residential living, environmental protection and industrial development. This plan provides sufficient residential serviced land options for the LGA.

While LEP 35 did not extend to Merungle Hill the outcomes of the further development south east of Leeton Township included both the upgrading of roads and the provision of pedestrian and cycle path networks that are within close vicinity to Merungle Hill.

Council has prepared a Strategic Community Plan entitled *Leeton Living Towards 2024*. This plan identifies in their priorities areas for *Building Business and Local Jobs*

21B. Seek to have affordable housing options

21C. Ensure adequate land is available for residential purposes across the Shire

21D. Apply sustainable and relevant town planning principles.

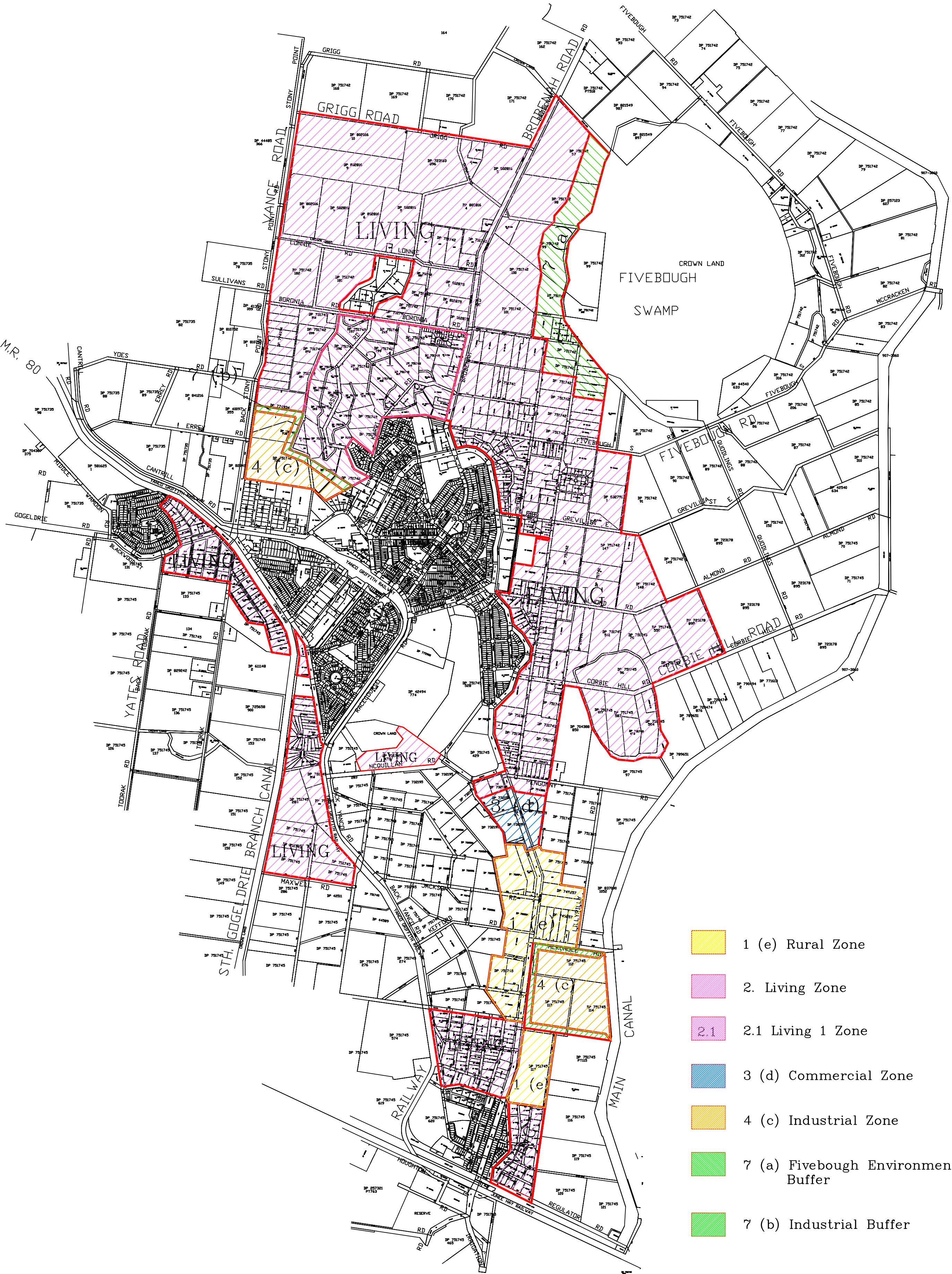
Council is of the view that to provide housing choice within the LGA it needs to facilitate land development opportunities and to ensure that there is sufficient choice in available housing and land.

Site Specific merit of the Planning Proposal

There are a number of merits associated with Council's approach on Merungle Hill.

Figure 4 – Extract of LEP 35

8000 metres



- 1 (e) Rural Zone
- 2. Living Zone
- 2.1 Living 1 Zone
- 3 (d) Commercial Zone
- 4 (c) Industrial Zone
- 7 (a) Fivebough Environmental Buffer
- 7 (b) Industrial Buffer



SCALE:- 1 : 20000

LOCALITY : TOWNSHIP OF LEETON AND VILLAGE OF YANCO

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

LEETON

LOCAL ENVIRONMENTAL PLAN NO. 35

STATEMENT OF RELATIONSHIP WITH OTHER PLANS
This plan amends Leeton Local Environment plan No. 4, and repeals LEP 22

Published in Government Gazette of
CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT
1979, AND REGULATIONS GENERAL M'GER DATE

DRAWN BY : LSC May, 1999
SUPERVISING DRAFTSMAN C. REID
PLANNING OFFICER E STONEMAN
FILE NOs COUNCIL 270c(ii) DEPT S98/00374/001
CERTIFICATE ISSUED UNDER SEC 65 EPA ACT 1979 DATE 13 May, 1998
CERTIFICATE PLAN NO 98/35

These include:

1. The site has been historically subdivided for rural residential development since 1979.
2. The rural residential subdivisions have occurred across all of Merungle Hill and affect the whole of the site **(Photograph 1)**
3. The site is well serviced with a public road network that has been upgraded by Council as rural residential development has progressed. There are only small sections of unsealed roads fronting the site. **(Photograph 2)**
4. The site is well placed to access the extended network of pedestrian and cycleway that links back to Leeton Township
5. The site represents one of the few non-irrigated rural areas within close proximity to Leeton Township **(Photograph 3)**
6. The topography of the site has meant that there is natural separation of rural residential areas from productive agricultural lands occurring within the immediate locality. This has and will continue to reduce any potential land use conflicts **(Photograph 4)**

There are no known site specific studies that have been completed for the Merungle Hill site.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is generally consistent with all applicable SEPPs (**Attachment 2**).

In terms of those SEPPs that directly affect the Planning Proposal these are discussed below.

State Environmental Planning Policy 55 – Remediation of Land (SEPP 55)

In response to the requirements of SEPP 55 it is considered that a preliminary contaminated site assessment is not required to support the Planning Proposal however further investigations are required for part of the site that may have been used for a rifle range in the 1950's and 1960's.

The justification for this approach is based on:

- The Planning Proposal does not alter the proposed RU1 zone to apply to the land
- Merungle Hill has been used predominantly for dry land grazing purposes only
- The land that was used for past rifle range purposes is contained within one single parcel (Lot 27 DP 1038060) and the potential contaminant nature of this type of previous land use is considered to be low
- The lack of access to irrigation water has meant that no intensive agricultural activities have occurred across the land reducing the risk of chemical and related residues
- A search of the NSW Contaminated sites register for Leeton indicates that there are no identified contaminated sites within the Merungle Hill area
- Council Contaminated Land Register indicates that there are no identified contaminated sites within the Merungle Hill area

SEPP 55 requires that Council to take into account contamination in the rezoning process.

Photograph 1 – Existing rural residential area (Tabain/Naimo road intersection)



Photograph 2 – View of existing road network (Tabain Road North West side of site)



Photograph 3 – View of Merungle Hill typical landscape from Merungle Hill Road



Photograph 4 – Adjoining intensive agricultural areas (Merungle Hill Road view east)



It is acknowledged on this site that there is potential for contamination associated with the rifle range activities and these warrant further investigation.

However SEPP 55 specifically requires these investigations as part of consideration of changes in land use zone. The current Planning Proposal does not alter the rural land use zoning applying to the site however only seeks to permit an adjustment to lot size. While it is acknowledged that this will provide for additional dwelling entitlements this Planning Proposal does not alter the zone to introduce other sensitive land uses to potential contamination across the site.

It is considered that preliminary investigations of site contamination are not warranted to support this Planning Proposal however further investigations of Lot 27 DP 1038060 (the Rifle Range site) will be required to understand the nature of the previous uses, if any, and actions that may be required to address any potential contamination

State Environmental Planning Policy (Rural Lands) 2008

This SEPP provides for the protection of agricultural land that is of State or Regional significance.

The SEPP contains specific provisions that relate to the assessment of Development Applications over rural land. While no specific provisions apply to the rezoning of land, it is considered that the Planning Proposal is generally consistent with the rural planning principles identified in the SEPP as outlined below, and that given the location of the subject land the proposal is unlikely to result in significant impacts on existing agricultural land use in the locality.

The Rural Planning Principles are as follows:

- (a) *the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,*
- (b) *recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,*
- (c) *recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,*
- (d) *in planning for rural lands, to balance the social, economic and environmental interests of the community,*
- (e) *the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,*
- (f) *the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,*
- (g) *the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,*
- (h) *ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.*

The current Planning Proposal is generally consistent with these Rural Planning principles

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is generally consistent with Ministerial Directions under Section 117(**Attachment 2**) with the exception of Direction 1.2, 1.5 and 4.4.

The variations to these Directions **are considered to be of minor significance** and justification for these inconsistencies is as follows:

Direction 1.2 and Direction 1.5 Rural Lands

These Directions aim to:

- ensure the protection of the agricultural production value of rural lands (Direction 1.2 and 1.5), and
- facilitate the orderly and economic development of rural lands for rural and related uses (Direction 1.5)

There are a number of matters relevant to the current Planning Proposal that identifies that the proposed lot size change is of minor significance.

Agricultural production value

Council fully acknowledges the importance and value of agriculture within the Leeton LGA. Agriculture in Leeton has a calculated local value by ABS in 2010/2011 at \$81.2 million.

The *Murrumbidgee Community Profile* prepared by the Murray Darling Basin Authority identifies a number of key issues relevant to considering whether the current proposal could undermine the agricultural production value of rural land at Merungle Hill. These include:

- *The major agricultural enterprises include rice, wine grapes, citrus and vegetables and other tree crops in mid Murrumbidgee region (Griffith, Leeton and Coleambally.*
- *Irrigated agriculture is the major economic driver within the region and the major urban communities of Griffith, Leeton, Darlington Point and Coleambally have a high dependency on irrigated agriculture.*
- *Rice and horticulture producers make up around 90% of the farm businesses and have a high (or total) dependency on irrigation.*
- *Only a small proportion of farm businesses have access to both surface water and groundwater.*
- *There is limited scope for farm transformation for Murrumbidgee Irrigation and Coleambally Irrigation farms due to the size of the farms, the level of irrigation development, the generally poorly drained soils and low rainfall. Most farms are too small to become viable dry land farm businesses.*
- *Most winter grain crops and pastures are irrigated using laser landformed layouts and supply and drainage reuse systems. Industry statistics show that between 80 to 90% of broadacre irrigation layouts have been redeveloped over the past 20 years using laser level controlled landforming. Surge flow irrigation is currently being evaluated as a way to improve water use efficiency and evenness of application on surface irrigation layouts.*
- *Over 90% of the irrigation water is applied via gravity surface irrigation.*

-
- *A typical Murrumbidgee Irrigation broad acre farm business in the more intensively irrigated area of the region holds around 1,300 water entitlements on a 200 ha landholding.*

There is limited local site data regarding the potential agricultural production value that exists within the Merungle Hill site. However considering the key characteristics of agricultural production in the Leeton LGA as outlined above there are a number of obvious constraints associated with the value of this land for agricultural production:

- the land has no access to irrigation water supply
- the varying slope of the land would not make extension of gravity irrigation supply practical
- the land is undulating making intensive cropping and laser land levelling generally unsuitable and impractical
- the land has not been utilised for agricultural purposes other than small scale rural lifestyle use, and
- the lot sizes are generally well below productive broad acre lot sizes with water including the proposed 150ha minimum lot size identified within the new DLEP 2012 for RU1 lands

The reduction of the lot size to 8ha for this area would not reduce or impact on the agricultural production value of the Merungle Hill site.

Rural land uses

The current rural lands uses within Merungle Hill include rural residential and lifestyle developments including single dwelling houses and small scale rural lifestyle land uses. The adjoining agricultural lands to the east and north are intensively used for fruit and associated food production.

There are limited opportunities to use Merungle Hill for agricultural purposes. The scale and nature of these rural land uses is also limited. Increasing the opportunities for rural settlement within this area represents one of the few orderly or economic land options. As recognised in the principles of SEPP Rural Lands 2008 and the Central West Inquiry into Rural Lands in 2007 the demand for rural lifestyle allotments needs to be recognised as a legitimate rural land use however the planning for this use needs to be undertaken in appropriate locations, without impacting on agricultural land uses. A location such as Merungle Hill is consistent with this principle and approach. Furthermore in the case of Merungle Hill this is considered an exceptional case where the consequences of alterations to lot size controls will have known and manageable outcomes.

In terms of adjoining rural land uses Merungle Hill Road is an important component of the road links and overall road network servicing intensive agricultural areas that use this road as access to Leeton Township. Council has identified that the upgrading of the local road hierarchy will accommodate future development of Merungle Hill as well as catering for existing rural traffic.

It is unlikely that alterations to the lot size for Merungle Hill will affect the current and future rural land uses within the site or surrounding area.

Direction 4.4 Bushfire Prone Lands

Figure 5 identifies the extent of bushfire prone land across Merungle Hill.

The main impacts of bushfire are associated with land to the south of Merungle Hill road as well as those properties located along the northern side of Merungle Hill road within the site. These lots have an average lot size around 9 to 11ha and would not have further subdivision potential under this Planning Proposal. The siting of individual dwellings on those lots with existing dwelling entitlements would be addressed at development application stage.

Consultation with the NSW RFS post Gateway will be required to identify any key measures required to address risks associated with further subdivision of parts of Merungle Hill

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Biodiversity mapping for the Merungle Hill area indicates that the site contains areas of woody vegetation (**Figure 6**)

The quality of this vegetation, the associated biodiversity values and the impacts on threatened species are largely unknown.

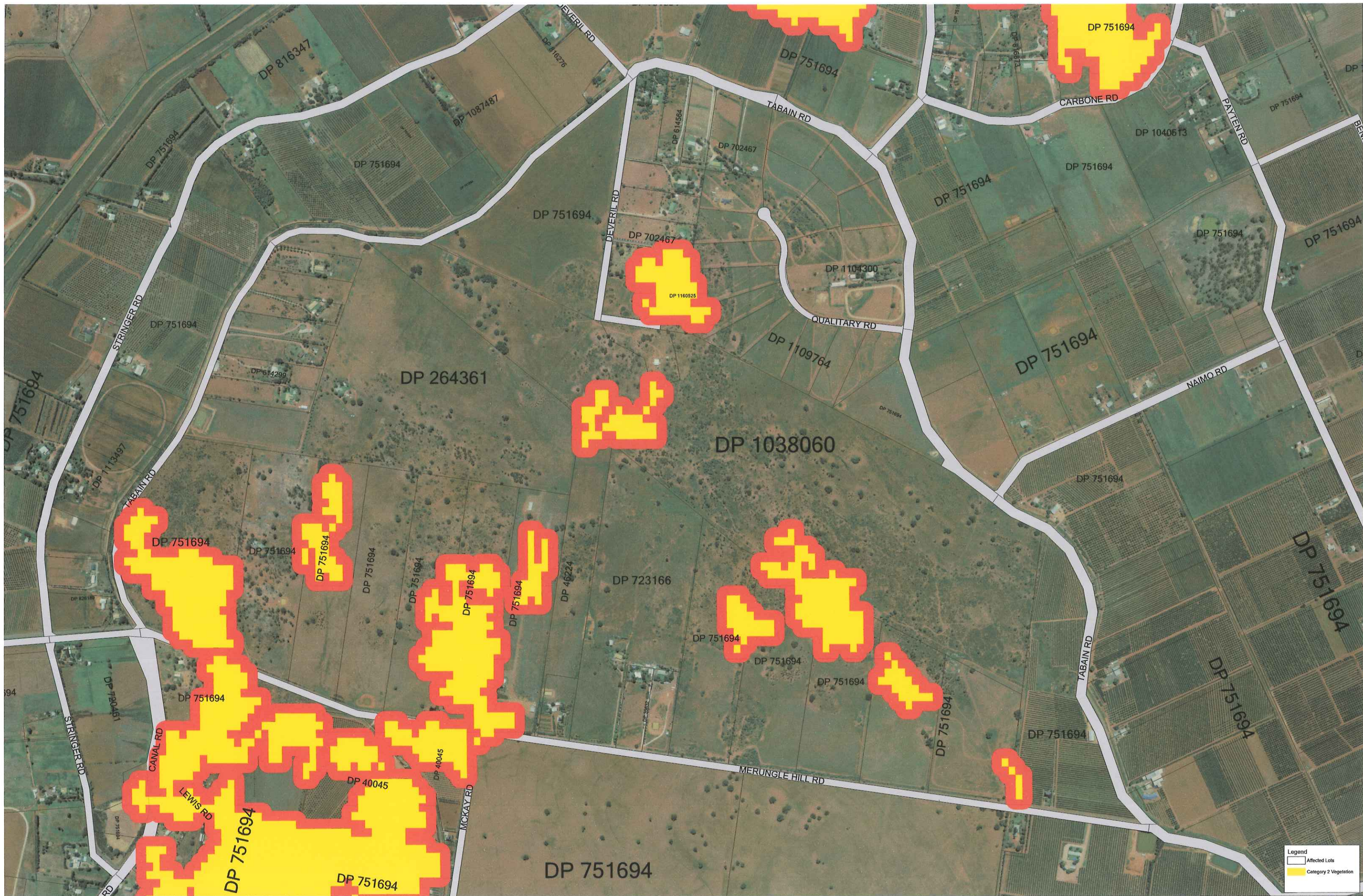
From the 2011/12 Regional State of the Environment Supplementary Report the number of threatened species recorded in Leeton LGA was 15. The majority of these species were bird species. There are a number of critically endangered species and ecological communities within the Riverina region including the White Box-Yellow Box-Blakely's Red Gum Grassy Woodland & Derived Native Grassland This ecological community is found in all Riverina LGA's with the exception of Balranald, Hay and Wentworth.

The Regional State of Environment Report identifies that:

White Box Yellow Box Blakely's Red Gum Woodland has been drastically reduced in area and highly fragmented because of clearance for cropping (for cropping, pasture improvement or other development); deterioration of remnant condition (caused by firewood cutting, increased livestock grazing, weed invasion, inappropriate fire regimes, soil disturbance and increased nutrient loads); degradation of the landscape in which remnants occur (including soil acidification, salinity, and loss of connectivity between remnants).

It will be necessary for Council to further consult, as part of the Gateway Determination, with Office of Environment and Heritage regarding the specific vegetation constraints affecting the Merungle Hill. This will assist Council to determine the biodiversity and conservation status of the vegetation within the site and measures necessary to mitigate any impacts on key vegetation communities.

Figure 5 – Bushfire prone lands



Leeton Shire Council
 Phone: (02) 6953 0911
 Email: council@leeton.nsw.gov.au
 23-25 Chelmsford Place, Leeton

Merungle Hill - Bushfire Prone Land

This map has been created for the purpose of showing basic locality information over Leeton Shire Council. Property boundary line network data is supplied by State Government. Any error should be reported to the GIS Section, Leeton Shire Council.

This map is a representation of the information currently held by Leeton Shire Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Date: 17/04/2013
 Compiled By: Leeton GIS
 Scale: 1:5000
 Projection: GDA 1994 - Zone 55



Figure 6 – Biodiversity mapping of Merungle Hill

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The following are the likely environmental effects as a result of the Planning Proposal.

Buffer areas to surrounding intensive agricultural lands

The Merungle Hill area is bounded to the west, north and east by intensive irrigated agriculture. The existing road network surrounding the Merungle Hill area forms a physical buffer to these areas.

The further limited development of Merungle Hill would not:

- significantly undermine the integrity of the intensive agriculture area by creating wedges or spikes of new development.
- compromise local or regional agricultural potential by alienating agricultural infrastructure, agricultural transport routes, or decreasing ‘critical mass’ for any existing agricultural industry.
- increase the risk of land use conflict near an existing agricultural enterprise.

In terms of managing the future rural interface the main planning approaches include the physical separation of new development and implementing a suitable buffer zone outside the agricultural area.

In the case of existing rural settlement at Merungle Hill the buffer zones have historically been incorporated by locating houses away from the road network, accounting for topography, plantings of vegetation or combinations of those measures. This has assisted to reduce any potential for future conflict. These measures could be successfully implemented in any new subdivision or construction of new dwellings.

Cultural heritage

No assessment of Merungle Hill has been made at this stage for Aboriginal or European cultural heritage values in the area.

A preliminary search of the AHIMS data base indicates that there are no known Aboriginal sites within the Merungle Hill area. A copy of the search results is included in **Attachment 4**.

Has the planning proposal adequately addressed any social and economic effects?

The development of Merungle Hill will continue to have a positive effect on the local community and economy. There are currently 37 rural lots that have been subdivided across Merungle Hill as concessional subdivisions.

Figure 7 identifies the ownership pattern of Merungle Hill.

Table 1 estimates the potential number of additional lots and dwellings likely to be realised through the current Planning Proposal. In preparing this proposal Council records are incomplete regarding the full extent of existing holdings within the Merungle Hill area. This

table also excludes the identified existing holdings and the previous approved historical subdivisions.

Those lots identified as being residue lots from previous subdivisions will not have dwelling entitlements based on the proposed minimum lot size of 150ha in Leeton DLEP 2012.

Table 1 Potential additional dwellings based on 8ha MLS

Land	Area	New lots	New dwellings	Comments
Lot 19 DP 264361	41.88ha	5	5	This is a residue lot of an approved subdivision by Council in 1980
Lot 27 DP 1038060	80.95ha	10	10	This is a residue lot of an approved subdivision by Council in 2012
Lot 9 DP 723166	20.62ha	2	2	This is a residue lot of an approved subdivision by Council in 1978
Lot 18 DP 751694	18.56ha	2	2	No Council records to establish whether an existing holding
Lot 4 DP 751694	10.10ha	0	1	No Council records to establish whether an existing holding
Lot 6 DP 751694	12.46ha	0	1	No Council records to establish whether an existing holding
Lot 14 DP 751694	11.35ha	0	1	No Council records to establish whether an existing holding
Lot 16 DP 751694	10.33ha	0	1	No Council records to establish whether an existing holding
Lot 17 DP 751694	13.74ha	0	1	No Council records to establish whether an existing holding
TOTAL		19	24	

The potential for an additional 24 new dwellings will generate significant employment in the local building industry and provide a range of opportunities within the local housing market.

The additional development on the site will generate a larger resident population in close proximity to Leeton Township.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure to service the future development of Merungle Hill.

Council has assessed the impact of reducing the MLS to in the Merungle Hill Area on the local and wider road network including road pavements, bridge design and service levels of intersections .

The assessment includes reviewing Merungle Hill Road and Tabain Roads only. Deverill Road and Qualitary Road have not been included in this assessment as they are not expected to service any new development potential. The intersection with Tabain Road has also been excluded from the assessment for the same reason.

Figure 7 Ownership pattern



- | | | | | | | | |
|---------------------------------------|-----------------------|-------------------------------------|---------------------|--------------------|----------------------------|-------------------|-----------------|
| 1. G Cirillo & S Cirillo & FG Cirillo | 9. M Harrison | 17. JE O'Callaghan & PM O'Callaghan | 25. J Carter | 33. ME & EA Graham | 41. A Supramanium | 49. N & P Clancy | 57. FA Galluzzo |
| 2. E Naimo | 10. A Amato & F Amato | 18. EM McKersie & UC McKersie | 26. SA Hart | 34. L & R Currie | 42. G & S Brown | 50. A Supramanium | |
| 3. GF Naimo & DA Naimo | 11. F Amato & S Amato | 19. TJ Lyons | 27. B & F Rotherham | 35. RS Allen | 43. S & D Bolesta | 51. A Supramanium | |
| 4. F Amato & S Amato | 12. N White & P White | 20. RM Hall | 28. MJ Tonner | 36. KA Close | 44. A Supramanium | 52. A Supramanium | |
| 5. F Amato & S Amato | 13. JR Hillyer | 21. JK Tiffen | 29. G Mudge | 37. G & S Roe | 45. A Supramanium | 53. A Supramanium | |
| 6. F Amato & S Amato | 14. JR Hillyer | 22. A Watson & S Watson | 30. GE Drewery | 38. A Bush | 46. P McCann & VS Valdivia | 54. A Supramanium | |
| 7. BM & AM Baldwin | 15. JR Hillyer | 23. BR Wade | 31. B Jarema | 39. J Bourke | 47. A Supramanium | 55. A Supramanium | |
| 8. AF & HE Macarthur | 16. JR Hillyer | 24. J Carter | 32. B & S Collins | 40. A & T Graham | 48. H Krueger & C Fallon | 56. P Woods | |



Leeton Shire Council
 Phone: (02) 6953 0911
 Email: council@leeton.nsw.gov.au
 23-25 Chelmsford Place, Leeton

Merungle Hill - Land Title Details

This map has been created for the purpose of showing basic locality information over Leeton Shire Council. Property boundary line network data is supplied by State Government. Any error should be reported to the GIS Section, Leeton Shire Council.

This map is a representation of the information currently held by Leeton Shire Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Date: 17/04/2013

Compiled By: Leeton GIS

Scale: 1:5000

Projection: GDA 1994 - Zone 55



Council estimates that there are fifty-five (55) existing lots that are serviced by either Tabain Road or Merungle Hill Road. With the change in provision for a minimum 8 Ha Lot, the total number of Lots serviced by either Tabain Road or Merungle Hill Road becomes seventy-nine (79) additional dwelling houses being an increase of 24 additional dwellings.

The standard of the existing carriageway of both Tabain Road or Merungle Hill Road are both sufficient to cater for the potential increase in traffic generated from additional development and this additional traffic is not significant enough to trigger a change in the road hierarchy of these roads.

For these reasons Council has only examined the potential impacts on pavement, existing bridges and intersections.

The most critical factor in pavement design is design traffic.

The pavement design of the road network is in the majority only impacted by normal motor vehicles as this area is not an intensive area of agricultural development. The only current regular heavy vehicle traffic is Council's garbage collection and septic pump out trucks. Council considers that the additional development would not increase heavy vehicle frequency. Council expects that the further development of this area will not increase heavy vehicle truck movements.

Council has assessed the current traffic volumes and these are split in this area with traffic moving north from Tabain Road and the remainder connect to Merungle Hill Road. Based on pavement design using the Austroads "*Pavement Design for Light Traffic*" the increased traffic potentially generated would not affect pavement design thickness. The pavement design graph is logarithmic and the minimum base material thickness will not change.

Council has concluded that there is no visible and quantitative evidence that supports the need to change current road design or hierarchy to either Tabain Road or Merungle Hill Road.

Merungle Hill Road is an existing Collector Road and it currently has the capacity to cater for increased traffic volumes. Traffic generated from an additional 24 dwellings in the Merungle Hill area would not be significant enough to warrant a change in the road hierarchy or the current road design parameters. This includes the Merungle Hill Road intersection with Main Avenue/Yanco Avenue.

The existing bridge on Merungle Hill Road will not be affected by increased traffic movements. The limiting factor for this structure is weight capacity, not the traffic volume capacity. The bridge already caters for large heavy vehicles, and it is not anticipated that heavy vehicle movement generated from a 8 Ha Lot would exceed traffic generated from rural properties in the area.

The extension of the pedestrian and cycle network south to Merungle Hill will benefit the general area and the Merungle Hill site is well located in relation to existing bus services, utility services, roads and other essential services. Being in reasonable proximity to the Leeton Township, all essential services such as schools, sporting facilities, medical facilities, police and ambulance are also available.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

State Government agencies will be consulted in respect of:

- the current vegetation and biodiversity values of the site
- the potential for contamination from the previous rifle range uses
- bushfire protection

There are no Commonwealth public authorities directly impacted by the Planning Proposal.

7. Community consultation

Formal consultation with the residents and landowners of Merungle has not occurred.

Council has investigated dwelling rights and lot size issues following correspondence and verbal discussions with one of the current owners, a Mr F Amato.

Wider community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

- in a newspaper that circulates in the area affected by the Planning Proposal
- on the web-site of the Leeton Shire Council, and
- in writing to affected and adjoining landowners

The written notice will:

- give a brief description of the objectives or intended outcomes of the Planning Proposal
- indicate the land affected by the Planning Proposal
- state where and when the Planning Proposal can be inspected
- give the name and address of the RPA for the receipt of submissions
- indicate the closing date for submissions.

During the exhibition period, the following material will be made available for inspection:

- the Planning Proposal, in the form approved for community consultation by the Director General of Planning
- the gateway determination
- any studies relied upon by the Planning Proposal.

The initial gateway determination will confirm the public consultation that must be undertaken in relation to the Planning Proposal. If the gateway determination specifies different consultation requirement this part of the proposal will be revised to reflect the terms of the gateway determination.

In the interest of keeping communication open from the outset, key stakeholders will be identified and contacted directly to ensure that they are aware of the Planning Proposal and

are given the opportunity to communicate their concerns and ideas in regards to the development.

Leeton Shire Council is not a landholder in the Merungle Hill study area.

Attachment 1 Leeton Local Profile

Leeton Shire

Leeton Shire population and household forecasts are designed to inform community groups, Council, investors, business, students and the general public.

Forecasts have been produced for the years, 2006 to 2031.

The data in this report was last reviewed and updated on 21/11/2012.

Contents:

Summary & key results	3
Key drivers of change	3
Population summary	5
How many will live here in future?	6
How old will we be?	8
What type of households will we live in?	9
Assumptions	10
Residential development	10
Births and deaths	11
Non-private dwellings	12
Migration	13
Detailed data	14
Age structure	14
Households	16
Residential development	18
Components of population change	19
Supporting info	21
What factors contribute to population change?	21
How did we do the forecasts?	23
Household & suburb life cycle	26
Data notes	28
Glossary	29
References	32

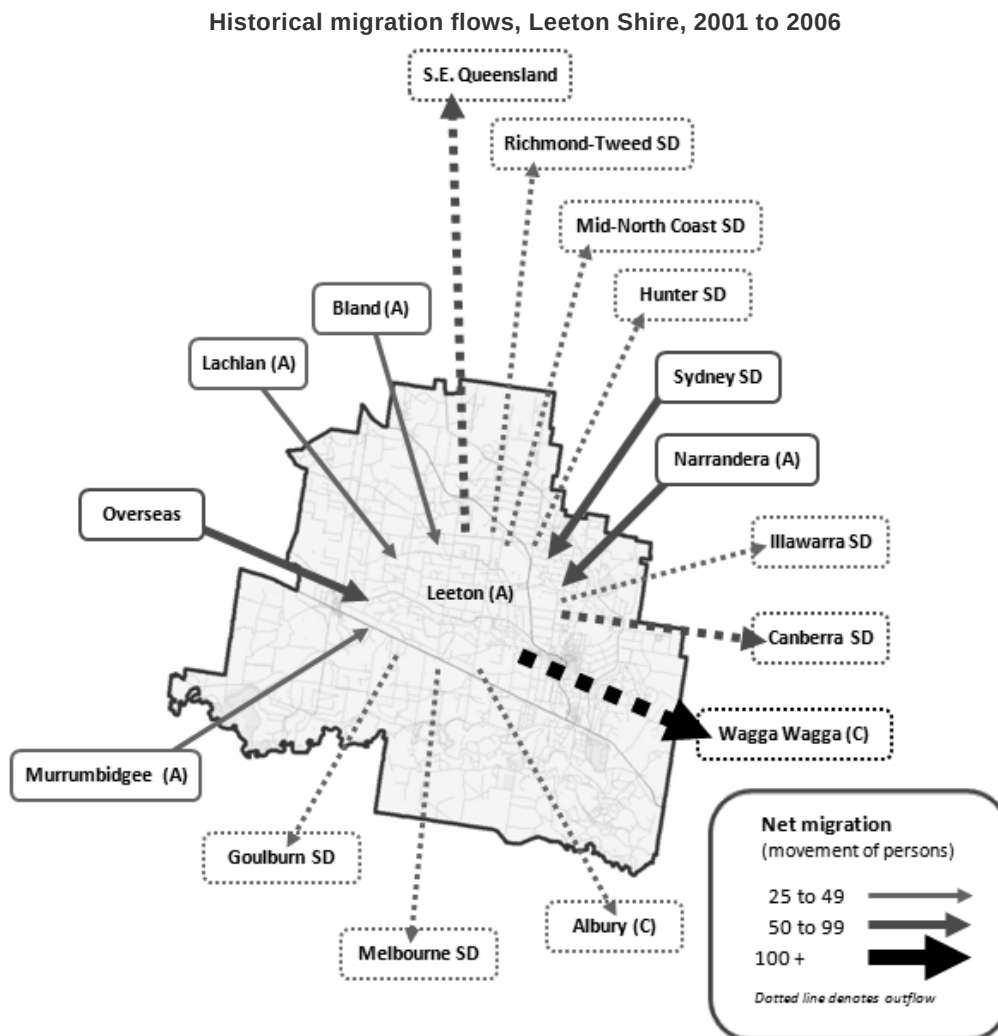
DISCLAIMER: Whilst all due care has been taken to ensure the content of this report is accurate and Current, there may be errors or omissions in it and no legal responsibility is accepted for the information and opinions in this website.

Copyright © id.consulting Pty Ltd - www.id.com.au 2012

Date created: 22/11/2012

Summary & key results

Key drivers of change



Note: The migration flows depicted above do not represent future or forecast migration flows. The arrows represent migration flows to the LGA/SLA as a whole and do not indicate an origin or destination for any specific localities within the LGA/SLA.

Leeton Shire is located in the Riverina Region of south-western New South Wales, about 450 kilometres north of Melbourne, and 550 kilometres west of Sydney. Leeton Shire is a predominantly rural area, with settlement based in the township of Leeton, and several smaller townships. Rural land is used largely for agriculture, horticulture and viticulture, particularly rice, citrus fruit, grape, wheat and vegetable growing, with some sheep and cattle grazing.

The original inhabitants of the Leeton area were the Wiradjuri Aboriginal people. European settlement dates from the late 1830s, with land used mainly for grazing. Population was minimal until the 1910s, when irrigation made land cultivation possible, with the Murrumbidgee Irrigation Area opened in 1912. The township of Leeton was established in 1913, with residential and industrial growth through to the mid 1900s. Expansion continued during the post-war years, with the population of the Shire increasing from about 9,000 in 1947 to 11,000 in 1971. The population was relatively stable from the 1970s through to the 1990s. The population increased marginally during the 1990s, rising from about 10,800 in 1991 to 11,400 in 2001, and then declined slightly to 2006, whilst dealing with some challenging economical circumstances. Most recent residential growth has focused around the Leeton Township. The primary housing market role that Leeton Shire has played during the post-war period was to attract families from the

surrounding area as well as overseas and metropolitan Sydney.

The role of Leeton Shire as a destination for families is expected to continue over the forecast period. As a result of this there is ongoing need for residential expansion within the LGA from both existing residents and from people moving to the area. It is assumed that a number of these patterns will continue into the future, most notably flows into the Shire from overseas, Sydney and from surrounding rural areas as well as losses of young people to larger centres, albeit in lower numbers.

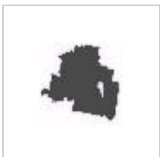
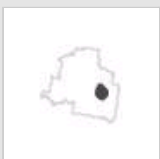
With the contrast between residential and rural localities, different areas within the Shire have developed different roles within the housing market. Leeton and Yanco attract both young and mature families as well as the elderly, while the rural areas tend to attract only family households. The function and role of these areas in Leeton Shire means that population outcomes differ throughout the LGA.

The supply of residential property within the Shire will also have an influence in structuring different population and household futures within the LGA over the next five to ten years. New sizeable residential opportunities are available on the outskirts of Leeton Township. Most other areas are expected to have some growth in dwellings based predominantly on residual residential land and infill of vacant lots.

Summary & key results

Population summary

In 2031, the population of Leeton Shire will be 12,235, an increase of 450 persons (3.82%) from 2006. This represents an average annual growth rate of 0.15%.

Leeton Shire's areas		Forecast year						Change between 2006 and 2031	
Location	Area name	2006	2011	2016	2021	2026	2031	number	Avg. annual % change
	Leeton Shire	11,785	11,410	11,566	11,748	11,986	12,235	450	0.15
	Leeton Shire Remainder	3,654	3,415	3,375	3,380	3,384	3,394	-260	-0.29
	Leeton-Yanco Economic Zone	8,131	7,995	8,191	8,368	8,602	8,841	710	0.34



Population numbers in forecast.id for the 2006 base year are derived on Estimated Resident Population from the Australian Bureau of Statistics. These differ from (and are usually higher than) Census counts as they factor in population missed by the Census, and population overseas on Census night. They are generally considered a more accurate measure of population size than Census counts

Summary & key results

Leeton Shire



Leeton Shire is bounded by Narrandera Shire in the north-east, east and south-east, Murrumbidgee Shire in the south-west, and Griffith City in the west.

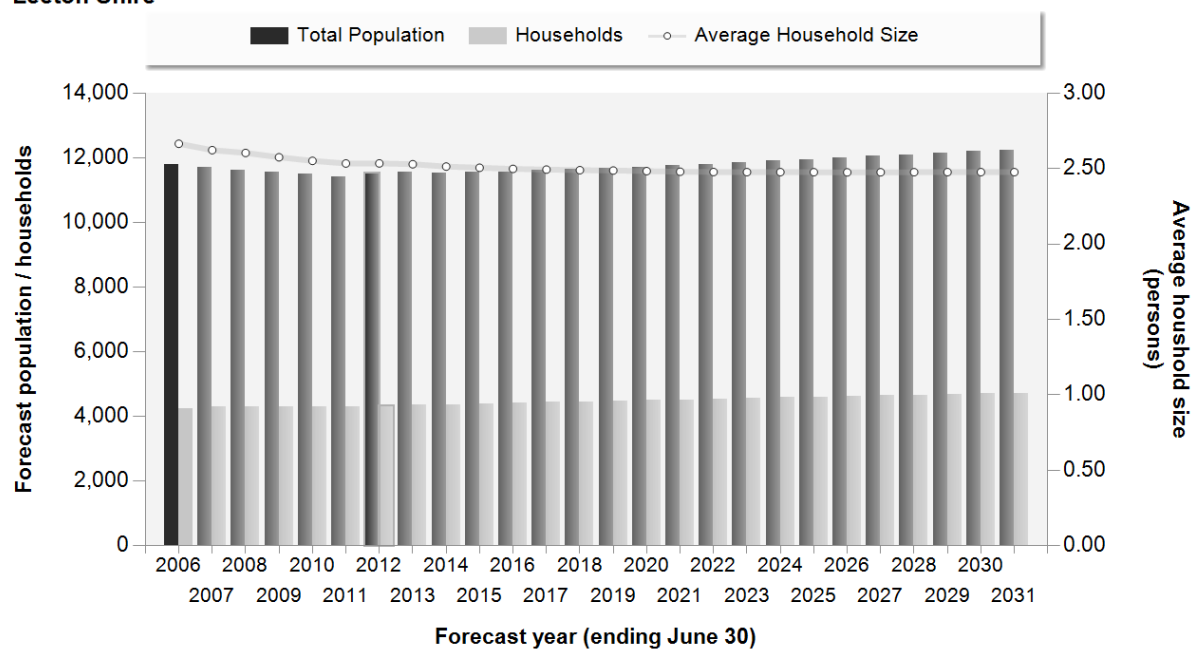
How many will live here in future? - Leeton Shire

Leeton Shire	Forecast year					
	2006	2011	2016	2021	2026	2031
Population	11,785	11,410	11,566	11,748	11,986	12,235
Change in Population (5yrs)		-375	156	182	238	249
Average Annual Change (%)		-0.64	0.27	0.31	0.4	0.41
Households	4,252	4,302	4,410	4,516	4,620	4,718
Average Household Size (persons)	2.66	2.53	2.5	2.48	2.48	2.48
Population in non private dwellings	455	505	551	551	551	551
Dwellings	4,566	4,583	4,693	4,803	4,913	5,023
Dwelling occupancy rate	93.12	93.87	93.97	94.02	94.04	93.93

This summary analyses data for the period 2006 to 2021, as the short to medium term is likely to be the most accurate and useful forecast information for immediate planning purposes. Please note that this data is available for all years between 2006 and 2031.

In 2006, the total population of Leeton Shire was estimated at 11,785 people. It is expected to experience a decrease by more than 30 people to 11,748 by 2021, at an average annual growth rate of -0.02% per annum over 15 years. This is based on an increase of over 260 households during the period, with the average number of persons per household falling from 2.66 to 2.48 by 2021.

Forecast population, households and average household size, Leeton Shire



Summary & key results

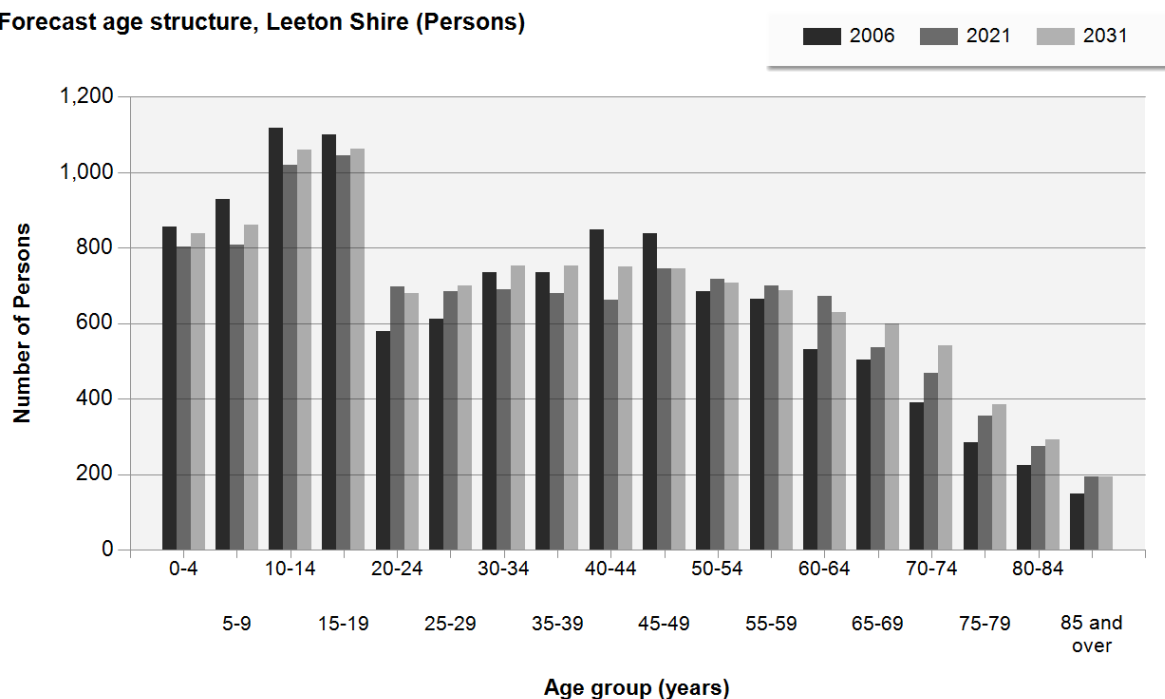
How old will we be?

In 2006, the most populous age group in Leeton Shire was 10-14 year olds, with 1,119 persons. In 2021 the most populous forecast age group will be 15-19 year olds, with 1,044 persons.

The number of people aged under 15 is forecast to decrease by 272 (-9.4%), representing a decline in the proportion of the population to 22.4%. The number of people aged over 65 is expected to increase by 275 (17.7%), and represent 15.6% of the population by 2021.

The age group which is forecast to have the largest proportional increase (relative to its population size) by 2021 is 85 and over year olds, who are forecast to increase by 29.5% to 193 persons.

Forecast age structure, Leeton Shire (Persons)



Summary & key results

What type of households will we live in?

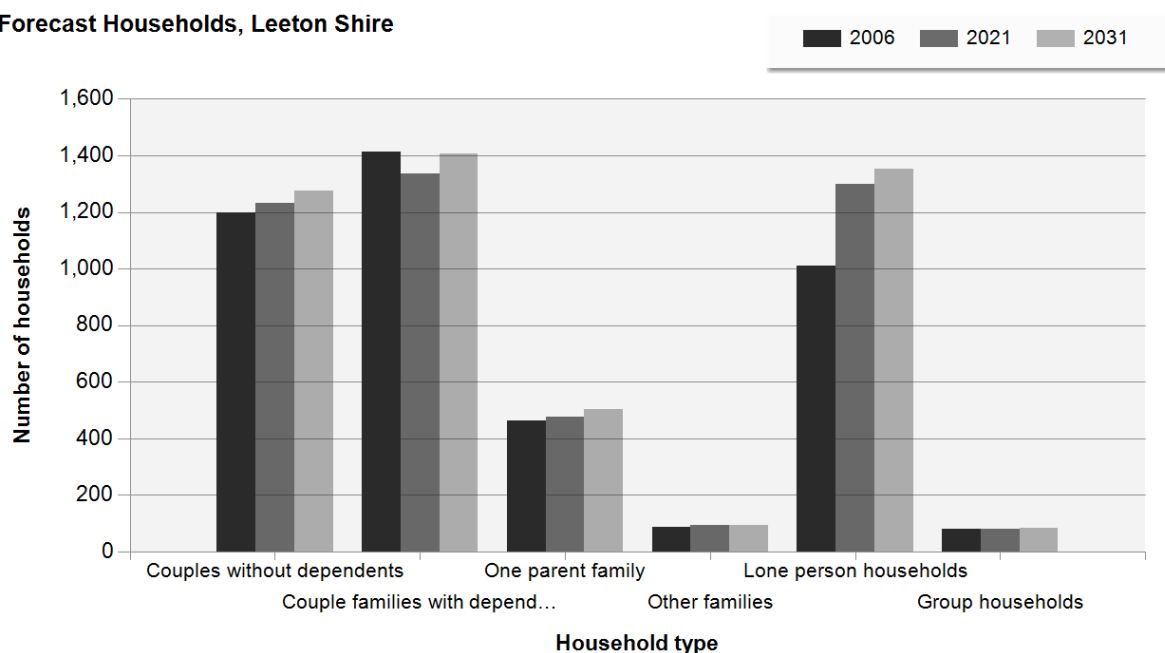
In 2006, the dominant household type in Leeton Shire was Couple families with dependents, which accounted for 33.2% of all households.

The main changes in household type between 2006 and 2021 are forecast to be:

The largest increase is forecast to be in Lone person households, which will increase by 287 households, comprising 28.8% of all households, compared to 23.8% in 2006.

In contrast Couple families with dependents is forecast to decrease by 78 households, to comprise 29.6% of all households in 2021, compared to 33.2% in 2006.

Forecast Households, Leeton Shire



Assumptions

Residential development

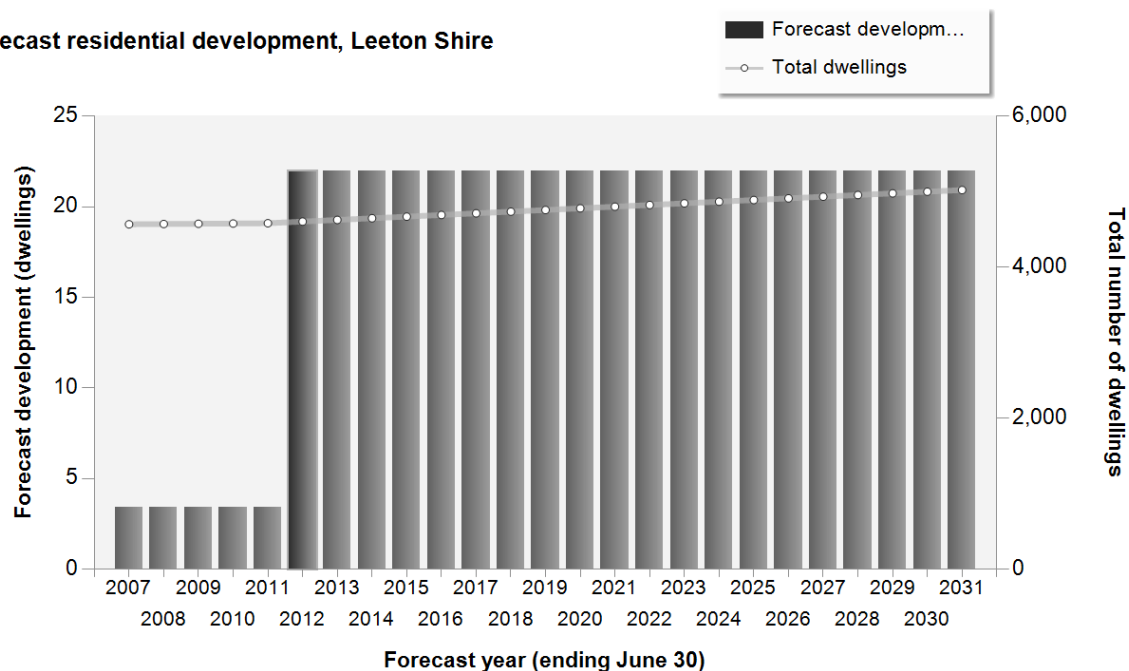
List of forecast land developments and infill assumptions:

2007-2011 dwelling additions incorporate net dwelling change as identified in the 2006 and 2011 censuses.

Additional assumptions concerning development over the forecast period include:

- Leeton - Yanco economic zone - 400 additional dwellings
- Leeton Shire Remainder - 40 additional dwellings

Forecast residential development, Leeton Shire



Assumptions

Births and deaths

Fertility (birth) rates:

The forecast number of births in Leeton Shire is a reflection on the fertility rates assumed for small areas within Leeton Shire. These rates are derived from historic age-specific birth rates in the area, modified based on the forecast age structure at each year of the forecast.

Death rates

The forecast number of deaths in Leeton Shire is a reflection on the death rates assumed for small areas. For historical years, this will equal the number of deaths published by the ABS, where this information was available at the time of forecasting. These rates are based on historical estimates for Leeton Shire, which have been extrapolated into the future, assuming an increase in expectation of life in all age groups (except 85 and over). Although women are still forecast to outlive men, the increase in expectation of life over time for men is expected to be higher.

Assumptions

Non-private dwellings

455 people were estimated to be living in non-private dwellings in Leeton Shire in 2006. Residential non-private dwellings include aged care facilities as well as defence force facilities, hospitals, prisons, staff quarters and boarding houses. The number of persons in non-private dwellings in Leeton Shire is expected to increase to 551 persons in 2021 and 551 persons in 2031.

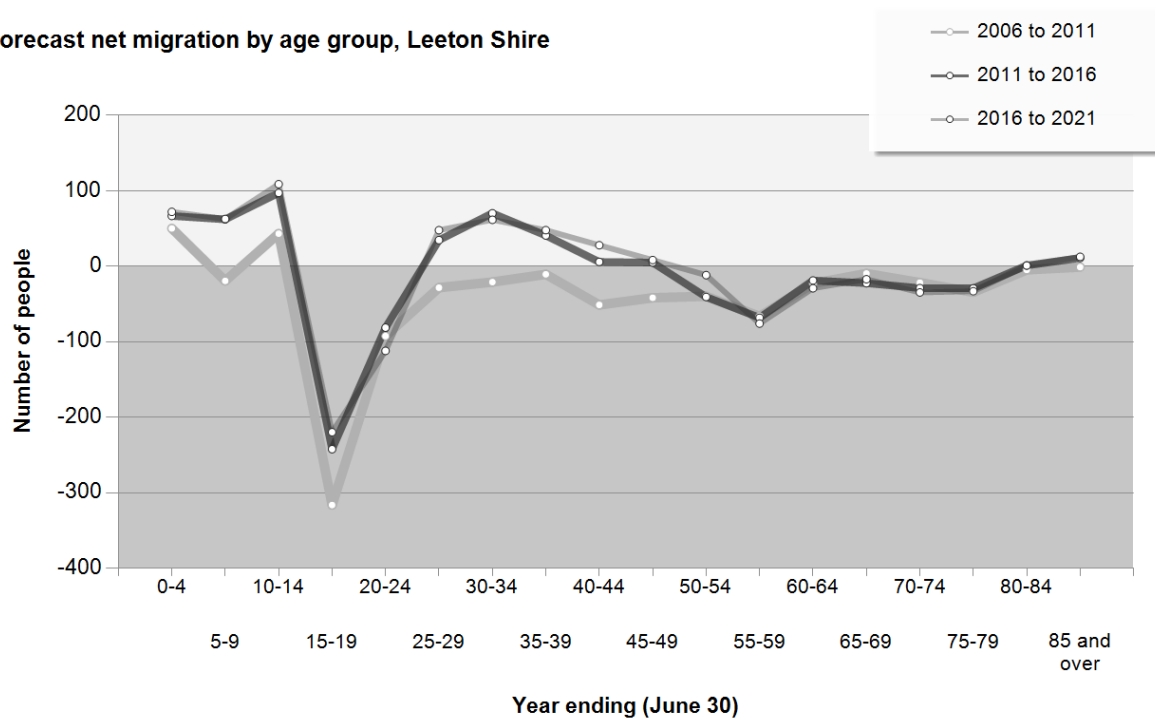
Assumptions

Migration

Major migration assumptions:

- Migration profile from 2006-2011 based on modelling to match 2011 Census based Estimated Resident Population (ERP) by age
- New housing opportunities across the Council area, which are expected to predominantly attract young families
- Loss of young adults, many of whom are leaving the family home after completing secondary education
- Some loss of 'empty-nester' and retiree age groups (50-64 years)

Forecast net migration by age group, Leeton Shire

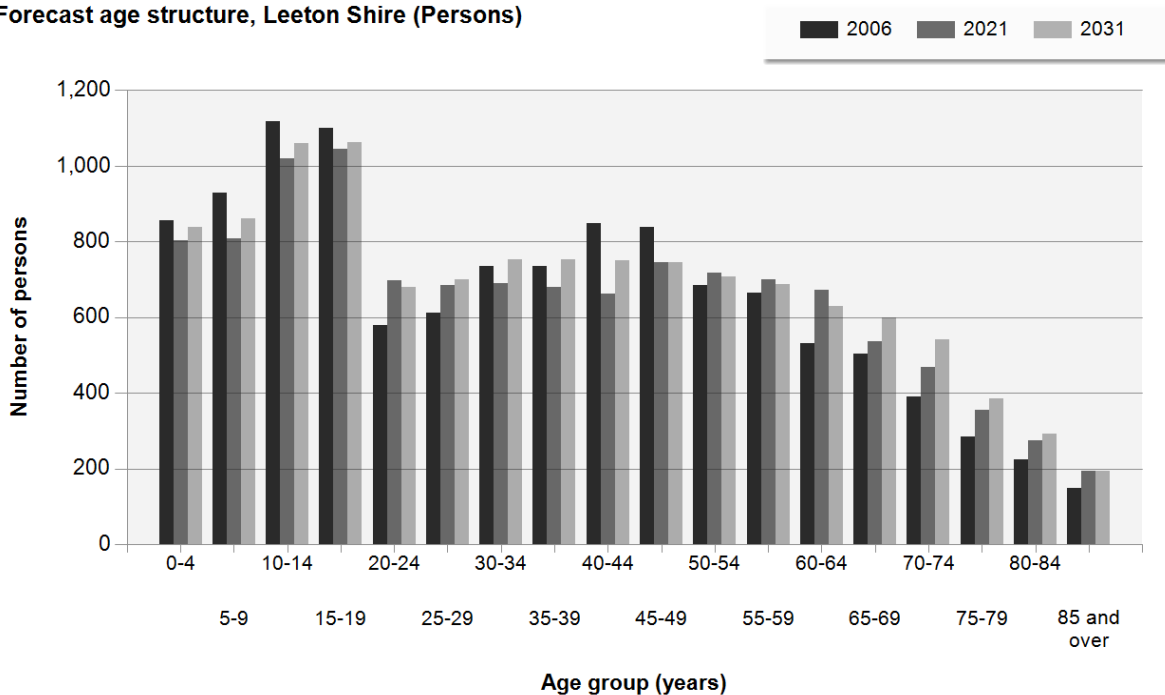


Detailed data

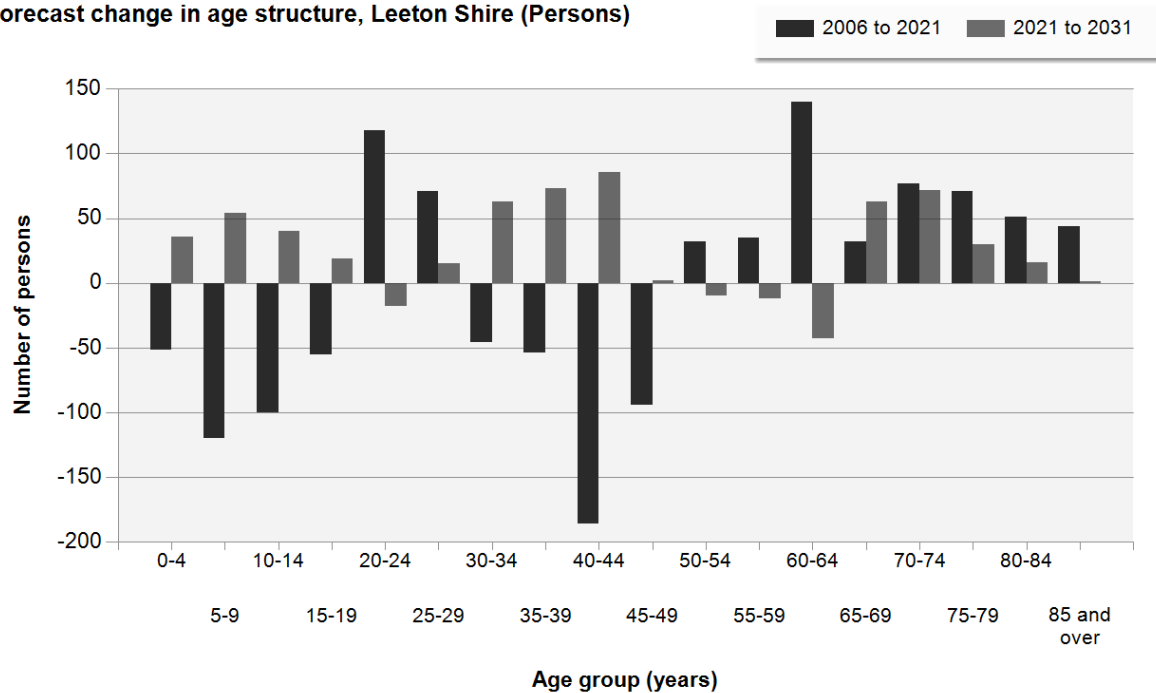
Age structure

Forecast age structure, Leeton Shire (Persons)							Change
Age group	2006		2021		2031		2006 to 2031
	number	%	number	%	number	%	
0-4 years	855	7.3	803	6.8	839	6.9	-16
5-9 years	928	7.9	808	6.9	862	7.0	-66
10-14 years	1,119	9.5	1,019	8.7	1,059	8.7	-60
15-19 years	1,099	9.3	1,044	8.9	1,063	8.7	-36
20-24 years	580	4.9	698	5.9	680	5.6	100
25-29 years	613	5.2	684	5.8	699	5.7	86
30-34 years	735	6.2	689	5.9	752	6.1	17
35-39 years	734	6.2	680	5.8	753	6.2	19
40-44 years	849	7.2	663	5.6	749	6.1	-100
45-49 years	838	7.1	744	6.3	746	6.1	-92
50-54 years	686	5.8	718	6.1	708	5.8	22
55-59 years	664	5.6	699	5.9	687	5.6	23
60-64 years	532	4.5	672	5.7	629	5.1	97
65-69 years	504	4.3	536	4.6	599	4.9	95
70-74 years	391	3.3	468	4.0	540	4.4	149
75-79 years	285	2.4	356	3.0	386	3.2	101
80-84 years	224	1.9	275	2.3	291	2.4	67
85 years and over	149	1.3	193	1.6	194	1.6	45
Total Persons	11,785	100.0	11,749	100.0	12,236	100.0	451

Forecast age structure, Leeton Shire (Persons)



Forecast change in age structure, Leeton Shire (Persons)

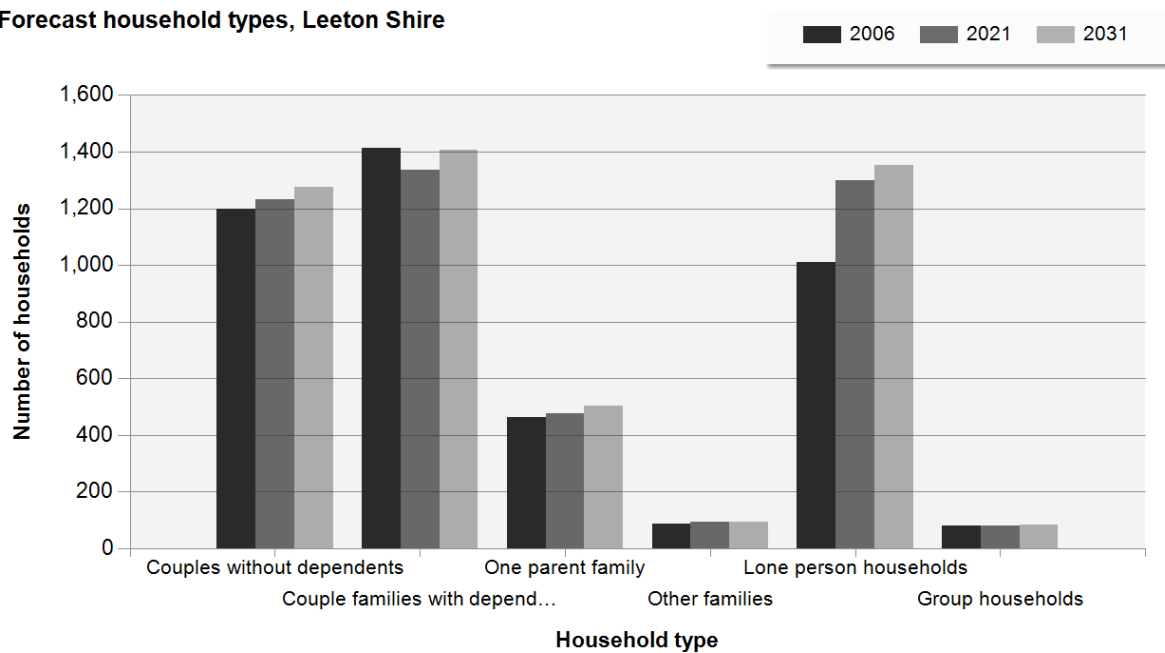


Detailed data

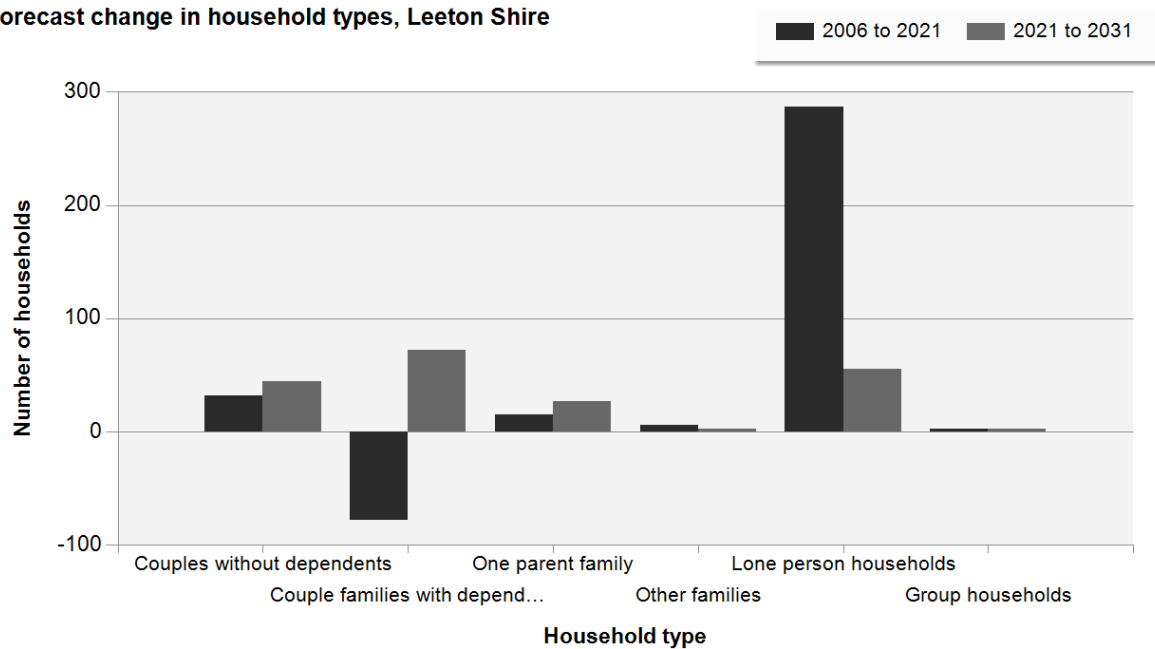
Households

Forecast households, Leeton Shire		2006		2021		2031		Change
Type		number	%	number	%	number	%	2006 to 2031
Couples without dependents		1,199	28.2	1,231	27.3	1,275	27.0	76
Couple families with dependents		1,413	33.2	1,335	29.6	1,407	29.8	-6
One parent family		462	10.9	477	10.6	504	10.7	42
Other families		87	2.0	93	2.1	95	2.0	8
Lone person households		1,012	23.8	1,299	28.8	1,354	28.7	342
Group households		79	1.9	81	1.8	83	1.8	4
Total households		4,252	100.0	4,516	100.0	4,718	100.0	466

Forecast household types, Leeton Shire



Forecast change in household types, Leeton Shire



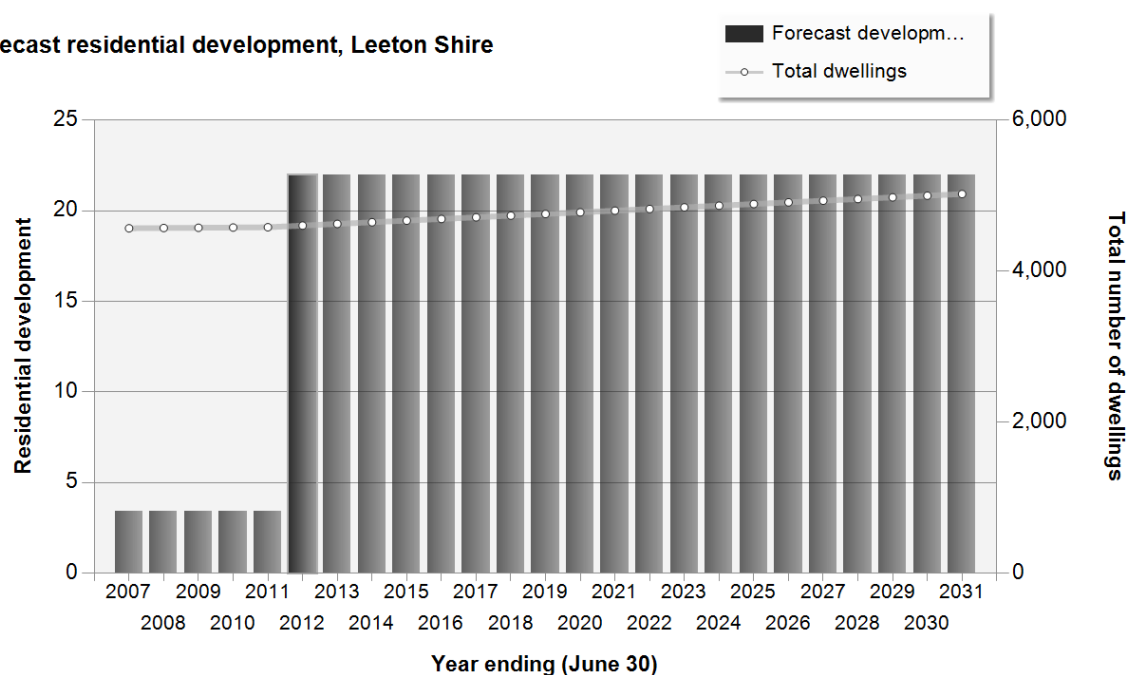
Detailed data

Residential development

Year	Dwelling commencements	Structural private dwellings (inc. commencements)	% change from previous year
2007	3	4,569	0.1
2008	3	4,573	0.1
2009	3	4,576	0.1
2010	3	4,580	0.1
2011	3	4,583	0.1
2012	22	4,605	0.5
2013	22	4,627	0.5
2014	22	4,649	0.5
2015	22	4,671	0.5
2016	22	4,693	0.5
2017	22	4,715	0.5
2018	22	4,737	0.5
2019	22	4,759	0.5

Year	Dwelling commencements	Structural private dwellings (inc. commencements)	% change from previous year
2020	22	4,781	0.5
2021	22	4,803	0.5
2022	22	4,825	0.5
2023	22	4,847	0.5
2024	22	4,869	0.5
2025	22	4,891	0.5
2026	22	4,913	0.4
2027	22	4,935	0.4
2028	22	4,957	0.4
2029	22	4,979	0.4
2030	22	5,001	0.4
2031	22	5,023	0.4

Forecast residential development, Leeton Shire

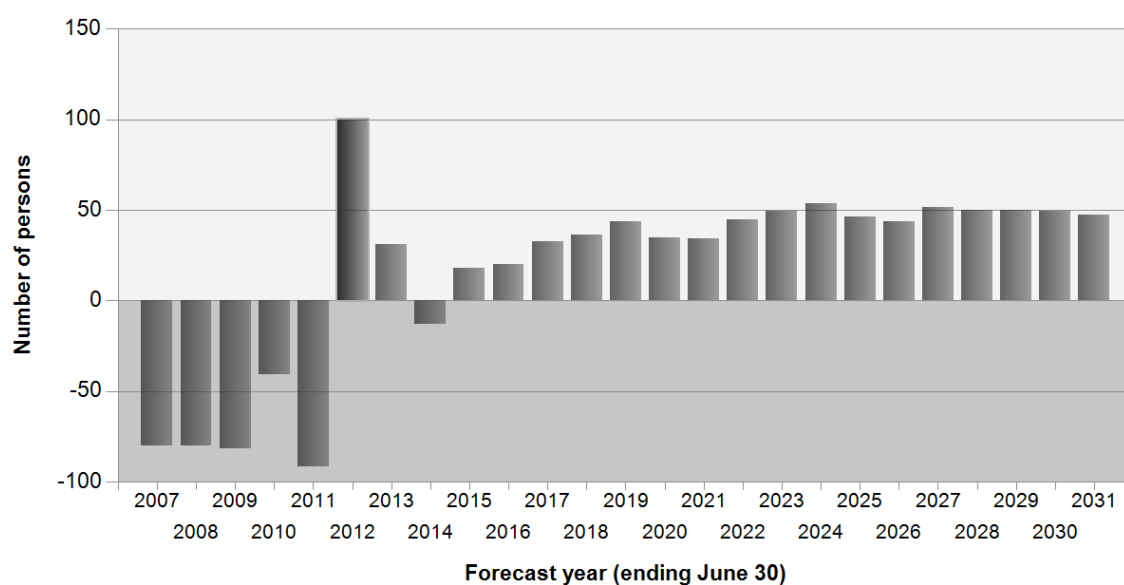


Detailed data

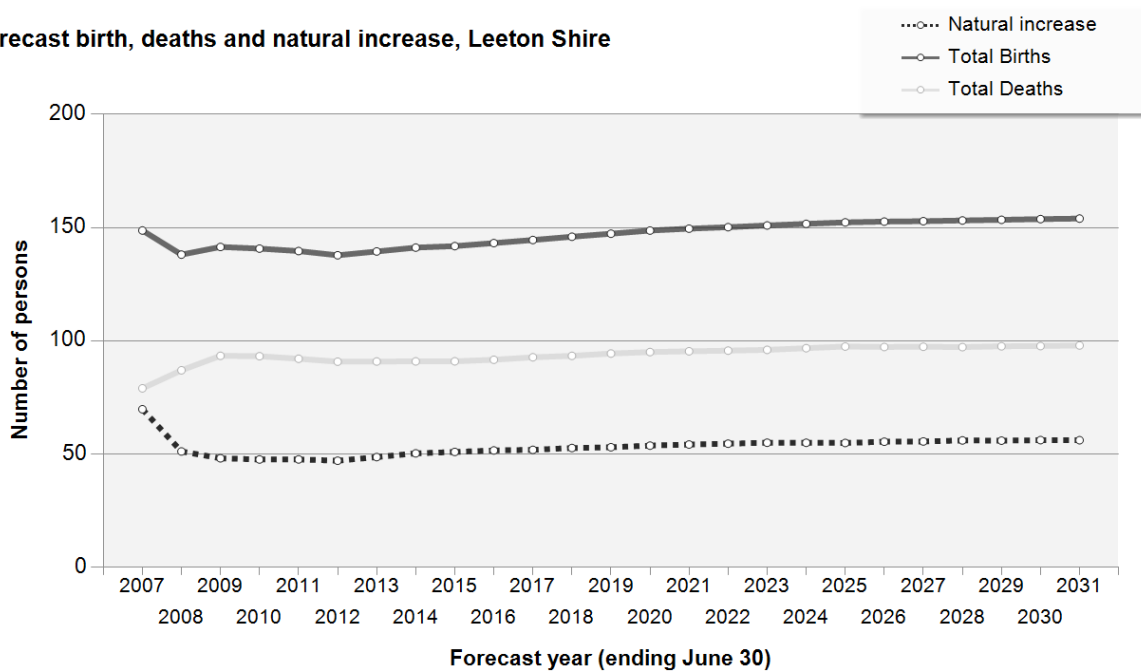
Components of population change

Components of population change, Leeton Shire	Forecast period				
	2007 to 2011	2012 to 2016	2017 to 2021	2022 to 2026	2027 to 2031
Births	708	703	736	758	767
Deaths	444	455	471	483	488
Net Migration	-689	-138	-84	-37	-31
Net Population Change	-375	156	182	238	249

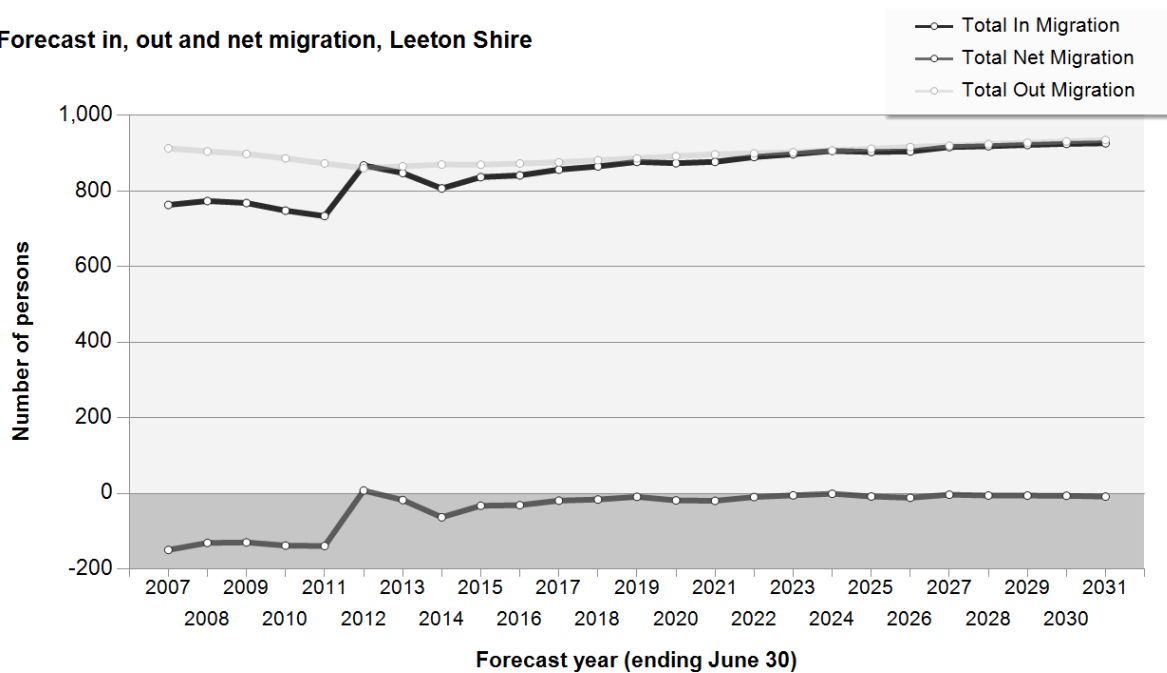
Forecast population change, Leeton Shire



Forecast birth, deaths and natural increase, Leeton Shire



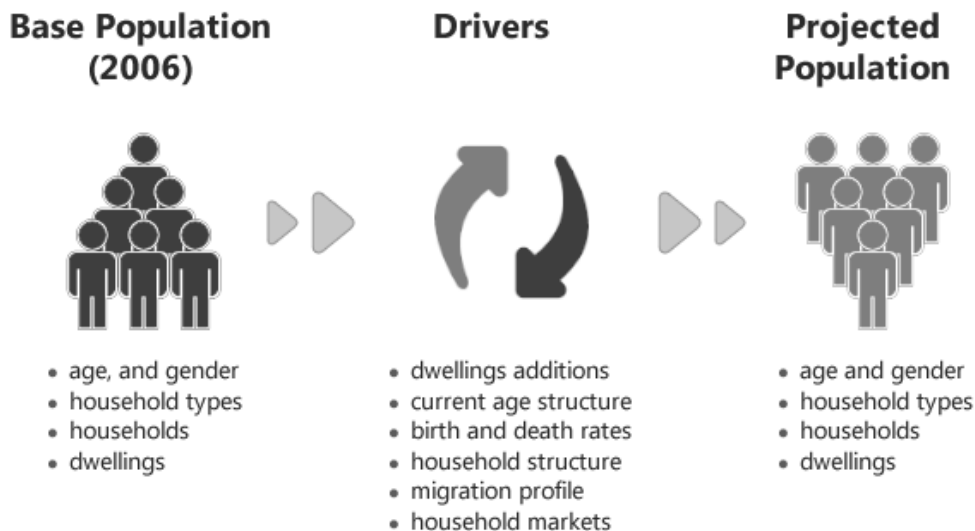
Forecast in, out and net migration, Leeton Shire



Supporting info

What factors contribute to population change?

At the small area level, the primary drivers of population change are the age structure of the existing population, the housing markets attracted to and away from an area and their associated demographic characteristics (fertility patterns, household types etc.) and the supply of dwellings and mix of housing stock in the area.



Dwelling additions

The addition of dwellings is the major driver of population growth, providing opportunities for new households (such as young people leaving the family home and divorces) or households relocating from other areas.

Current age structure

The age structure of the local population impacts on Leeton Shire's household types and size, the likelihood of the local population having children and to die, as well as the propensity for people to move. Age specific propensities for a population to have children or die are applied to each small area's base population. An older population will have fewer births, more deaths, while a younger population will have vice versa.

Birth rates

Birth rates are especially influential in determining the number of children in an area, with most inner urban areas having very low birth rates, compared to outer suburban or rural and regional areas. Birth rates have been changing, with a greater share of women bearing children at older ages or not at all. This can have a large impact on the population profile with comparatively fewer children than in previous periods.

Death rates

Death rates are influential in shaping the numbers of older people in an area's population. Death rates too have been changing with higher life expectancy at most ages, with men gaining on women's greater life chances.

Migration

Migration is one of the most important components of population change. While births and deaths are relatively easy to predict due to reliable age specific behaviour, migration is volatile, often changing due to housing market preferences, economic opportunities and changing household circumstances. Migration patterns vary across Australia and change across time, but most moves tend to be short and incremental in nature. Regional areas have

larger moves due to the distances between towns and cities, where people often move for economic reasons, mainly the availability of employment or education and training opportunities.

The most mobile age groups in the population are the young adults. They tend to move to attend educational institutions, seek work and express a change in lifestyle. It is for this reason that young people often move the greatest distances and sometimes move against pre-established patterns. Market research has shown that empty nesters are more likely to move to smaller accommodation if appropriate and affordable alternative housing is supplied in the local area that is accessible to established social networks.

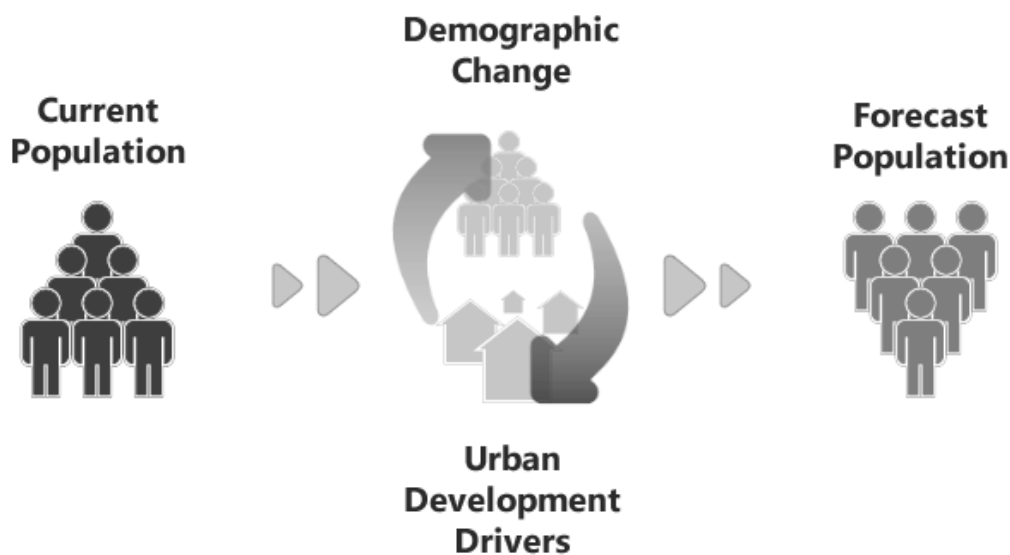
Supporting info

How did we do the forecasts?

Approach

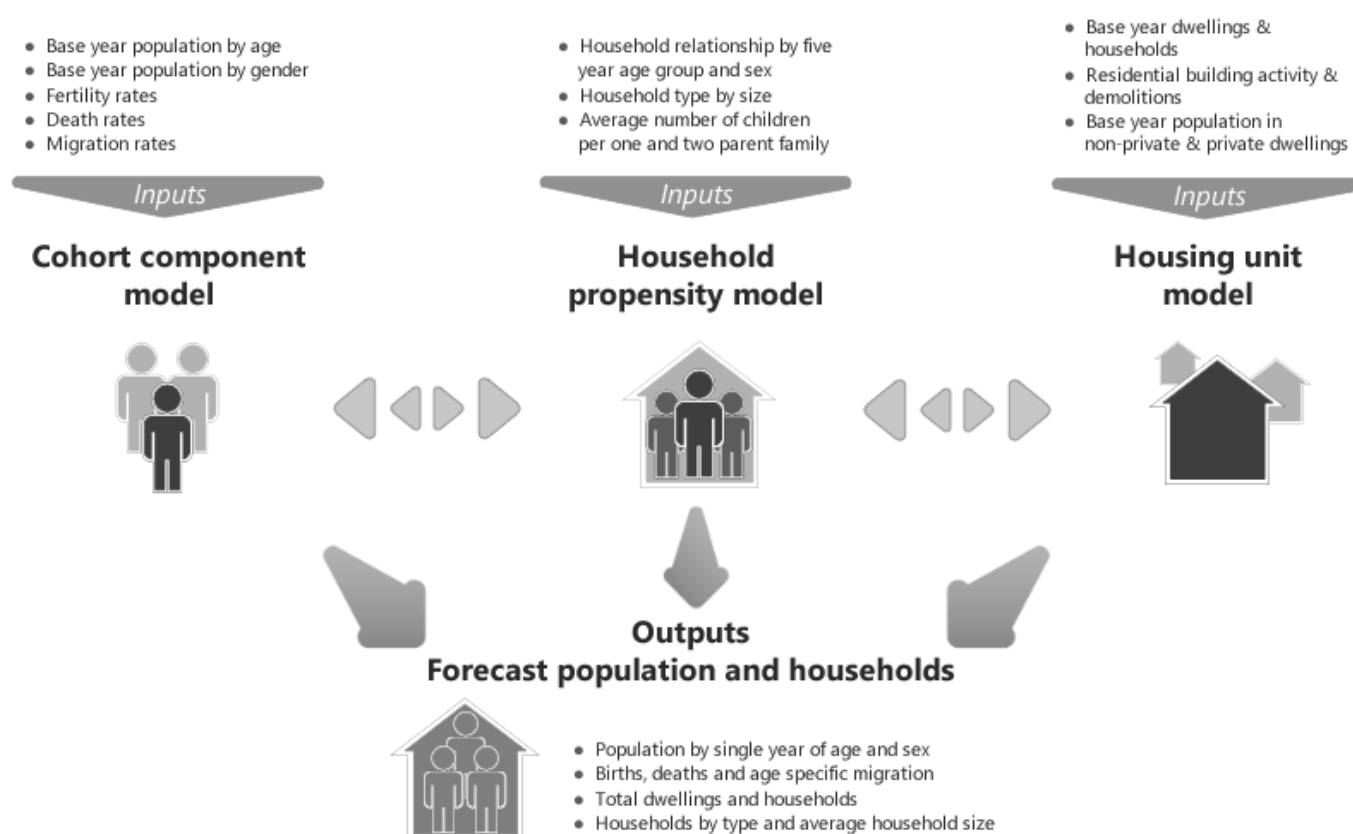
The diagram below describes the general approach used by .id in its population and household forecasts. An analysis of the current population and household structure often reveals the role and function of an area and the degree to which an area may be going through some form of demographic transition.

Demographic changes, such as birth, death and migration rates are applied to the base population. At the same time, scrutiny of urban development drivers is undertaken (residential development opportunities, vacancy rates etc.). The combination of varied assumptions about these inputs results in forecast population and households by type.



Modelling process

The modelling process used for producing the small-area forecasts is based on a 'bottom-up' approach, with all assumptions being derived from a local perspective. The components of the model are derived exclusively from housing and demographic assumptions. The drivers of the forecasts are predominantly based on levels of new residential development and demographic assumptions, such as in and out migration rates from the local areas. The diagram below describes the detail of the modelling process used by .id in its population and household forecasts.



The population forecasts are based on a combination of three statistical models. They include a cohort component model, a housing unit model and a household propensity model. Each of the models has a series of inputs, which when linked to the other models gives the forecast outputs. The models are further explained below.

Cohort Component Model

The cohort component model is a standard demographic model used for population forecasts. It takes a base population by single year of age and sex and makes assumptions about future levels of births, deaths and migration, with the result being a forecast population by age and sex.

Each year the population ages by one year, with additions to population through in-migration and births. Births are derived by multiplying age specific fertility rates of women aged 15-44 by the female population in these age groups for all years during the forecast period. The population decreases are based on out-migration and deaths. Deaths are derived by multiplying age and sex specific mortality rates for all age groups for all years during the forecast period.

In and out migration is based on multiplying the population in each age group by a migration matrix. The base year population is derived from 2006 Census counts and then adjusted to an estimated resident population by small area. Each year through the forecast period, the population is run against age-specific birth, death and migration rates to create new population figures.

Housing Unit Model

The housing unit model is used to forecast future levels of residential development in areas and the resulting impact on the total population and the number of households. This model is critical in giving population forecasts credibility, especially in areas where there are residential development constraints and where historical migration patterns would be expected to change.

The housing unit model is based on forecasting a number of variables. These include total population living in private and non-private dwellings, the number of households and the number of dwellings. The share of housing stock that does not contain households is known as the vacancy rate. The population living in private dwellings divided by the

number of households is known as the average household size.

These variables have changing relationships over time, as households undergo normal demographic processes, such as family formation and ageing. Levels of residential development, vacancy rates and average household size (see housing propensity model below) are used as the drivers of the model. Every year there is an assumption about the level of residential development activity, which adds to the stock of dwellings in an area. This stock of dwellings is multiplied by the vacancy rate, which gives the total number of vacant dwellings and the total number of occupied private dwellings (households). Households are multiplied by the assumed average household size for the year to derive the new number of persons living in private dwellings. The average household size is derived from the household propensity model (see below).

Population in non-private dwellings is modelled separately. A non-private dwelling is a form of housing, which is communal in nature. Examples of non-private dwellings include nursing homes, student accommodation, nursing quarters, military barracks and prisons. In forecasting the number of persons in non-private dwellings, the population is analysed according to the different types of living arrangements. Decisions about future changes may be based on local knowledge through consultation with institutions or local government if there are a large number of people living in non-private dwellings.

Household Propensity Model

This model is used to integrate the cohort component and housing unit models to ensure consistency between the outputs of both models. The model works by assuming that the age structure of the population is an indicator of household size and type. These differences are assumed at the local area based on the household type and size from the 2006 Census.

The population is divided into household types based on five year age groups and sex. Each of these household types has an associated household size. From this relationship, all the household forming population (adults and any non-dependents) effectively represent a share of a household. Dependents in a household (children) represent no share of a household, although their departure frequently drives demand for housing in the region. Lone persons represent 1 or 100% of a household. Couples with dependents represent 50% of household. Couples without dependents represent almost 50% of a household (as they can include related adults). Lone parents represent 100% of a household. Group household members' and other household members' shares vary according to the region (20%-45%, 5 persons to 2.5 persons per household)

These relationships are extrapolated forward from 2006 with some adjustments, depending on the type of area. While the overall trend assumes that a greater share of the population will live in smaller households at all age groups in the future, many areas will go against this trend, depending on their place within the life cycle of suburbs. The projected decrease in the fertility rate and resulting likelihood of smaller families reinforces the assumption that a greater share of the population will live as couples and alone in the future.

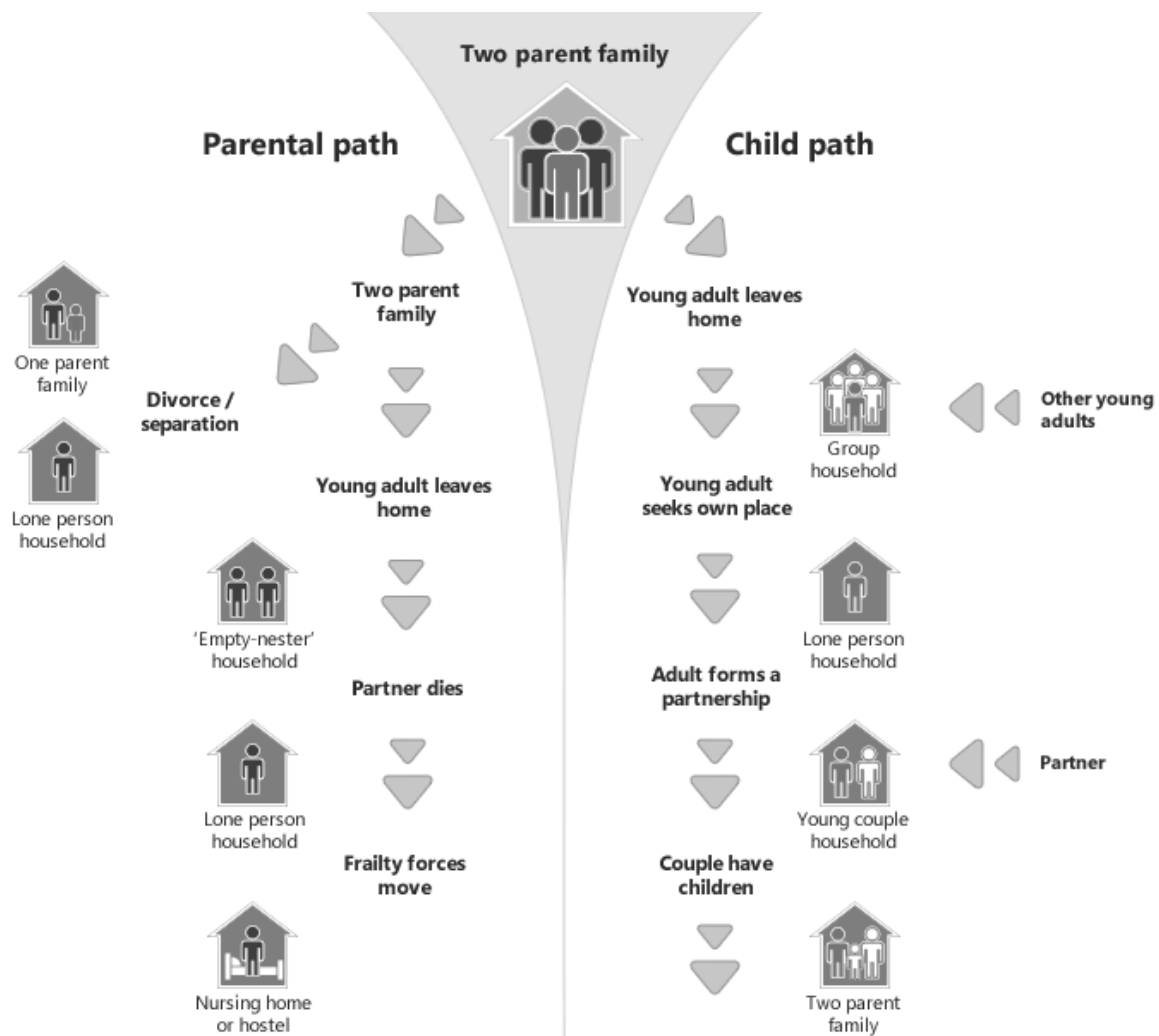
Supporting info

Household & suburb life cycle

Household life cycles

The sorts of households that people live in and changing preferences over time affects the way in which a population changes. As people grow from children to adults and into old age, they change the sorts of households that they live in. The traditional path has been to start as a child in a family household, move into a group or lone person household as a youth, becoming a part of a couple relationship within 5-10 years. Rearing of children is followed by an 'empty-nester' period and ultimately being a lone person, as partners die.

Understanding the changes that people make at different ages in their life, and the different types of housing they are likely to consume at those life stages is an important factor in forecasting future population and household types. The life stage which the majority of households in an area are going through gives an insight into its location in the suburb life-cycle (see below), and the likely life-path of those households in the future.



Suburb life cycles

The dominant household types present in a suburb or town - where the majority of the populations sit in the household life path - dictate in part the role and function of the area. This is shown by its place in the "suburb life cycle".

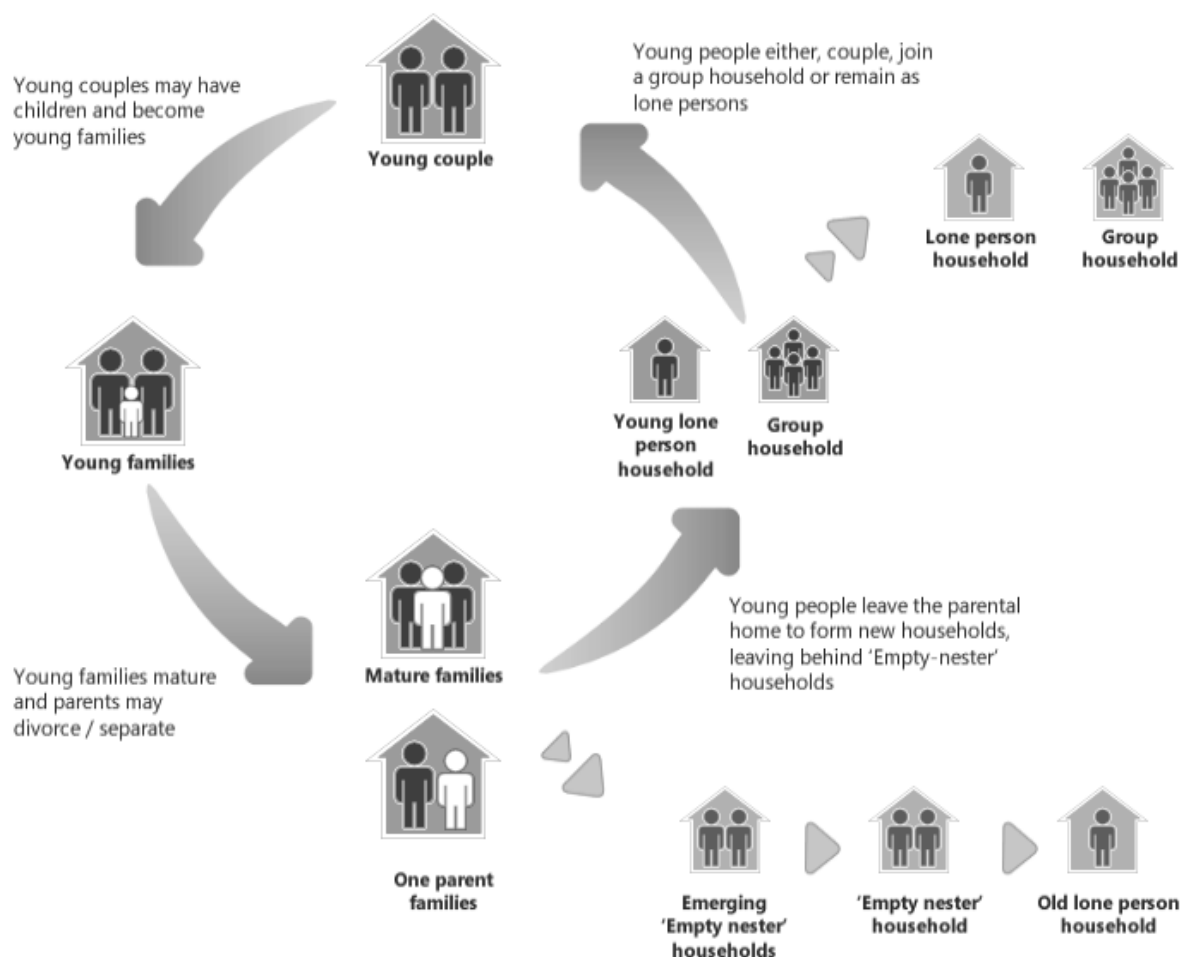
New areas are typically settled by young households (young couples and young families, perhaps some mature families). As the families grow and mature, household size increases. After initial rapid development, most households

"age in place", with slowly shifting demand for services, facilities and dwelling types.

As households age further and children begin to leave home, the average household size decreases, resulting in more empty nester (two person) households, often still living in large family homes. Family breakups can also result in single parent families and lone person households. If a suburb can't attract young families back to the area, it slowly becomes populated by older couples whose children have left home and older lone persons whose partners have died, resulting in declining population for some time.

Alternatively, if a suburb is in a location close to economic drivers of change, it may be able to attract families to move back into the older dwellings in the area, increasing household size and population again. This will generally happen sooner, with less loss of services if the area has a diversity of housing options suiting a wide variety of household types. Empty nesters are likely to downsize into lower maintenance properties, freeing up larger format housing for families to move into, and continue the cycle again. The loop in the diagram represents the process of sustainability of an LGA (or suburb), if it can attract families back into older housing in the area. Depending on the proximity of an area to work and education it may also attract young lone persons and group households. The attractiveness of an area to family groups, group and lone person households is shown in the migration assumptions section.

Generally, more diverse communities are more sustainable in the long term, as they are able to maintain a range of services and facilities useful to all age groups. Certain policy responses can influence the suburb life cycle in different directions.



Supporting info

Data notes

Base population estimates

The population figures used in the forecasts for 2006 are derived from estimated resident population from the Australian Bureau of Statistics. These figures are published at the Statistical Local Area level, which are extrapolated to Census Collection District (CCDs) and then aggregated to the chosen small area, sometime splitting CCDs if necessary.

These figures are subject to change or updating from time to time, most notably after Census release (usually one to two years after the Census is conducted).

.id is currently in the process of updating forecasts to reflect results from the 2011 Census. The first step involves an update of the existing 2006 based forecasts. Net change in dwellings from the 2011 Census is added to the 2006-11 period and Estimated Resident Population by age and sex is matched at 2011 for each small area. The text at the top right hand corner of the home page will indicate whether this process has been undertaken for these forecasts.

Base household estimates

The household estimates used in the forecasts for 2006 were based on age and sex-specific population propensities by different household types. Usual residents' estimates by Census Collection District were extrapolated to Estimated Resident Population and then multiplied by household factors to give estimated 'Resident Households'.

The multiplying factor varies depending on the household type (and the area), such as a factor of 1 for persons living in lone person households to 0.5 for an adult in couple families with dependent households. Children and other dependents, such as elderly parents, are not assumed to 'form' households.

Supporting info

Glossary

► Age Specific Propensities (birth and death)

This relates to the modelling of births and deaths. At each year of age, there is a certain statistical likelihood of a person dying or giving birth. These age specific propensity rates are applied to the base and forecast population for each year of the forecast period.

► Ageing in Place

This refers to an existing resident population ageing in their current location, as distinct from other impacts on future population such as births, deaths and in and out migration.

► Average annual percentage change

A calculation of the average change in total population for each individual year.

► Average household size

The average number of persons resident in each occupied private dwelling. Calculated as the number of persons in occupied private dwellings divided by the number of occupied private dwellings. This excludes persons living in non-private dwellings, such as prisons, military bases, nursing homes etc.

► 'Bottom up' forecast

Population forecast based on assumptions made at the local area level. Local drivers of change such as land stocks and local area migration form the basis.

► Broadhectare Land or Sites

Broadhectare land refers to undeveloped land zoned for residential development on the fringe of the established metropolitan area. These areas are generally used for rural purposes until residential subdivision takes place. This type of land is also referred to as 'greenfield'.

► Commencement

The construction of a new dwelling (or beginning of).

► Dwelling

A habitable residential building.

► Dwelling Stock

The supply of dwellings (either occupied or unoccupied) in a given geographic area.

► Empty Nesters

Parents whose children have left the family home to establish new households elsewhere.

► Estimated Resident Occupied Private Dwellings (EROPD)

This measure attempts to increase the scope of Occupied Private Dwellings definition to include an estimate of SPD's that were temporarily unoccupied at the time of the Census (i.e. the resident was away for an extended period of time and did not fill in a Census form). This measure is not available from the Census and is estimated through the processes described in the most recent Victorian Department of Planning & Community Development population forecasts for Victoria. This measure yields much higher estimates of occupancy rates than the usual OPD measure.

► Estimated Resident Population (ERP)

This is the estimate of the population based on their usual residence. The ERP at the time of the Census is calculated as the sum of the enumerated (counted) population plus persons temporarily absent less persons who are non-permanent (visitor) residents. An undercount of population by small area at Census time is also accounted for. The ERP used in these forecasts is then backdated to June 30. The ERP for forecast years are based on adding to the estimated population the components of natural increase and net migration.

► Forecast Period

In this report, the forecast period is from 2006 to 2031. Most data on the website has focused on the period from 2006 to 2021.

► Household

One or more persons living in a structural private dwelling.

► **In-centre development**

Residential development based on increasing dwelling densities around suburb and town centres. Usually around existing transport nodes and service infrastructure, rather than developing previously undeveloped land on the urban fringe.

► **'Infill' Development**

Residential development, usually of a relatively small scale, on redevelopment sites in established urban areas. This usually takes place on land previously used for another urban purpose such as industry or schools. Also referred to as 'intensification' of existing areas.

► **Mature families**

One and two parent families with older children, generally of secondary and tertiary school age.

► **Migration**

The movement of people or households from one location to another.

► **Natural Increase**

The increase in population based on the births minus deaths, not including the impact of migration.

► **Net Household Additions**

The overall increase in occupied dwellings, determined by the level of new dwelling construction that is permanently occupied, or conversion of non-permanently occupied dwellings to permanently occupied minus demolitions.

► **Non-private dwellings**

These dwellings include persons resident in establishments such as prisons, student or nurses' accommodation, nursing homes, military facilities, and hospitals.

► **Occupancy Rate**

The proportion of structural private dwellings that are occupied by a household.

► **Occupied Private Dwellings (OPD)**

These are all Structural Private Dwellings (SPD's) that are occupied by a household. Excluded are dwellings that were under construction, being demolished or where the house was temporarily vacant.

► **Private dwellings**

Self contained dwelling including houses (attached or detached), flats, townhouses etc. Retirement village units are also private dwellings as are houses or flats rented from the government.

► **Redevelopment Sites**

These are sites in already established areas not originally developed for residential uses, but identified for conversion to residential use. Examples include former school sites, quarries, derelict industrial land, former petrol stations and the like.

► **Structural Private Dwellings (SPD)**

This is the stock of houses, flats, and other dwelling types. The SPD is the usual base stock from which commencements are added and demolitions deducted.

► **'Top down' forecast**

Population forecast based on assumptions made at the State and National level and allocated into smaller regions e.g. Local Government Areas, suburbs.

► **Visitor population forecasts**

Visitor population forecasts are based on 'non-event' affected, mid-week visitor levels. The 2006 base figures are sourced from Census, with an adjustment for undercount similar to that applied to the resident population (see Estimated Resident Population). Overall forecast levels are based on long term trends in visitor population growth in the Shire, with specific reference to current proposals for the purposes of allocation in the short-term. Visitor population forecasts have been included as they are a significant component of total population and may require specific servicing arrangements pertinent to resource allocation within Council.

► **Young families**

One and two parent families with young children, generally of pre and primary school age.

Supporting info

References

- Australian Bureau of Statistics, 2006 and 2011 Censuses of Population and Housing.
- Australian Bureau of Statistics, 2006 Estimated Resident Population, June 30 2006, Cat. No: 3235.0.
- Australian Bureau of Statistics, 2011 Estimated Resident Population (preliminary), June 30 2011, Cat. No: 3235.0.

Attachment 2 Consistency with SEPPs and S117 Directions

Request for Initial Gateway Determination

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
1	State Environmental Planning Policy – Development Standards	Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.	N/A	N/A
4	State Environmental Planning Policy – Development without consent & Miscellaneous Exempt & Complying Development	Previously titled SEPP No. 4 - Development without Consent. This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy	N/A	N/A
6	State Environmental Planning Policy – Number of Storeys in a Building	Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments	N/A	N/A
10	State Environmental Planning Policy – Retention of Low Cost Rental Accommodation	Originally applying to just the inner suburbs of Sydney, Newcastle and Wollongong, the policy now covers the 53 local government areas in the Greater Metropolitan Region. The policy requires the local council's consent, and the Director General of the Department of Planning's concurrence, to demolish, alter or change the use of a boarding house. Consent is also required to strata-subdivide a low-cost residential flat building or boarding house. Before granting consent or concurrence, the council and Director General are required to take into account the availability of comparable accommodation; however, it is not mandatory for them to refuse a proposal if such accommodation is not available. Other matters to be considered include the structural soundness and fire safety of a building, the estimated cost of necessary improvements and, as relevant, the financial viability of continuing to run a boarding house.	N/A	N/A
14	State Environmental Planning Policy –	Ensures coastal wetlands are preserved and protected for environmental and	N/A	N/A

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
	Coastal Wetlands	economic reasons. The policy applies to local government areas outside the Sydney metropolitan area that front the Pacific Ocean. The policy identifies over 1300 wetlands of high natural value from Tweed Heads to Broken Bay and from Wollongong to Cape Howe. Land clearing, levee construction, drainage work or filling may only be carried out within these wetlands with the consent of the local council and the agreement of the Director General of the Department and Planning. Such development also requires an environmental impact statement to be lodged with a development application. The policy is continually reviewed. It has, for example, been amended to omit or include areas, clarify the definition of the land to which the policy applies and to allow minimal clearing along boundaries for fencing and surveying		
15	State Environmental Planning Policy – Rural Land sharing Communities	Makes multiple occupancy permissible, with council consent, in rural and non-urban zones, subject to a list of criteria in clause 9(1) of the policy. Multiple occupancy is defined as the collective management and sharing of unsubdivided land, facilities and resources. The policy encourages a community-based environmentally-sensitive approach to rural settlement, and enables the pooling of resources to develop opportunities for communal rural living. SEPP 15 Guide provides guidance to intending applicants.	N/A	N/A
19	State Environmental Planning Policy – Bushland in Urban Areas	Protects and preserves bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. The policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared	N/A	N/A
21	State Environmental Planning Policy – Caravan Parks	Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that	N/A	N/A

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
		development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years		
22	State Environmental Planning Policy – Shops & Commercial Premises	Permits within a business zone, a change of use from one kind of shop to another or one kind of commercial premises to another, even if the change of use is prohibited under an environmental planning instrument. Development consent must be obtained and the consent authority satisfied that the change of use will have no, or only minor, environmental effect	N/A	N/A
26	State Environmental Planning Policy – Littoral Rainforests	Protects littoral rainforests, a distinct type of rainforest well suited to harsh salt-laden and drying coastal winds. The policy requires that the likely effects of proposed development be thoroughly considered in an environmental impact statement. The policy applies to 'core' areas of littoral rainforest as well as a 100 metre wide 'buffer' area surrounding these core areas, except for residential land and areas to which SEPP No. 14 - Coastal Wetlands applies. Eighteen local government areas with direct frontage to the Pacific Ocean are affected, from Tweed in the north to Eurobodalla in the south.	N/A	N/A
29	State Environmental Planning Policy – Western Sydney Recreation Area	Enables development to be carried out for recreational, sporting and cultural purposes within the Western Sydney Recreation Area, including the development of a recreation area of State significance.	N/A	N/A
30	State Environmental Planning Policy – Intensive Agriculture	Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.	Yes	Consistent
32	State Environmental Planning Policy – Urban Consolidation	States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the	N/A	N/A

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
	(Redevelopment of Urban Land)	redevelopment of urban land that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.		
33	State Environmental Planning Policy – Hazardous & Offensive Industry	Provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.	Yes	Consistent
36	State Environmental Planning Policy – Manufactured Home Estate	Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the	N/A	N/A

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
		subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy		
39	State Environmental Planning Policy – Spit Island Bird Habitat	Enables a bird habitat at Spit Island at Towra Point, Kurnell to be created and protected without the need for development consent. Such work is still subject to Part 5 of the Environmental Planning and Assessment Act 1979. The wading birds for which the nesting habitat is to be created are covered by international agreements. It is needed as the construction of the third runway at Sydney Airport substantially reduced the habitat for Little Terns, an endangered species, as well as several other species of migratory wading birds	N/A	N/A
41	State Environmental Planning Policy – Casino Entertainment Complex	Permits development for the purpose of a casino/entertainment complex or complimentary development on the land to which the policy applies	N/A	N/A
44	State Environmental Planning Policy – Koala Habitat Protection	Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. The policy applies to 107 local government areas. Local councils cannot approve development in an area affected by the policy without an investigation of core koala habitat. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat	N/A	N/A
47	State Environmental Planning Policy – Moore Park Showground	Enables the redevelopment of the Moore Park Showground for film and television studios and film-related entertainment facilities in a manner that is consistent with the Showground's status as an area important to the State and for regional planning. The policy ensures community activities and equestrian uses can continue on parts of the site. It specifies a consultation process, and requires the Minister for Planning, as the consent authority, to consider a range of possible impacts when determining	N/A	N/A

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
		development applications		
50	State Environmental Planning Policy – Canal Estate Development	Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments	N/A	N/A
52	State Environmental Planning Policy – Farm Dams and Other Works in Land and Water Management Plan Areas	Applies to 11 irrigation areas or districts and lands shown on the plans. They are: Coleambally, Jemalong, Wyldes Plains, Burronga, Tabbita and Wah Wah; Berriquin, Cadell, Denemein and Wakool, which are part of the area administered by Murray Irrigation Ltd; and land in East Cadell in the Murray local government area. The policy amends the threshold used to determine what is 'designated development' in relation to farm dams (artificial waterbodies). It applies in areas where there are approved land and water management plans (LWMP) and farm plans have been approved. Currently only the area administered by Murray Irrigation Corporation has approved LWMPs (i.e. for Berriquin, Caddell, Denemein and Wakool). As other LWMPs are approved, the policy may be amended to incorporate the areas covered by those plans. The policy amends SEPP No. 4 to enable Irrigation corporations within the areas covered by the policy to carry out routine maintenance and emergency works without the need for development consent.	N/A	N/A
53	State Environmental Planning Policy – Metropolitan Residential Development	Repeals SEPP No. 12, SEPP No. 20, SEPP No. 25 and Sydney Regional Environmental Plan No. 12. Applies to councils in the Greater Metropolitan Region that have not prepared a suitable residential development strategy that addresses local housing needs while contributing to the metropolitan objective of more compact cities. The policy contains development controls for integrated housing and dual occupancy. Subdivision of dual occupancy is not permitted. Under Part 4 of the policy, the Minister can alter local planning provisions to facilitate multi-unit redevelopment of sites that are well located in relation to transport, jobs and services. A site analysis and a range of design principles are to be considered in assessing development to which the policy applies	N/A	N/A
55	State Environmental Planning Policy – Remediation of Land	Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed	Yes	Consistent

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
		use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines		
59	State Environmental Planning Policy – Central Western Sydney Regional Open Space and Residential	Rezones and coordinates the planning and development of certain land in the central west of Sydney. The policy provides for residential development in suitable areas on a precinct-by-precinct basis to help accommodate Sydney's population growth. It also provides for optimal environmental and planning outcomes, including the conservation of areas of high biodiversity, heritage, scenic or cultural value, implementation of good urban design, and providing for the extraction of resources from existing quarries in an environmentally acceptable manner. Note. The title of this SEPP was amended by SEPP (Western Sydney Employment Area) 2009 published 21 August 2009.	N/A	N/A
60	State Environmental Planning Policy – Exempt & Complying Development	Provides a more efficient and effective approval process for certain classes of development. The policy is an essential part of the reforms introduced to the development assessment system in July 1998. It applies to areas of the State where there are no such provisions in the council's local plans	N/A	N/A
62	State Environmental Planning Policy – Sustainable Aquaculture	Encourages the sustainable expansion of the industry in NSW. The policy implements the regional strategies already developed by creating a simple approach to identify and categorise aquaculture development on the basis of its potential environmental impact. The SEPP also identifies aquaculture development as a designated development only where there are potential environmental risks	N/A	N/A
64	State Environmental Planning Policy – Advertising & Signage	Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP was amended in August 2007 to	N/A	N/A

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
		permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications		
65	State Environmental Planning Policy – Design Quality of Residential Flat Development	Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development. The accompanying regulation requires the involvement of a qualified designer throughout the design, approval and construction stages	N/A	N/A
70	State Environmental Planning Policy – Affordable Housing (Revised Schemes)	Extends the life of affordable housing provisions relating to: Sydney Regional Environmental Plan No. 26 - City West, Willoughby Local Environmental Plan 1995, South Sydney Local Environmental Plan 1998. Schemes such as these are helping to provide affordable housing in areas undergoing significant redevelopment	N/A	N/A
71	State Environmental Planning Policy – Coastal Protection	The policy has been made under the Environmental Planning and Assessment Act 1979 to ensure that development in the NSW coastal zone is appropriate and suitably located, to ensure that there is a consistent and strategic approach to coastal planning and management and to ensure there is a clear development assessment framework for the coastal zone.	N/A	N/A
	State Environmental Planning Policy (Affordable Rental Housing) 2009	Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.	N/A	N/A
	State Environmental Planning Policy	This SEPP operates in conjunction with Environmental Planning and Assessment	Yes	Consistent

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
	(Building Sustainability Index: BASIX) 2004	Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX. The draft SEPP was exhibited together with draft Regulation amendment in 2004.		
	State Environmental Planning Policy (Exempt & Complying Development Codes) 2008	Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.	Yes	Consistent
	State Environmental Planning Policy (Housing for Seniors & People with a Disability) 2004	Encourage the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood. Note the name of this policy was changed from SEPP (Seniors Living) 2004 to SEPP (Housing for Seniors or People with a Disability) 2004 effective 12.10.07	N/A	N/A
	State Environmental Planning Policy (Infrastructure) 2007	Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.	Yes	Consistent
	State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts)	The aim of this policy is to strengthen the assessment framework for development within the alpine resorts and to reinforce environmentally sustainable development and recreational activities within these resorts. The Policy also facilitates the	N/A	N/A

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
	2007	protection of the natural and cultural setting of the alpine resorts in Kosciuszko National Park		
	State Environmental Planning Policy (Major Development) 2005	Defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites. In addition, the SEPP identifies the council consent authority functions that may be carried out by joint regional planning panels (JRPPs) and classes of regional development to be determined by JRPPs. Note: This SEPP was formerly known as State Environmental Planning Policy (Major Projects) 2005.	N/A	N/A
	State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007	This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. The Policy establishes appropriate planning controls to encourage ecologically sustainable development.	N/A	N/A
	State Environmental Planning Policy (Rural Lands) 2008	The aim of this policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes. The policy applies to local government areas that are not listed in clause 4	Yes	Consistent
	State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Provides for the coordinated release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region (in conjunction with Environmental Planning and Assessment Regulation relating to precinct planning).	N/A	N/A
	State Environmental Planning Policy (Temporary Structures) 2007	Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. Note the name of this policy was changed from SEPP (Temporary Structures and Places of Public Entertainment) 2007 to SEPP (Temporary Structures) 2007 effective 26.10.09.	N/A	N/A
	State Environmental Planning Policy (Western Sydney Employment Area) 2009	Promotes economic development and the creation of employment in the Western Sydney Employment Area by providing for development, including major warehousing, distribution, freight transport, industrial, high technology and research	N/A	N/A

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
		facilities. The policy provides for coordinated planning, development and rezoning of land for employment or environmental conservation purposes.		
	State Environmental Planning Policy (Western Sydney Parklands) 2009	The aim of the policy is to put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into multi-use urban parkland for the region of western Sydney.	N/A	N/A
Regional Environmental Plan (deemed State Environmental Planning Policies)				
	Murray REP No. 2 – Riverine Land	Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinating planning along the Murray River and the implementation of planning-related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.	N/A	N/A
	Willandra Lakes REP No 1 - World Heritage Property	Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.	N/A	N/A
	Riverina REP No. 1	This plan covers land within a 16-kilometre radius of the proposed Australian Defence Communications Facility to be built near Morundah. Its purpose is to protect the operational effectiveness of the new facility	N/A	N/A
	Orana REP No. 1 - Siding Spring	Covers the area around Siding Spring Observatory in Coonabarabran and is designed to deal with the problem of light emission interfering with the effectiveness of the telescopes. Coonabarabran Council has prepared a development control plan to implement the necessary lighting codes.	N/A	N/A
	Western Division REP No. 1 - Extractive Industries	Provides consistent control of extractive industries in the Western Division, to ensure there is adequate site management and to protect valuable agricultural land, water quality, riparian environs, heritage items and aboriginal sites of significance. The plan	N/A	N/A

No.	SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
		also provides for rehabilitation of quarries after extraction		

No.	Title	Applicable to Planning Proposal	Consistency
1. Employment and Resources (effective 1 July 2009)			
1.1	<i>Business and Industrial Zones</i> A planning proposal must: • give effect to the objectives of this direction • retain the areas and locations of existing business and industrial zones • not reduce the total potential floor space area for employment uses and related public services in business zones • not reduce the total potential floor space area for industrial uses in industrial zones, and • ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.	N/A	N/A
1.2	<i>Rural Zones</i> A planning proposal must: • not rezone land from a rural zone to a residential, business, industrial, village or tourist zone • not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).	Yes	Refer to justification in Planning Proposal
1.3	<i>Mining Petroleum Production and Extractive Industries</i> This direction applies when a relevant planning authority prepares a planning proposal that would have the effect of: • prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.		
1.4	<i>Oyster Aquaculture</i> This direction applies when a relevant planning authority prepares any planning proposal that proposes a change in land use which could result in: - adverse impacts on a Priority Oyster Aquaculture Area or a “current oyster aquaculture lease in the national parks estate”; or - incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a “current oyster aquaculture lease in the national parks estate” and other land uses.	N/A	N/A
1.5	<i>Rural Lands</i> This direction applies when: - a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or - a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.	Yes	Refer to justification in the Planning Proposal
2. Environment and Heritage (effective 1 July 2009)			
2.1	<i>Environment Protection Zones</i> A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".		
2.2	<i>Coastal Protection</i> A planning proposal must include provisions that give effect to and are consistent with: - the NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997, and - the Coastal Design Guidelines 2003, and - the manual relating to the management of the coastline for the purposes of section 733 of the Local Government Act 1993 (the NSW Coastline Management Manual 1990).	N/A	N/A
2.3	<i>Heritage Conservation</i> A planning proposal must contain provisions that facilitate the conservation of: - items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, - Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and - Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.		
2.4	Recreation Vehicle Areas A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983): • where the land is within an environmental protection zone, • where the land comprises a beach or a dune adjacent to or adjoining a beach, • where the land is not within an area or zone referred to in paragraphs (4)(a) or (4)(b) unless the relevant planning authority has taken into consideration: (i) the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and (ii) the provisions of the guidelines entitled Recreation Vehicles Act, 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985.	N/A	N/A
3. Housing Infrastructure and Urban Development (effective 1 July 2009 - Except for new Direction 3.6 –effective 16 February 2011)			
3.1	Residential Zones This direction applies when a relevant planning authority prepares a planning proposal that will affect land within: • an existing or proposed residential zone (including the alteration of any existing residential zone boundary)	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	any other zone in which significant residential development is permitted or proposed to be permitted.		
3.2	<i>Caravan Parks and Manufactured Home Estates</i> This direction applies when a relevant planning authority prepares a planning proposal. In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must: - retain provisions that permit development for the purposes of a caravan park to be carried out on land, and - retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.	N/A	N/A
3.3	<i>Home Occupations</i> This direction applies when a relevant planning authority prepares a planning proposal. Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.	N/A	N/A
3.4	<i>Integrating Land Use and Transport</i> This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. A planning proposal must locate zones for urban purposes and include	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	provisions that give effect to and are consistent with the aims, objectives and principles of: • Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and • The Right Place for Business and Services – Planning Policy (DUAP 2001).		
3.5	<i>Development Near Licensed Aerodromes</i> This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome. In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must: • consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome, • take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth, • or land affected by the OLS: (i) prepare appropriate development standards, such as height, and (ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome • obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	consultation in satisfaction of section 57 of the Act.		
3.6	<i>Shooting Ranges</i> This direction applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range. A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of: • permitting more intensive land uses than those which are permitted under the existing zone; or • permitting land uses that are incompatible with the noise emitted by the existing shooting range.	N/A	N/A
4. Hazard and Risk (effective 1 July 2009)			
4.1	<i>Acid Sulfate Soils</i> This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.	N/A	N/A
4.2	<i>Mine Subsidence and Unstable Land</i> This direction applies when a relevant planning authority prepares a planning proposal that permits development on land that: • is within a mine subsidence district, or • has been identified as unstable in a study, strategy or other assessment undertaken: (i) by or on behalf of the relevant planning authority, or	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	(ii) by or on behalf of a public authority and provided to the relevant planning authority		
4.3	<i>Flood Prone Land</i> This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. A planning proposal must not contain provisions that apply to the flood planning areas which: • permit development in floodway areas • permit development that will result in significant flood impacts to other properties • permit a significant increase in the development of that land • are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or • permit development to be carried out without development consent	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development. A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General). For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).		
4.4	<i>Planning for Bushfire Protection</i> This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land. In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made, A planning proposal must:	Yes	The Planning proposal includes alteration to lot size on land that is partly identified as bushfire prone land. The proposal has regard to the relevant planning controls for bushfire prone land and will consult with the NSW Rural Fire Service to examine the proposed lot size changes

No.	Title	Applicable to Planning Proposal	Consistency
	• have regard to Planning for Bushfire Protection 2006, • introduce controls that avoid placing inappropriate developments in hazardous areas, and • ensure that bushfire hazard reduction is not prohibited within the APZ. • A planning proposal must, where development is proposed, comply with the following provisions, as appropriate: • provide an Asset Protection Zone (APZ) incorporating at a minimum: (i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, • for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with, • contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, • contain provisions for adequate water supply for fire fighting purposes, • minimise the perimeter of the area of land interfacing the hazard which may be developed, • (f) introduce controls on the placement of combustibile materials in the Inner Protection Area.		

No.	Title	Applicable to Planning Proposal	Consistency
5. Regional Planning (effective 1 July 2009 - Except for new Direction 5.4 effective 29 November 2009 & Direction 5.2 effective 3 March 2011)			
5.1	<i>Implementation of Regional Strategies</i> This direction applies to land to which the following regional strategies apply: • Far North Coast Regional Strategy • Lower Hunter Regional Strategy • Illawarra Regional Strategy • South Coast Regional Strategy • Sydney–Canberra Corridor Regional Strategy • Central Coast Regional Strategy, and • Mid North Coast Regional Strategy.	N/A	N/A
5.2	<i>Sydney Drinking Water Catchments</i> This Direction applies to the Sydney drinking water catchment in the following local government areas: • Blue Mountains • Campbelltown • Cooma Monaro • Eurobodalla • Goulburn Mulwaree • Kiama • Lithgow • Oberon • Palerang	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	• Shoalhaven Sutherland • Upper Lachlan • Wingecarribee • Wollondilly • Wollongong.		
5.3	<i>Farmland of State and Regional Significance on the NSW Far North Coast</i> This direction applies to: • Ballina Shire Council, • Byron Shire Council, • Kyogle Shire Council, • Lismore City Council, • Richmond Valley Council, and • Tweed Shire Council	N/A	N/A
5.4	<i>Commercial and Retail Development along the Pacific Highway, North Coast</i> This Direction applies to those council areas on the North Coast that the Pacific Highway traverses, being those council areas between Port Stephens Shire Council and Tweed Shire Council, inclusive	N/A	N/A
5.5	<i>Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)</i> <i>(Revoked 18 June 2010)</i>	N/A	N/A
5.6	<i>Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)</i>	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
5.7	<i>Central Coast (Revoked 10 July 2008. See amended Direction 5.1)</i>	N/A	N/A
5.8	<i>Second Sydney Airport: Badgerys Creek</i> This direction applies to land shown within the boundaries of the proposed airport site and within the 20 ANEF contour as shown on the map entitled "Badgerys Creek–Australian Noise Exposure Forecast–Proposed Alignment–Worst Case Assumptions", this being found in Appendix U of the Second Sydney Airport Site Selection Program Draft Environmental Impact Statement within Fairfield City Council, Liverpool City Council, Penrith City Council and Wollondilly Shire Council local government areas.	N/A	N/A
6. Local Plan Making (effective 1 July 2009)			
6.1	<i>Approval and Referral Requirements</i> This direction applies when a relevant planning authority prepares a planning proposal. A planning proposal must: • minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and • not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: (i) the appropriate Minister or public authority, and	Yes	Consistent – no provisions are included in the Planning proposal for approval or referrals

No.	Title	Applicable to Planning Proposal	Consistency
	(ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and not identify development as designated development unless the relevant planning authority: (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.		
6.2	<i>Reserving Land for Public Purposes</i> This direction applies when a relevant planning authority prepares a planning proposal. A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General). When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must: reserve the land in accordance with the request, and	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	- include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and - identify the relevant acquiring authority for the land. When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must: - include the requested provisions, or - take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired. When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.		
6.3	<i>Site Specific Provisions</i> This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out. A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	either: - allow that land use to be carried out in the zone the land is situated on, or - rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or - allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. A planning proposal must not contain or refer to drawings that show details of the development proposal.		
7. Metropolitan Planning (effective 1 February 2010)			
7.1	<i>Implementation of the Metropolitan Plan for Sydney 2036</i> This direction applies to land comprising of the following local government areas: - Ashfield - Auburn - Bankstown - Baulkham Hills - Blacktown - Blue Mountains - Botany Bay	N/A	N/A

No.	Title	Applicable to Planning Proposal	Consistency
	• Burwood • Camden • Campbelltown • Canada Bay • Canterbury • City of Sydney • Fairfield • Hawkesbury • Holroyd • Hornsby • Hunters Hill • Hurstville • Kogarah • Ku-ring-gai • Lane Cove • Leichhardt • Liverpool • Manly • Marrickville • Mosman • North Sydney • Parramatta		

No.	Title	Applicable to Planning Proposal	Consistency
	• Penrith • Pittwater • Randwick • Rockdale • Ryde • Strathfield • Sutherland • Warringah • Waverley • Willoughby • Wollondilly • Woollahra		

**Attachment 3 Council report and resolution to prepare Planning
Proposal**

**ITEM 2 DRAFT - LOCAL ENVIRONMENT PLAN
 PLANNING PROPOSAL - MERUNGLE HILL AREA**

RELATED FILE NUMBER EF10/431

RECORD NUMBER 13/138

AUTHOR Director Environmental and Community
 Services

INTRODUCTION

Council will be aware that it has resolved to support in the draft Leeton Local Environmental Plan a proposal to reduce the minimum lot size for the erection of dwellings for a number of existing lots in the Merungle Hill area, largely bounded by Merungle Hill and Tabain Roads, and that a Planning Proposal is currently being prepared in support of this proposal.

The purpose of this report to seek a formal Council resolution to prepare and submit the Planning Proposal.

BACKGROUND

At the Special Council meeting of 4 April 2012 Council considered the following report;

"F Amato & S Amato, Lots 343-345, DP 751694 and Lot 439, DP 46224, Merungle Hill Road, Merungle Hill - requests that two (2) dwelling entitlements be granted so that two (2) of the listed allotments could have a dwelling erected on the allotment."

COMMENT

The Allotments are former soldier settler blocks with areas ranging from 12.4ha to 9.2 ha. In addition to Lots 343, 344 & 345, Lots 346 & 137 are also soldier settler blocks currently without dwelling entitlements.

The addition of dwelling entitlements to these allotments will not adversely impact the agricultural potential of the area and can be supported by the existing infrastructure as the total potential increase in dwellings is four (4) including the two requested.

The draft LEP has a schedule of additional uses where these allotments can be listed.

MANAGER'S RECOMMENDATION

That Council resolve to add Lots 343 to 346 and 137, DP 751694 to Schedule 1 of draft LEP 2012 to allow for the erection of dwellings on the allotments."

And subsequently resolved;

"That Council resolve to add Lots 343 to 346 and 137, DP 751694 to Schedule 1 of draft LEP 2012 to allow for the erection of dwellings on the allotments."

This resolution also formed part of Council's letter following the 1 May 2013 Council meeting to the Department of planning.

COMMENT

Following Council's resolution at the Special Council meeting of 4 April 2012, this matter was listed in the draft LEP as a Schedule 1 Item, which are land uses that are contrary to the provisions of the LEP but have special additional approval. However the Department advised that they would not support its inclusion as a Schedule 1 item, but would consider a Planning Proposal from Council outlining the merits of the matter, which would be exhibited concurrently with the draft LEP and then be included in the LEP if approved.

Since Council's original resolution at the Special meeting of 4 April 2012, this matter has been reviewed further and a decision was made to extend the number of lots in this area to capture the other original soldier settlement lots as well as the other more recent developed lots by proposing a "donut" area surrounded by Merungle Hill, Deveril and Tabain Roads.

This decision was made largely in recognition that this area since the early 1980s has been developed as a rural residential enclave with no adverse impacts on the surrounding horticultural developments and that a number of the vacant original soldier settlement lots would be precluded from a dwelling entitlement under the draft Leeton LEP unless the MLS in this area was reduced.

The Department have agreed that this matter could also be subject to a Planning Proposal that will be exhibited concurrently with the draft Leeton LEP exhibition process and funding for a consultant was therefore approved to prepare the Planning Proposal.

The consultant has now advised that given that Council has not actually resolved specifically to prepare the Planning Proposal in relation to this matter, it may be prudent to do so to ensure that there can be no impediment to the consideration of the Planning Proposal by the Department.

RELATIONSHIP TO INTEGRATED PLAN

N/A

FINANCIAL IMPACT STATEMENT

N/A

CONSULTATION

N/A

RECOMMENDATION

1. That Council, as the relevant planning authority, prepare a Planning Proposal to include in the Draft Leeton Local Environmental Plan 2012 which aims provide a Minimum Lot Size of 8 hectares for lots within the area of Merungle Hill surrounded by Merungle Hill Road, Tabain Road and Deveril Road.
2. That the Planning Proposal be forwarded to the Minister for Planning for a Gateway Determination.
3. That Council delegate to the General Manager the submission of the planning proposal and any necessary alterations to the Planning Proposal as a result of the Gateway Determination.
4. Upon receipt of a Gateway Determination Council seek to consult and exhibit the Planning Proposal for public comment in conjunction with the Draft Leeton Local Environmental Plan 2012 where practical

ATTACHMENTS

There are no attachments for this report.

**ITEM 3 DRAFT - LOCAL ENVIRONMENT PLAN
 PLANNING PROPOSAL - CNR KOONADAN AND CICCIA
 ROADS**

RELATED FILE NUMBER EF10/431
RECORD NUMBER 13/137
AUTHOR Director Environmental and Community
 Services

INTRODUCTION

Council will be aware that it has resolved to support in the draft Leeton Local Environmental Plan a proposal to reduce the minimum lot size for Lot 1 in DP 848120, Koonadan Road, Leeton to permit a two lot subdivision of this lot and that a Planning Proposal is currently being prepared in support of this proposal.

The purpose of this report to seek a formal Council resolution to prepare and submit the Planning Proposal.

BACKGROUND

At the Special Council meeting of 4 April 2012 Council considered the following report;

"D & P Rudd, Lot 1, DP 848120, Koonadan Road, Leeton- requests that Council rezone Lot 1, DP 848120 to allow a two (2) lot subdivision and the erection of a dwelling on the second Lot.

COMMENT

Lot 1 is located on the corner of Koonadan Road and Ciccia Road. The area is a mix of small 3 to 4 ha lots and horticultural lots. Lot 1 has an area of 3.8ha with the proposed subdivision being for two lots each with an area of 1.9ha (approximately 5 acres). The only 2ha subdivision in the locality is directly across Koonadan Road from the subject land.

There are no planning reasons to support this request nor are there detailed planning reasons to refuse this request.

The potential for one additional dwelling to adversely impact the agricultural viability of the area is low. However there is potential for owners of small lots to request rezoning to permit further subdivisions. An alternative to rezoning this land is to add Lot 1, DP 848120, Koonadan Road to Schedule 1 of Leeton LEP 2012 to permit the subdivisions of the land and the erection of an additional dwelling.

Due to the potential or other requests for further subdivisions in this area, the rezoning is not supported.

**MANAGER'S
RECOMMENDATION**

That Council resolve not to rezone Lot 1, DP 848120, Koonadan Road, Leeton to permit further subdivision and erection of an additional dwelling."

Council subsequently resolved;

"That Council resolve to rezone Lot 1, DP 848120, Koonadan Road Leeton to permit further subdivision and erection of an additional dwelling"

This resolution also formed part of Council's letter following the 1 May 2013 Council Meeting to the Department of Planning.

COMMENT

Following Council's resolution at the Special Council meeting of 4 April 2012, this matter was listed in the draft LEP as a Schedule 1 Item. Schedule 1 items are land uses that are contrary to the provisions of the LEP but have special additional approval. However the Department advised that they would not support its inclusion as a Schedule 1 item, but would consider a Planning Proposal from Council outlining the merits of the matter, which would be exhibited concurrently with the draft LEP and then be included in the LEP if approved.

Funding for a consultant to prepare the Planning Proposal was then approved by the Department and a consultant appointed.

The consultant has now advised that given that Council has not actually resolved specifically to prepare the Planning Proposal in relation to this matter, it may be prudent to do so to ensure that there can be no impediment to the consideration of the Planning Proposal by the Department.

RELATIONSHIP TO INTEGRATED PLAN

N/A

FINANCIAL IMPACT STATEMENT

N/A

CONSULTATION

N/A

RECOMMENDATION

1. That Council, as the relevant planning authority, prepare a Planning Proposal to include in the draft Leeton Local Environmental Plan 2012 provision for the future subdivision of Lot 1 in DP 848120, Koonadan Road, Leeton, into two (2) allotments with each new allotment having a dwelling entitlement.
2. That the Planning Proposal be forwarded to the Minister for Planning for a Gateway Determination.
3. That Council delegate to the General Manager the submission of the planning proposal and any necessary alterations to the Planning Proposal as a result of the Gateway Determination.
4. Upon receipt of a Gateway Determination Council seek to consult and exhibit the Planning Proposal for public comment in conjunction with the Draft Leeton Local Environmental Plan 2012 where practical.

ATTACHMENTS

There are no attachments for this report.

**Item 2 DRAFT - LOCAL ENVIRONMENT PLAN – EF10/431
 PLANNING PROPOSAL - MERUNGLE HILL AREA**

13/121

Resolved

1. That Council, as the relevant planning authority, prepare a Planning Proposal to include in the Draft Leeton Local Environmental Plan 2012 which aims to provide a Minimum Lot Size of 8 hectares for lots within the area of Merungle Hill surrounded by Merungle Hill Road, Tabain Road and Deveril Road.
2. That the Planning Proposal be forwarded to the Minister for Planning for a Gateway Determination.
3. That Council delegate to the General Manager the submission of the planning proposal and any necessary alterations to the Planning Proposal as a result of the Gateway Determination.
4. Upon receipt of a Gateway Determination Council seek to consult and exhibit the Planning Proposal for public comment in conjunction with the Draft Leeton Local Environmental Plan 2012 where practical.

(Moved Cr O'Callaghan, seconded Cr Kidd)

Division

For Cr P Davidson, Cr T Morris, Cr E Doig, Cr T Valenzisi, Cr S Dowling, Cr G Weston, Cr G O'Callaghan, Cr M Kidd and Cr P Maytom

Against Nil

**Item 3 DRAFT - LOCAL ENVIRONMENT PLAN - EF10/431
 PLANNING PROPOSAL - CNR KOONADAN AND CICCIA
 ROADS**

13/122

Resolved

1. That Council, as the relevant planning authority, prepare a Planning Proposal to include in the draft Leeton Local Environmental Plan 2012 provision for the future subdivision of Lot 1 in DP 848120, Koonadan Road, Leeton, into two (2) allotments with each new allotment having a dwelling entitlement.
2. That the Planning Proposal be forwarded to the Minister for Planning for a Gateway Determination.

3. That Council delegate to the General Manager the submission of the planning proposal and any necessary alterations to the Planning Proposal as a result of the Gateway Determination.
4. Upon receipt of a Gateway Determination Council seek to consult and exhibit the Planning Proposal for public comment in conjunction with the Draft Leeton Local Environmental Plan 2012 where practical.

(Moved Cr O'Callaghan, seconded Cr Kidd)

Division

For Cr P Davidson, Cr T Morris, Cr E Doig, Cr T Valenzisi, Cr S Dowling, Cr G Weston, Cr G O'Callaghan, Cr M Kidd and Cr P Maytom

Against Nil

**Item 4 SWIMMING POOL AMENDMENT ACT 2012
- CHANGE OF LEGISLATION – EF11/207**

13/123

Resolved

- 1) That Council adopt the Swimming Pool Inspection Policy and that it be included in the Policy register.
- 2) That Council adopt an inspection fee of \$85 for swimming pool inspections and the issue of a Swimming Pool Compliance Certificate.
- 2) That Council write to all known pool owners and undertake local advertising, to notify pool owners of the need to register their pools.

(Moved Cr Kidd, seconded Cr Doig)

**Item 5 COMMUNITY LIAISON - VISITOR POSTCODE SURVEY –
EF10/555**

13/124

Resolved

That Council notes the content of the report.

(Moved Cr Valenzisi, seconded Cr Kidd)

Attachment 4 – Preliminary AHIMS Search Merungle Hill

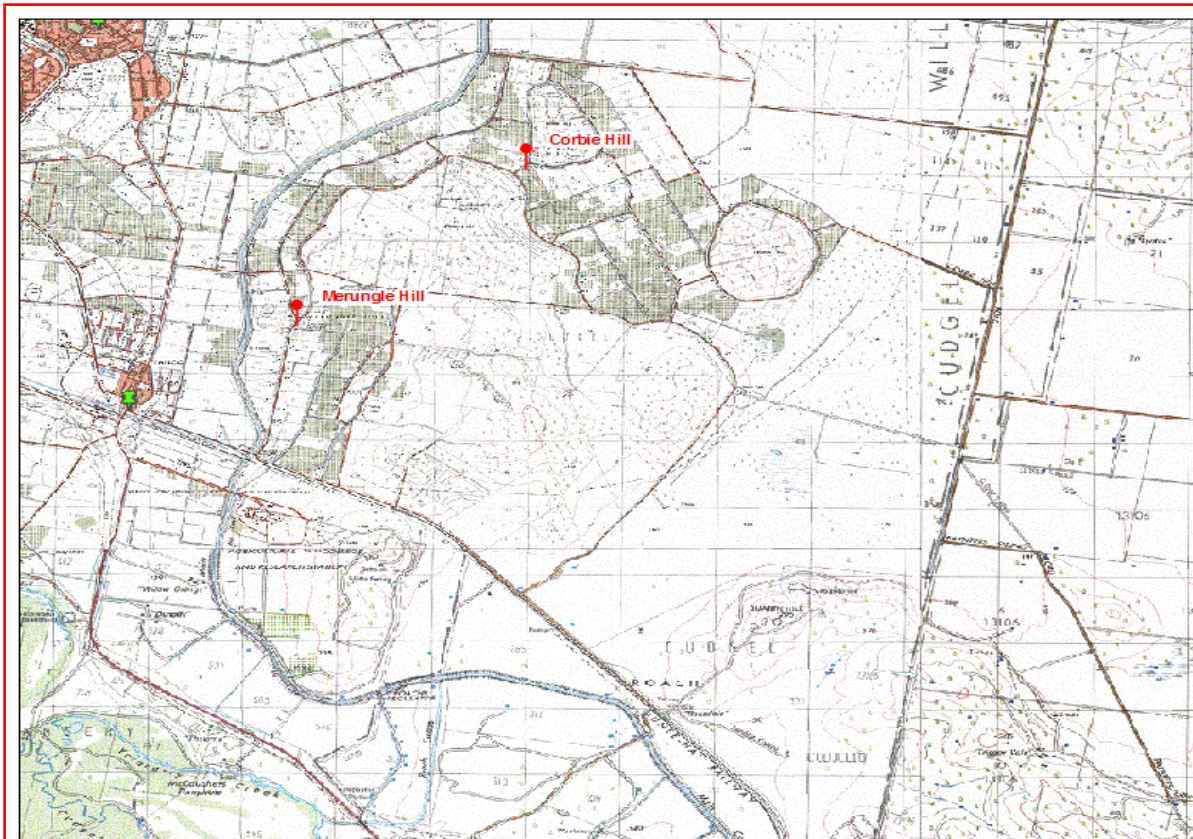
In2Planning Pty Ltd
3539 Great Alpine Road
Gapsted Victoria 3737
Attention: Daris Olsauskas
Email: daris@snowy.net.au

Date: 20 June 2013

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -34.6437, 146.4081 - Lat, Long To : -34.5716, 146.5224 with a Buffer of 1000 meters, conducted by Daris Olsauskas on 20 June 2013.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *