
12.2 (DPE) Planning Proposal - Proposed Rezoning of Lot 12 in DP 1131006, Lorking Street, Parkes

Executive Summary

Council has received a Planning Proposal from Geolyse Pty Ltd on behalf of Karina White and Duane Sullivan to amend the *Parkes Local Environmental Plan 2012*. The Planning Proposal relates to Lot 12 DP 1131006, Lorking Street, Parkes and seeks to rezone the RU1 Primary Production portion of the land to R1 General Residential and amend the minimum lot size from 400 hectares to 600m².

The subject land is identified in the *Parkes Land Use Strategy 2012* as being suitable for future residential use. Should Council support the planning proposal it will be forwarded to Planning and Infrastructure for a gateway determination. The gateway determination will stipulate if the planning proposal should proceed and outline any necessary referrals, any additional information required and the community consultation requirements.

A copy of the planning proposal is included as an attachment to this report.

Background Information

Nil.

Legislative, Policy & Management Planning Implications

The planning proposal seeks to amend the *Parkes Local Environmental Plan 2012*. The proposal is consistent with the *Parkes Shire Land Use Strategy 2012*.

Budget & Financial Aspects

The proponent has paid the appropriate fee for the planning proposal.

Recommendation

That Council:

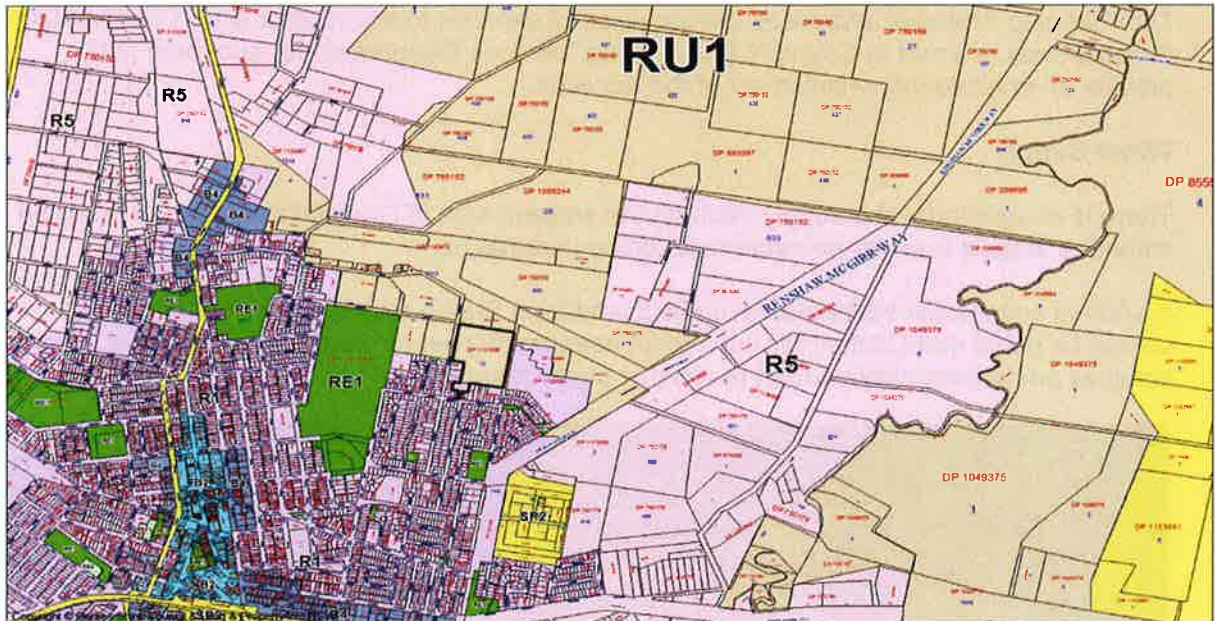
1. receive and note the planning proposal for the proposed rezoning of Lot 12 DP1131006, Lorking Street, Parkes.
2. forward the Planning Proposal to Planning and Infrastructure for Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.
3. Council request that Planning and Infrastructure delegate the plan making powers to Council in accordance with Section 59(2) of the Environmental Planning and Assessment Act 1979.

The subject land has a total area of 10.4 hectares and is located on the north eastern side of Parkes. The land is vacant and cleared of any significant vegetation. There is existing residential development to the south and east and rural residential development to the north.

The planning proposal includes a concept layout for subdivision plan. Support of the Planning Proposal to rezone the land and reduce the minimum lot size should not be considered tacit approval of the subdivision layout. The proposed subdivision will require further consideration as part of a development application to Council at a later date.

The Planning Proposal to rezone Lot 12 DP1131006, Lorking Street, Parkes is supported. It is considered that the relevant requirements under Section 55 of the *Environmental Planning and Assessment Act 1979* and the matters identified in the Department of Planning's "*A Guide to Preparing Planning Proposals*" have been adequately addressed in the Planning Proposal.

Parkes Local Environmental Plan 2012 Zone Map



Parkes Land Use Strategy 2012 - Mapping for key spatial actions for residential development in Parkes Township

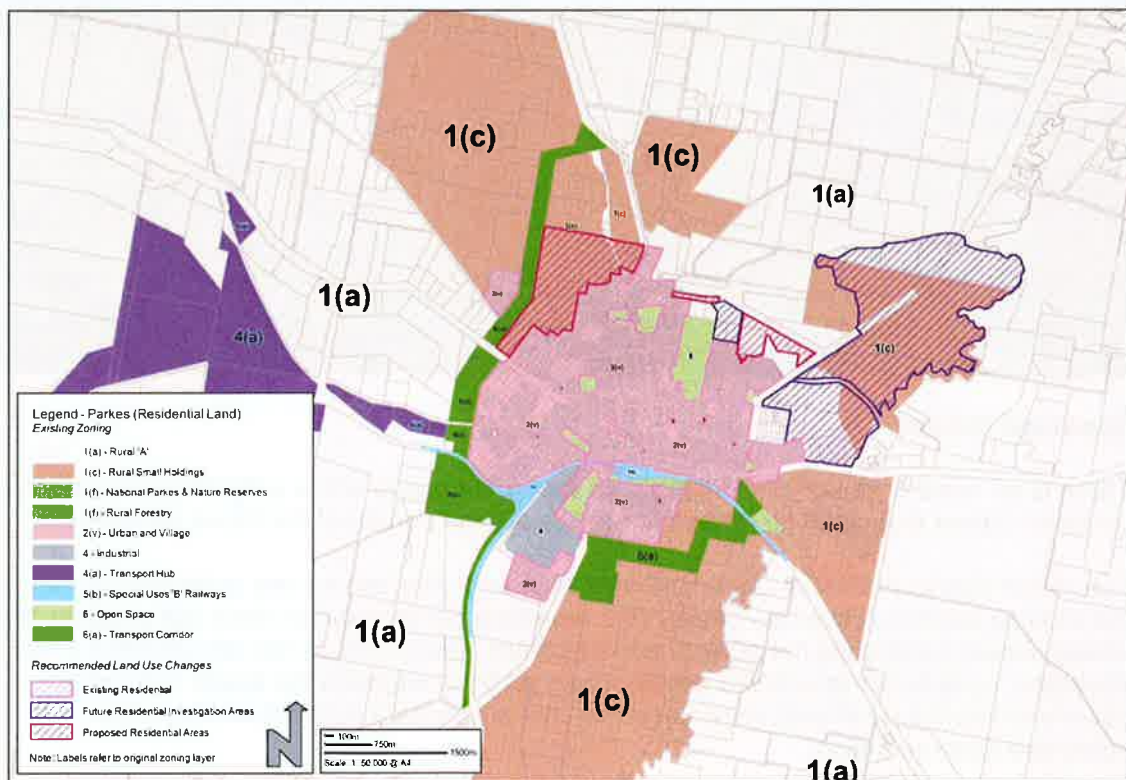


Figure 4: Mapping of key spatial actions for residential development in Parkes Township

Engineering Assessment

The Planning Proposal addresses the provision of services to the subject land. The Planning Proposal was referred to Council's Engineering Services Department for comment and provide an engineering assessment of the services.

Water Supply

There is an existing water supply main on the western side of Danilenko Street that could be extended subject to water pressure tests being undertaken.

A 100mm water main traverses the subject land from Barton Street to Lorking Street. It should be noted that Council will not accept easements over its water utility. All water services are to exist within a road reserve or public reserve.



Sewerage Network

There is an existing sewer network main on the western side of the subject land connecting to Barton Street that could be utilised to service a large portion of the future subdivision.

Future lots that lie outside a catchment able to drain to this service are proposed to drain to the existing service at Noonan Street. The submitted documentation does not consider downstream sewer constraints nor seek to address them. There may be the requirement for a developer contribution at a future development stage to augment the sewer network to accommodate the additional sewer load from the subdivision conceptualised in the submitted documentation.

Traffic

It is proposed to connect the future development to Danilenko Street, Barton Street and Lorking Street. The planning proposal considers the impact of the proposed development in regards to additional vehicle volume generated by future subdivision, but does not specifically assess capacity, road safety and access requirements.

No consideration has been given to potential upgrades or modifications to the adjoining roadways. This will likely be addressed specifically with a DA process for subsequent subdivision - a comprehensive Traffic impact Study may be required if impacts and proposed controls cannot be justified on the basis of a desktop calculation.

Stormwater

The conceptual stormwater layout proposes to convey water via a piped network for minor stormwater flows. Major stormwater flows will be conveyed overland by designated overland flow paths.

Parkes Shire Council's Engineering Services Department has no objection to the proposed planning proposal to rezone the subject land, Lot 12 DP1131006 from rural to urban use. There are service upgrades required to Council's water, sewer, stormwater and road networks, for the subject land to be utilised to its full residential potential, but it is expected that the details of these would be addressed and resolved within the development application for the subdivision of the land.

Conclusion

It is recommended that Council progress the Planning Proposal to Gateway Determination.

Attachments

1. Planning Proposal Prepared by Geolyse Pty Ltd dated April 2014 - distributed separately

