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9 December 2014

Kathryn Baird
Grand Junction Pty Ltd
PO Box 448
WENTWORTH NSW 2648

Dear Kathryn

WENTWORTH LEP 2011 PLANNING PROPOSAL AMENDMENT 5 – RESPONSE TO REQUEST FOR SUPPORT

I refer to the above planning proposal and your verbal request for support at Council's Planning Liaison Committee meeting 19 November 2014 and your subsequent letter requesting Council respond to nine issues raised in the Department's Planning Team Report.

As discussed, Council's Planning Division provide the following response to your letter dated 24 November 2014. Council is also aware that Grand Junction may submit this letter to the Department of Planning & Environment in support of the Gateway Determination Review.

- (i) *"The proposal has been rejected by Council.....Council staff is clear in their lack of support for the proposal"*

Council has not rejected the proposal during the past nine years, nor has Council staff shown a lack of support for the proposal.

An original assessment of the planning proposal did question the application of the RU4 Rural Small Holdings on land that would almost certainly be utilised for rural residential purposes. The justification for the application of RU4 zone was submitted to Council on 8 November 2013. The proponent argued that the RU1 zone was unsuitable due to dwelling entitlement restrictions and inappropriate permissible uses contained within the provisions of the zone. It was also argued that the R5 Large Lot Residential zone was also unsuitable due to equally inappropriate permitted uses that were not considered to be consistent with the proposal to create small rural holdings.

- (ii) *"justification for the use of RU4 zone has not been provided to date"*

The proponent provided their written justification for the use of the RU4 zone to Council on 8 November 2013. It was provided by the proponent that the land use table for RU4 zone was the most appropriate zone for the proposal to create small rural lots that would support the existing infrastructure of Pomona.

- (iii) *The Recommendation and Report inappropriately considers land at Buronga Gol Gol 40km away as part of the same market as Pomona*

It is recognised that there is an excessive supply of R5 zone land for large lot residential purposes in the Buronga/Gol Gol area. The development in this area is typical of low density development, without the rural component, due to the lots proximity to adjoining properties and availability of infrastructure and services.

There does appear to be a demand for small rural lots that can provide for a dwelling, the keeping of a small number of stock with a rural aspect, particularly with access or within close proximity to a natural water way. Rural lots fronting the Darling River north of Wentworth have historically sold and been developed quickly.

- (iv) *"...there is no evidence that the titles contain or have a dwelling or development consent..."*

Development approvals for ?? lots have been issued to the proponent for land west of the Pomona township pursuant to the provisions of Clause 16(3) of Wentworth LEP 1993 and Clause 4.2B(3)(e) of Wentworth LEP 2011.

- (v) *"there is no related discussion of....impacts on the environment" Section c - Environmental, Social and Economic Impacts*

Council concurs with the proponent in that a response to Section c – Environmental, Social and Economic Impacts was submitted as part of the overall planning proposal.

- (vi) *Demand for infrastructure*

The two sites currently have access to rural power, all weather roads and water licences from the Darling River. Costs to create additional all weather roads, power connection, potable water and garbage collection would be borne by either the proponent or the owner/developer at the time of development.

The proposal aims to provide a rural living opportunity for new and existing residents which will also support the continuation of the local primary school, the Rural Fire Services facility and the community hall.

- (vii) *Comparable re-zonings recently supported by the Planning Department have had the same level of strategic basis*

Following the adoption of the Wentworth LEP 2011, Amendment No 1 and Amendment No 2 have been completed. Amendment 1 reduced the minimum lot size of RU1 zone from 10,000 ha to 10 ha in the historical horticultural areas of Ellerslie, Darling View and Curlwaa. Amendment 2 rezoned 25 ha of RU1 zone to R5 with a minimum lot size of 5,000 sqm on the north boundary of Wentworth adjoining the Darling River.

There are two similar current planning proposals with Gateway Determinations directing that they be withheld for their inclusion and assessment as part of the current Rural Land Use Strategy.

- (viii) *"benefits of the consolidation of rural dwellings...less clearing of native vegetation, effluent from shearing shed moved away from Darling River, Economic development to make the 'village' of Pomona and town of Wentworth sustainable""none of these benefits are considered valid in the circumstances"*

It is Council's opinion that people who choose to live in a rural setting aim to preserve the natural environment and habitat so that their surrounds contribute to the liveability, visual amenity and benefit of a rural lifestyle. This has been proven in similar development on the Darling River front north of Wentworth.

- (ix) *"the proposal would contribute to a lack of investment in property development due to oversupply"*

The current oversupply of large residential lots is located approximately 30 km east in a predominantly urban setting, with lots restricted to an area between 3000 and 5000 square metres. Where as the planning proposal aims to provide for rural residential opportunities in a rural setting which can facilitate the use of the land for minor agriculture or horticultural uses.

For further information regarding this matter please contact me or Michele Bos on ☎ 03 5027 5027.

Yours faithfully



KEN ROSS
DIRECTOR HEALTH & PLANNING