

Wentworth Amendment No 5

Proposal Title : **Wentworth Amendment No 5**

Proposal Summary : **It is proposed to rezone 490ha of RU1 land (held in two non-contiguous holdings) to RU4 Primary Production Small Lots with lot sizes of 5-10 ha enabling the creation of 49 lots. The two lots are located in the Pomona district, an agricultural irrigation area approximately 12 km north of Wentworth. The applicant has submitted that they also own 4,997ha of RU1 land west of the subject sites and that they would "surrender" the "dwelling entitlements" on the land and "transfer" the dwelling entitlements to the rezoned land.**

PP Number : **PP_2014_WENTW_001_00**

Dop File No :

14/05584

Planning Team Recommendation

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

S.117 directions :

- 1.5 Rural Lands**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 2.4 Recreation Vehicle Areas**
- 4.4 Planning for Bushfire Protection**
- 5.1 Implementation of Regional Strategies**
- 6.1 Approval and Referral Requirements**
- 6.3 Site Specific Provisions**

Additional Information : **It is recommended that the PP not proceed at this time and the applicant be advised that the Wentworth Shire Council should consider the subject land in the Draft Rural Lands Strategy.**

Supporting Reasons : **The proposal is for the creation of an additional 49 rural lifestyle lots. There is current oversupply of land zoned for residential and rural lifestyle purposes in Wentworth shire. The proposal does not adequately address the strategic planning framework or government policy. The proposal is inconsistent with government policy. The proposal inappropriately uses the RU4 zone for rural lifestyle development and does not address the concerns of government agencies regarding minimum lot size. The proposal would result in the unnecessary fragmentation of rural land. The proposal would have adverse impacts on the environment, local economy and contribute to a lack of investment in property development due to oversupply. The proposal is predicated on the illegal basis of 'transfer' of development rights.**

Panel Recommendation

Recommendation Date : **27-Mar-2014**

Gateway Recommendation : **Rejected**

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

- 1. The planning proposal is not supported by sufficient strategic planning justification and does not adequately address the demand and supply for rural lifestyle development in Wentworth and rural land use conflict.**
- 2. Council is currently undertaking a Rural Land Use Strategy, which will set a vision and policy framework for rural areas within the Wentworth local government area. It is considered appropriate that the planning proposal not proceed at this time and that the use of the subject land for rural lifestyle purposes be considered as part of the broader strategic process. Matters regarding appropriate minimum lot sizes of land used for agricultural purposes should also be considered in the broader strategic process.**
- 3. The planning proposal does not adequately address inconsistency with State Environmental Planning Policy (SEPP) Rural Lands 2008, as it will create potential for land**

Wentworth Amendment No 5

use conflict and increase fragmentation of rural land. The proposal also creates demand for infrastructure provision and result in the creation of undersized rural lots along the Darling River, which will impact on the riverine ecosystem.

4. The proposal for rural lifestyle development is inconsistent with the objectives of the RU4 Primary Production Small Lots zone, because of the proposed minimum lot size and the intended use of the land.

Signature:



Printed Name:

JAMES MATTHEWS

Date:

14 / 4 / 14