



Planning Proposal Attachments

List of Attachments:

1. Supporting documentation as provided by the applicant.

Bernie Wilder and Associates



A Division of Modara Towns Pty Ltd ABN: 95 516 117 272

Town Planning, Project Management and Local Government Consultants

9 Robins Ave Portland Victoria 3305

Phone (03) 5523 7000 Fax (03) 5523 4455 Mobile 0419 400 333

E-mail gpdsbourke@gmail.com

Web Site <http://www.berniewilder.com.au/>

We respectfully acknowledge the traditional custodians, the Gunditjmara peoples. We pay our respects to all Aboriginal community Elders past and present who have been an integral part of this region's history.

Proposed Re Zoning

at

"Wahroonga" Eumungerie Road

Narromine

Lot 52 DP661453

M and L Feddersen

Narromine Local Environmental Plan

PLANNING PROPOSAL

15 June 2014

Introduction and Context

This report has been prepared to accompany an application for a rezoning of lot 52 DP 661453 Eumungerie Road Narromine from Primary Production Zone to Large Lot Residential Zone with a minimum Lot size of 5ha.

The land has been identified in a report by GHD dated November 2012 and titled Narromine Shire Rural Residential Land Use Strategy as being suitable for rezoning.

This report provides additional information relating to the owners' proposal for the subdivision of the land in stages to provide serviced rural residential lots to meet current demands.

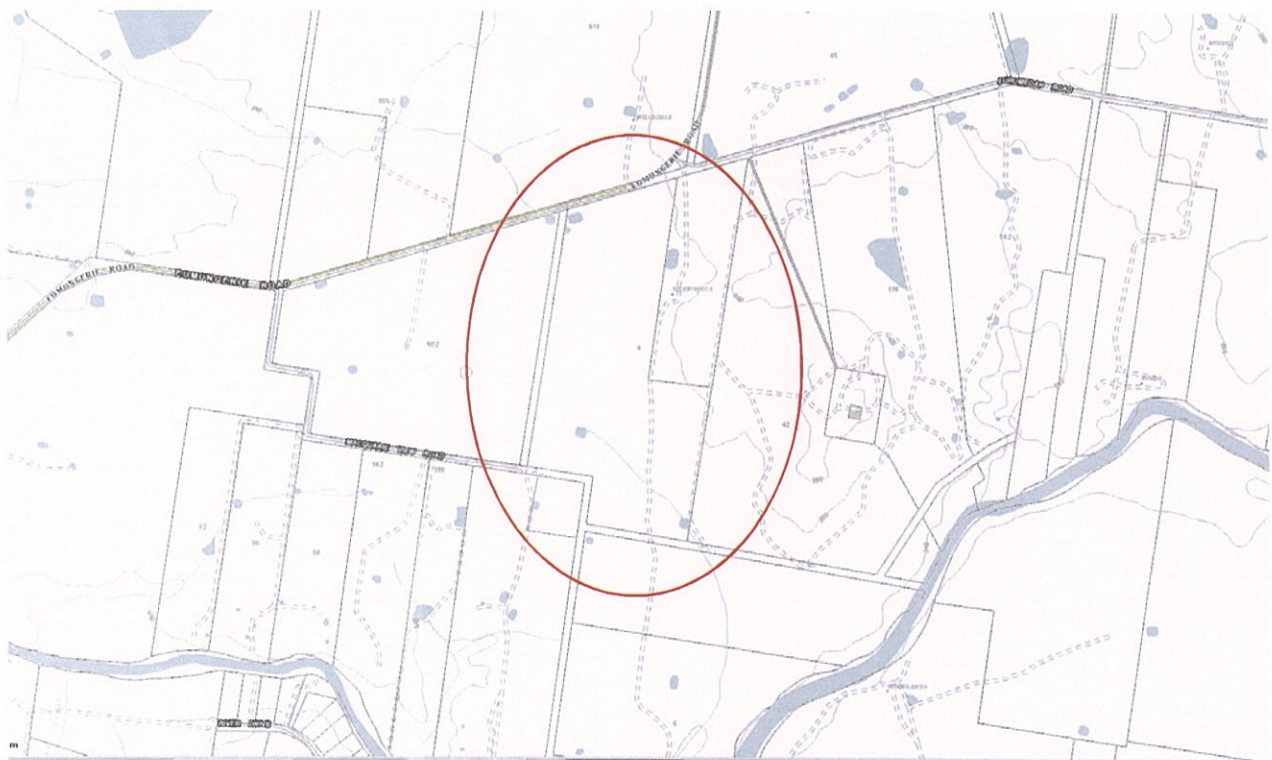
Site Details

The land is known as lot 52 DP 661453 Eumungerie Road Narromine and has an area of approximately 125 ha. The land is gently sloping and is cleared farmland. Road access is from Eumungerie Road which is an all-weather sealed road.

The land is in close proximity to Narromine Township which provides a full range of community and support facilities.

Reticulated electricity is in close proximity as are telephone services. The proposal involves provision of all relevant service connections and a reticulated water system for stock and domestic purposes fed from a bore. Sealed access is proposed.

The following map sets out the location and locality:



Locality plan

Source: LPI

Air Photo



Locality plan

Source: LPI

Proposed Subdivision

Details of the proposed Subdivision are set out below:

Land Use

The land is currently used for farming purposes which is a legitimate activity in the current Zone. The proposed subdivision and re zoning would allow the construction of rural residential style housing in a rural setting and the conduct of hobby farm activities on manageable sized allotments.

Rural residential style allotments would also provide opportunities for environmental improvement by way of planting and landscaping.

Buildings

Likely buildings would involve the construction of houses and sheds in a landscaped setting. Siting objectives would seek to have adequate spacing between building envelopes and appropriate setbacks from allotment boundaries to preserve amenity. A covenant approach is to be investigated to provide a 20m setback for buildings from boundaries.

Access

An all-weather sealed access way is proposed within the road reserve. The access is to be all weather standard and meets Council and RFS access requirements.

Drainage

Concentrated roof waters are to be collected and used for a potable water supply. No concentrated discharges are proposed to adjoining properties or the streets.

Waste Treatment and Disposal

A waste water treatment system meeting EPA requirements would be prescribed with treated effluent being used to irrigate plantings.

Aboriginal Archaeology

There are no known Aboriginal Archaeological issues involved.

Hazard Land

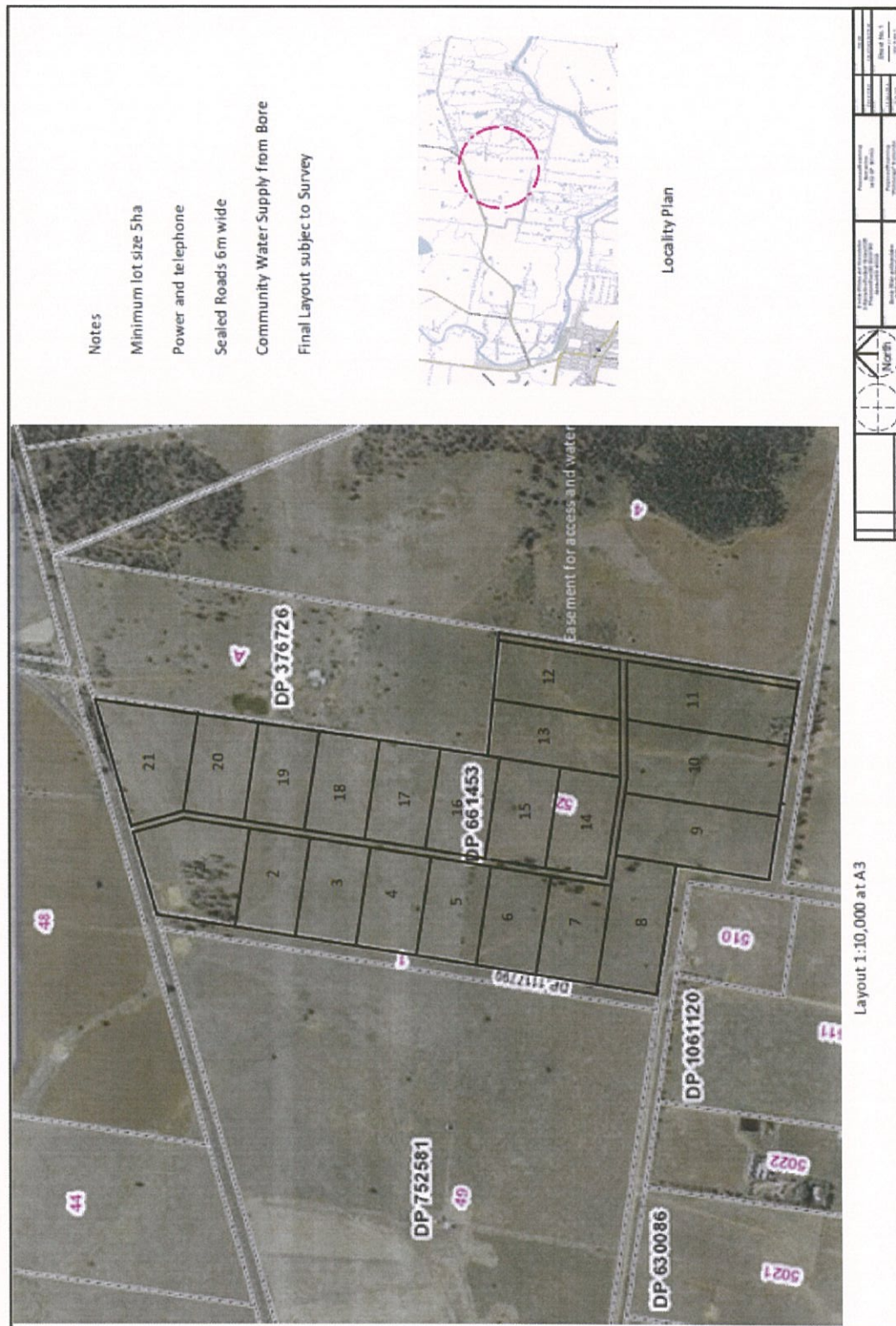
The north east part of the site is close to a quarry and a restriction on title is proposed to ensure that future housing is set back from that quarry by the prescribed distance. The restriction would only apply to 1 lot.

There is no evidence of any soil contamination as the historic land use has not involved industrial use, sheep dipping or other uses likely to contaminate the land. The land use has historically been light grazing. Enquiries reveal none of the uses specified in Table 1 to the Contaminated Land Planning Guidelines have been conducted on the land. Accordingly no further investigation is justified.

There are no known fire hazards however a minimum of BAL 12.5 standard would be appropriate for future housing. Access to meet RFS requirements would be proposed as would RFS connections to future static water supply on individual lots with appropriate reserve water for firefighting purposes.

Layout

The following preliminary layout is proposed:



Layout plan

Source: Bernie Wilder and Associates

Requested Rezoning

The rezoning request involves:

1. Re zone the land to Large Lot Residential
2. Designate the land as AA (5ha) on the lot size map

Large Lot Residential R5

The objectives of Zone R5 are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The following developments are permitted within this zone:

Without consent:

Environmental protection works; Home-based child care; Home occupations; Roads; Water reticulation systems

With consent:

Bed and breakfast accommodation; Building identification signs; Business identification signs; Dwelling houses; Home industries; Landscaping material supplies.

There are additional clauses in the LEP that need to be considered when identifying areas for potential rural residential development. These include the following local and miscellaneous provisions:

- Clause 5.10 Heritage conservation
- Clause 6.2 Flood planning
- Clause 6.5 Riparian land and watercourses
- Clause 6.7 Wetlands

Minimum Lot Sizes

The Narromine Local Environmental Plan (LEP) sets the minimum sizes for allotments in the Narromine Shire. The Shire contains a series of 'zones' which outline objectives for preferred development and set minimum lot sizes. It is submitted that the most appropriate size for new lots on the subject land is 5ha.

Relevant Extracts from Narromine Rural Residential Land Use Strategy

The following extract is relevant to this proposal:



10.3 Narromine

10.3.1 Candidate Area 1- Eumungerie Road, Narromine

Gross Potential Area (ha): 121.4

This area is one lot located to the north east of Narromine town centre and has direct access off Eumungerie Road. This area is likely to be highly desirable given it is less than 5km from town and located on a generally higher position. The site is currently zoned RU1 Primary Production under the Narromine LEP 2011.

The land suitability analysis identified the majority of the land as most suitable. However, a small section located along the northern boundary is affected by the Acton Quarry buffer. This will need to be considered in any rezoning process.

Further analysis against constraint and locational requirements for the candidate area includes the following.

- ▀ Air photos show the site is cleared and likely to be used for grazing. It is not affected by any environmentally sensitive lands.
- ▀ Lots are not affected by infrastructure constraints such as STP's or contaminated sites.
- ▀ The site is not located in within the 1% floodplain and does not have direct frontage to a waterway. Does not contain any heritage items, wetlands, or ground water vulnerability. It is not affected by dry land salinity.
- ▀ The lot has access to electricity and this could be easily extended throughout the site.
- ▀ It is relatively flat land.
- ▀ Contains land capability classes 2 and 3 but this is consistent with most of the land around Narromine.

The suggested minimum lot size of the candidate area is 5 ha. Approximately 20% of this land will be used for setbacks and internal roads. Therefore the remaining 97.12 ha will likely yield approximately 19 lots. A SEPP 55 (Remediation of Land) preliminary analysis for contamination from past land use will be required.

Figure 21 Candidate Area 1- Eumungerie Road, Narromine

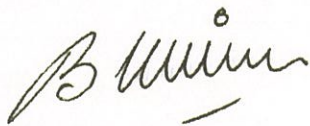


Conclusions

The proposal meets the objectives set out in the Narromine Rural Residential Land Use Strategy and will allow a current demand for Rural Residential style allotments to be met.

The subdivision been designed to have due regard to relevant environmental considerations and is consistent with best practice.

It would be appropriate to re zone the land Large Lot Residential (R5) with a minimum lot size of 5ha.



Bernie Wilder

MPIA MIBS

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15 June 2014

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1 December 2014

Environmental Effects Statement Proposed Re Zoning at "Wahroonga" Eumungerie Road Narromine Lot 52 DP661453 M and L Feddersen

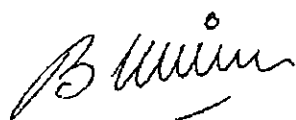
The following is an assessment of relevant factors:

Factor	Comments
Zoning considerations	Allowable subdivision once rezoning is approved. The proposal to rezone the land is consistent with the Councils Strategic Plan.
DCP considerations	Consistent with relevant objectives and standards.
Site features and suitability	Proposed subdivision is based on occupation and provides for continued farm land use. Land is relatively flat and all relevant services are available to be extended to the land..
Current use	Grazing.
Previous use	Grazing.
Surrounding land use	Grazing.
Contamination	No known issues.
Hours of operation	Not Applicable.
Access	Access to existing public road.
Traffic considerations	No likely adverse impact.

Parking	Parking available on site.
Manoeuvring	There is adequate space available.
Loading and unloading	There is adequate space available.
Disabled access	There is adequate space available.
Utilities	All relevant services are available.
Social impacts	No adverse impacts likely. The proposed rezoning is expected to result in positive social effects. The proposed subdivision will lead to an increase in rural lifestyle allotments availing future residents the opportunity to enjoy a country lifestyle and lend support to the continued viability of local schools, doctors, dentists, clubs, churches and the like. Residents are likely to bring new skills to the area lending support to a vibrant and diverse community.
Visual intrusion and prominence	No adverse impacts likely.
Privacy	No adverse impacts likely.
Streetscape	No adverse impacts likely.
Setbacks	No adverse impacts likely.
Neighbourhood character	No adverse impacts likely.
Acoustic considerations	No adverse impacts likely.
Views	No adverse impacts likely.
Overshadowing	No adverse impacts likely.
Economic impacts	No adverse impacts likely. The proposed rezoning is expected to result in positive economic effects. The proposed subdivision will lead to an increase in rural lifestyle allotments availing future residents the opportunity to enjoy a country lifestyle and lend support to the continued viability of local shops, industries, schools, professional practices and the like because the population using those facilities will increase. Residents are likely to bring new skills and enterprise to the area lending support to a vibrant and diverse community. The existing owner will benefit by allowing profits to be invested in their farming enterprise. The viability of local infrastructure will be enhanced by additional patronage.

Water pollution	No adverse impacts likely.
Air pollution	No adverse impacts likely.
Flooding	No adverse impacts likely.
Erosion	No adverse impacts likely.
Sedimentation	No adverse impacts likely.
Excavation	No adverse impacts likely.
Heritage	No adverse impacts likely.
Aboriginal artefacts	No adverse impacts likely.
Vegetation	No adverse impacts likely.
Tree removal	No adverse impacts likely.
Landscaping	No adverse impacts likely.
Threatened species	No adverse impacts likely.
Koalas	No adverse impacts likely.
Cultural	No adverse impacts likely.
hazards	No adverse impacts likely.
Fire	No adverse impacts likely.
Waste management	No adverse impacts likely.
Energy	No adverse impacts likely.
Sustainability	No adverse impacts likely.
Amenity	No adverse impacts likely.
Other	Nil.

In summary we are of a view that the proposal will only have a positive environmental effect.



Bernie Wilder
MANAGING DIRECTOR