



Planning Proposal

Application Number:

02/2015

Proposal:

Rezoning RU1 to R5

Applicant:

Narromine Shire Council (Feddersen)

Subject Land:

Lot 52 DP 661453

Eumungerie Road, Narromine

Part 1

A statement of the objectives or intended outcomes of the proposed instrument.

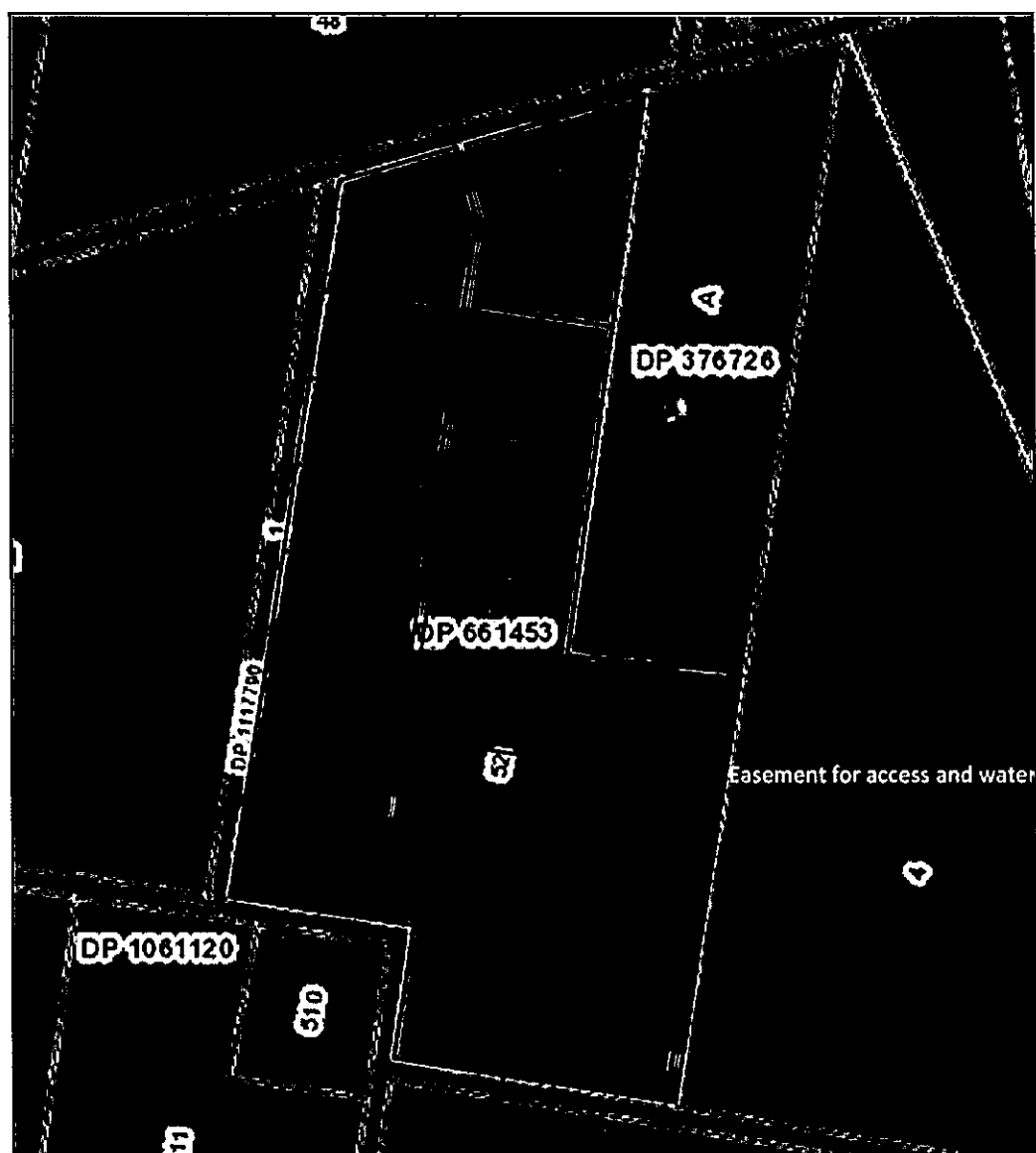
1. Identification of subject land

The land is identified as Lot 52 DP 661453, Eumungerie Road, Narromine.

2. Objectives of the Planning Proposal

- To rezone the subject land from RU1 General Rural to R5 Large Lot Residential.
- To enable subdivision of land to 5 hectares lots to meet demand for future rural residential land.
The included subdivision plan proposes 21 dwelling lots.

Proposed Subdivision Plan



Part 2

An explanation of the provisions that are to be included in the proposed instrument.

3. Applicable/proposed provisions

The proposed outcomes will be achieved by:

- Amending the Narromine Local Environmental Plan 2011 Land Zoning Map number LZN_004 (5850_COM_LZN_004_160_20111110) to reflect the R5 land use zone.
- Amending the Narromine Local Environmental Plan 2011 Lot Size Map number LSZ_004 (5850_COM_LSZ_004_160_20111027) to reflect a minimum lot size of 5 hectares.

Part 3

The justification for those objectives, outcomes and the process for their implementation.

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

The proposal is justified by the Narromine Shire Rural Residential Lands Strategy 2013. The site was identified as preferred short term rural residential development.

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

The proposed rezoning is the best means of achieving the intended outcome.

c. Is the planning proposal consistent with the objectives and actions of the applicable sub-regional strategy?

There are no applicable sub-regional strategies.

d. Is the proposal consistent with a Councils local strategy or other local strategic plan?

No, there are no other applicable Council strategies or strategic Plans.

e. Does the proposal have site specific merit and is it compatible with the surrounding land uses, having regard to:

i. The natural environment (including known significant environmental values, resources or hazards;

The land is not identified as bushfire or flood prone, however the land is identified as a combination of low, moderate and high groundwater vulnerability. The proposal has regard to the natural environment in that this constraint would not prohibit the proposal and any further development would need to consider the impacts on groundwater vulnerability ie the use of on-site sewage management systems and the number and location of domestic water bores.

ii. Existing uses, approved uses, and likely future uses of the land in the vicinity of the proposal; and

The current surrounding land uses are a combination of rural and residential activities (Macquarie Drive). A number of the surrounding lots are also identified in the Narromine Shire Rural Residential Lands Strategy 2013 as suitable for Rural Residential development.

iii. The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Yes, while this proposal will require the extension of electricity services and the construction of a number of internal roads, it may be financially viable to do so. Subsequent developers will need to consider the costs of water supply and sewage management services.

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

The following table provides justification of the planning proposal against the relevant and applicable State Environmental Planning Policies.

Relevant SEPPs	Relevant Standard/s	Is the Proposal Consistent?	Comments
1 – Development Standards	Nil	N/A	Although this SEPP states that it applies to the land State, the Narramine LEP states that SEPP 1 does not apply in the Narramine Shire. It is therefore not relevant.
14 – Coastal Wetlands	Nil	N/A	This SEPP does not apply in the Narramine Shire.
15 – Rural Landsharing Communities	Nil	N/A	This policy does not apply to this proposal.
19 – Bushland in Urban Areas	Nil	N/A	This SEPP does not apply in the Narramine Shire.
21 – Caravan Parks	Nil	N/A	This policy does not apply to this proposal.
26 – Littoral Rainforests	Nil	N/A	This SEPP does not apply in the Narramine Shire.
29 – Western Sydney Recreation Area	Nil	N/A	This SEPP does not apply in the Narramine Shire.
30 – Intensive Agriculture	Nil	N/A	This SEPP does not apply to this proposal.

32 – Urban Consolidation	Nil	N/A	This policy does not apply to this proposal.
33 – Hazardous and Offensive Development	Nil	N/A	This policy does not apply to this proposal.
36 – Manufactured home estates	Nil	N/A	This policy does not apply to this proposal.
39 – Spit Island Bird Habitat	Nil	N/A	This SEPP does not apply in the Narromine Shire.
44 - Koala Habitat Protection	Clause 7	Yes	The land is identified as potential koala habitat. Prior to any development consent, an assessment must be conducted as to the presence of core koala habitat and if so, a plan of management must be prepared.
47- Moore Park Showground	Nil	N/A	This SEPP does not apply in the Narromine Shire.
50 – Canal Estate Development	Nil	N/A	This policy does not apply to this proposal.
52 – Farm Dams and other works in Land and Water Management Plan areas	Nil	N/A	This policy does not apply to this proposal.
55 - Remediation of Land	Clause 6	Yes	The report from the proponent claims that there are no known contamination issues on the site.
59 – Central Western Sydney Regional Open Space and Residential	Nil	N/A	This SEPP does not apply in the Narromine Shire.
62 – Sustainable Aquaculture	Nil	N/A	This policy does not apply to this proposal.

64 – Advertising and Signage	Nil	N/A	This policy does not apply to this proposal.
65 – Design Quality of Residential Flat Development	Nil	N/A	This policy does not apply to this proposal.
70 – Affordable Housing (Revised Schemes)	Nil	N/A	This policy does not apply to this proposal.
71 – Coastal Protection	Nil	N/A	This SEPP does not apply in the Narramine Shire.
Affordable Rental Housing 2008	Nil	N/A	This policy does not apply to this proposal.
Building Sustainability Index: BASIX 2004	Nil	N/A	This policy does not apply to this proposal.
Exempt and Complying Codes 2008	Nil	N/A	This policy does not apply to this proposal.
Housing for Seniors or People with a Disability 2004	Nil	N/A	This policy does not apply to this proposal.
Infrastructure 2007	Nil	N/A	This policy does not apply to this proposal.
Kosciuszko National Park – Alpine Resorts 2007	Nil	N/A	This SEPP does not apply in the Narramine Shire.
Kurnell Peninsula 1989	Nil	N/A	This SEPP does not apply in the Narramine Shire.

Major Development 2005	Nil	N/A	This policy does not apply to this proposal.
Mining, Petroleum Production and Extractive Industries 2007	Nil	N/A	This policy does not apply to this proposal.
Miscellaneous Consent Provisions	Nil	N/A	This policy does not apply to this proposal.
Penrith Lakes Scheme	Nil	N/A	This SEPP does not apply in the Narramine Shire.

SEPP (Rural Lands) 2008	Clause 7 & 8	No	<i>Rural Planning Principles</i> The proposal is consistent with the requirements of the SEPP in that the land: a) Is selected such that the site does not impact on productive agricultural land or agricultural activities, c) The site is selected as part of the Narramine Rural Residential Lands Strategy 2013 which gave consideration to the social and economic effects of this land use, d) The site is selected as part of the Narramine Rural Residential Lands Strategy 2013 which gave consideration to the social and economic effects of this land use, e) Is not subject to biodiversity constraints, f) Provides opportunity for alternative rural residential development, g) Requires only minor extension or provision of local infrastructure, h) Is consistent with a local strategy endorsed by the Director-General, being the Narramine Rural Residential Strategy 2013. <i>Rural Subdivision Principles</i> Additionally, the land has been selected as it: a) is near to existing pseudo rural residential land (Macquarie Drive), b) Is consistent with the progression/direction of rural residential development, c) Is consistent with the surrounding lot layout and lot sizes (proposed 5ha MLS), d) Is not subject to biodiversity, bushfire or flooding constraints. The site is subject to high groundwater vulnerability, e) The proposed MLS of 5ha is suitable for the inclusion of appropriate buffers and required services.
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SEPP 53 Transitional Provisions 2011	Nil	N/A	This policy does not apply to this proposal.
State and Regional Development 2011	Nil	N/A	This policy does not apply to this proposal.
Sydney Drinking Water Catchment 2011	Nil	N/A	This SEPP does not apply in the Narramine Shire.
Sydney Region Growth Centres 2006	Nil	N/A	This SEPP does not apply in the Narramine Shire.
Three Ports 2013	Nil	N/A	This SEPP does not apply in the Narramine Shire.
Urban Renewal 2010	Nil	N/A	This policy does not apply to this proposal
Western Sydney Employment Area 2009	Nil	N/A	This SEPP does not apply in the Narramine Shire.
Western Sydney Parklands 2009	Nil	N/A	This SEPP does not apply in the Narramine Shire.

g. Is the planning proposal consistent with applicable Ministerial Directions?

The following table provides justification of the planning proposal against the relevant and applicable Section 117(2) Ministerial Directions.

Relevant Ministerial Directions	Relevant Standard/s	Is the Proposal Consistent?	Comments
1.1 Business & Industrial Zones	Nil	NA	NA
1.2 Rural Zones	Clause 5	No	This proposal is justified by a strategy which gives consideration to this direction (Narrowmine Rural Residential Lands Strategy 2013), is identified within this strategy as a suitable site for rural residential development, and has been approved by the Director-General of the Department of Planning & Environment (Infrastructure).
1.3 Mining, Petroleum and Extractive Industries	Nil	NA	NA
1.4 Oyster Aquaculture	Nil	NA	NA
1.5 Rural Lands			The proposal is not consistent with this direction in that it is also inconsistent with the State Environmental Planning Policy (Rural Lands) 2008. An inconsistency to this direction may only be allowed if it is justified by a strategy that: gives consideration to this direction, identifies the land subject to the planning proposal and is approved by the Director-General of the Department of Planning & Infrastructure. As this is the case for the subject land, the inconsistency may be allowed.

2.1 Environment Protection Zones	Nil	NA	NA	
2.3 Heritage Conservation	Clause 5	Yes	There have been no Indigenous items or places identified on the site.	
2.4 Recreation Vehicle Areas	Nil	NA	NA	
3.1 Residential Zones	Nil	NA	NA	
3.2 Caravan Parks and Manufactured Home Estates	Nil	NA	NA	
3.3 Home Occupations	Nil	NA	NA	
3.4 Integrating Land Use and Transport	Nil	NA	NA	
3.5 Development Near Licensed Aerodromes	Nil	NA	NA	
3.6 Shooting Ranges	Nil	NA	NA	
4.1 Acid Sulfate Soils	Nil	NA	NA	

4.2 Mine Subsidence and Unstable Land	Nil	NA	NA	
4.3 Flood Prone Land	Nil	NA	NA	
4.4 Regional Planning	Nil	NA	NA	
5.1 Implementation of Regional Strategies	Nil	NA	NA	
6.1 Approval and Referral Requirements	Nil	NA	NA	
6.2 Reserving Land for Public Purposes	Nil	NA	NA	

- h. 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?

The land is not identified as containing areas of critical terrestrial biodiversity.

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

No further environmental impacts are identified at this stage.

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

The proposal claims that there would be no likely negative social or economic impacts. The development aims to encourage residents to the town and subsequent community contributions.

- k. Is there adequate public infrastructure for the planning proposal?

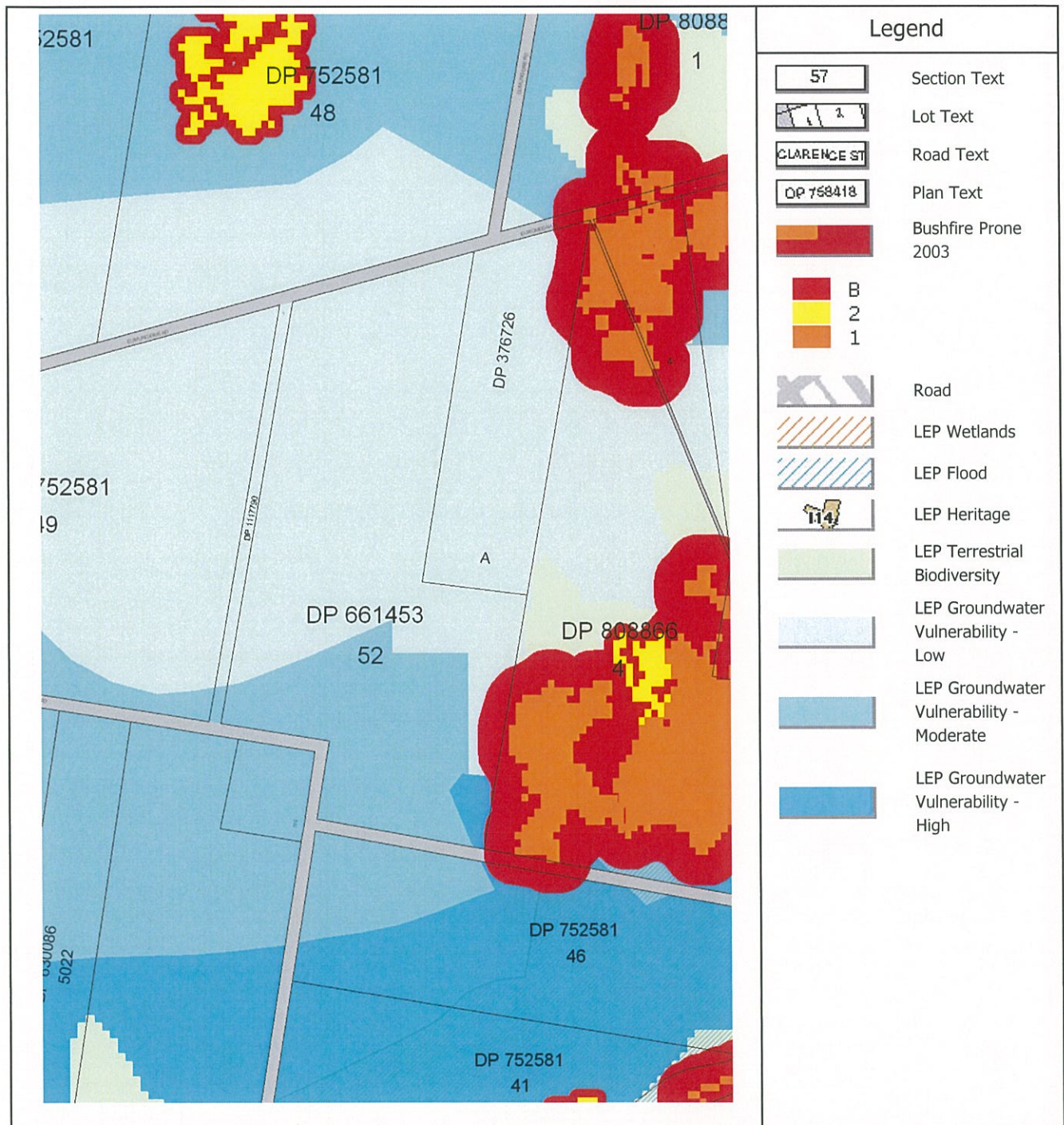
Yes, the site has access to a sealed, public road and mains electricity.

Part 4

Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies.

5. Mapping

GIS Print with Legend



Aerial Photo



Part 5

Details of the community consultation that is to be undertaken on the planning proposal.

6. Consultation

The proposal would be required to be placed on public exhibition under direction from the Minister for Planning & Environment. This is not considered a low impact proposal and as such, is recommended to be publicly exhibited for such time as indicated by the Gateway in accordance with section 57 of the EP&A Act 1979.

This exhibition will be notified in the local newspapers and on Councils website. Hard copies of the proposal will be available for viewing at Councils Administration office at 124 Dandaloo St in Narromine. The adjoining land owners will be notified by direct correspondence. The content of the notice will be in accordance with the Department of Planning's Guide to preparing LEPs.