

Wellington Local Environmental Plan 2012 (Amendment No 4) - Insert model 'boundary adjustment' clause to allow boundary adjustment for rural and environmental zoned land

Proposal Title :	Wellington Local Environmental Plan 2012 (Amendment No 4) - Insert model 'boundary adjustment' clause to allow boundary adjustment for rural and environmental zoned land		
Proposal Summary :	To amend the Wellington Local Environmental Plan 2012 to allow boundary adjustment subdivision for rural and environmental zoned land through the addition of a model 'boundary adjustment' clause.		
PP Number :	PP_2015_WELLI_003_00	Dop File No :	15/01609-1

Proposal Details

Date Planning Proposal Received :	13-Jan-2015	LGA covered :	Wellington
Region :	Western	RPA :	Wellington Council
State Electorate :	ORANGE	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :			
Suburb :	City :		Postcode :
Land Parcel :	Zone RU1 Primary Production		
Street :			
Suburb :	City :		Postcode :
Land Parcel :	Zone RU3 Forestry		
Street :			
Suburb :	City :		Postcode :
Land Parcel :	Zone RU4 Primary Production Small Lots		
Street :			
Suburb :	City :		Postcode :
Land Parcel :	Zone R5 Large Lot Residential		
Street :			
Suburb :	City :		Postcode :
Land Parcel :	Zone E1 National Parks and Nature Reserves		
Street :			
Suburb :	City :		Postcode :
Land Parcel :	Zone E2 Environmental Conservation		
Street :			
Suburb :	City :		Postcode :
Land Parcel :	Zone E3 Environmental Management		

Wellington Local Environmental Plan 2012 (Amendment No 4) - Insert model 'boundary adjustment' clause to allow boundary adjustment for rural and environmental zoned land

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Land Release Data

Growth Centre :	Release Area Name :
Regional / Sub Regional Strategy :	Consistent with Strategy :
MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings (where relevant) : 0
Gross Floor Area : 0	No of Jobs Created : 0

The NSW Government Yes
Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting Notes : The Planning Proposal seeks to amend the Wellington Local Environmental Plan 2012 to allow boundary adjustment subdivision for rural and environmental zoned land through the addition of a model 'boundary adjustment' clause.

Prior the introduction of the Standard Instrument, many LEPs had capacity to permit boundary adjustments to lots where dwellings were located, and where the lot created would be below lot size, provided no further dwellings or lots were created.

Clause 4.2 of the Wellington LEP 2012, allows for the creation of a lot below lot size but only where there is no existing dwelling on the lot or potential for a dwelling.

Wellington Local Environmental Plan 2012 (Amendment No 4) - Insert model 'boundary adjustment' clause to allow boundary adjustment for rural and environmental zoned land

The only other provision open for boundary adjustment subdivision in Wellington is under Clause 2.75 of the SEPP (Exempt and Complying Development Code)2008.

The intent of the current clause 4.2 and Clause 2.75 of the SEPP is to allow rational alteration and flexibility of rural and environmental land to meet agricultural need. Wellington Council has encountered a number of boundary adjustment proposals of merit where the current provisions do not permit the adjustment.

The model clause will provide the flexibility and clarity required to allow for boundary adjustments for the rationalisation of rural and environmental zoned land, particularly where houses exist and lots are below minimum lot size.

Council has requested delegations to complete the Planning Proposal and this is considered appropriate.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The Planning Proposal states that the objective of this Planning Proposal is to provide flexibility and clarity for boundary adjustment subdivisions in rural and environmental zones of Wellington Council Area.**

The Planning Proposal intends permit boundary adjustment subdivision for where lots are or will be below lot size and existing dwelling entitlements are involved, provided no additional dwelling opportunities or lots are created beyond those already permissible under the LEP.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The following model provision for boundary adjustment is proposed:**

4.2C Boundary changes between lots in certain rural, residential and environment protection zones

(1) The objective of this clause is to permit the boundary between 2 or more lots to be altered in certain circumstances, to give landowners a greater opportunity to achieve the objectives of the zone.

(2) This clause applies to land in any of the following zones:

- (a) Zone RU1 Primary Production,**
- (b) Zone RU3 Forestry,**
- (c) Zone RU4 Primary Production Small lots,**
- (d) Zone R5 Large Lot Residential,**
- (e) Zone E1 National Parks and Nature Reserves,**
- (f) Zone E2 Environmental Conservation,**
- (g) Zone E3 Environmental Management,**

(3) Despite clause 4.1 (3), development consent may be granted to the subdivision of 2 or more adjoining lots, being land to which this clause applies, if the subdivisions will not result in any of the following:

Wellington Local Environmental Plan 2012 (Amendment No 4) - Insert model 'boundary adjustment' clause to allow boundary adjustment for rural and environmental zoned land

- (a) an increase in the number of lots,
- (b) an increase in the number of dwellings or dual occupancies on, or dwellings or dual occupancies that may be erected on, any of the lots.

(4) Before determining a development application for the subdivision of land under this clause, the consent authority must consider the following:

- (a) the existing uses and approved uses of other land in the vicinity of the subdivision,
- (b) whether or not the subdivision is likely to have significant impact on land uses that are likely to be preferred and the predominant land uses in the vicinity of the development,
- (c) whether or not the subdivision is likely to be incompatible with a use referred to in paragraph (a) or (b),
- (d) whether or not the subdivision is likely to be incompatible with a use on land in any adjoining zone,
- (e) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c) or (d),
- (f) whether or not the subdivision is appropriate having regard to the natural and physical constraints affecting the land,
- (g) whether or not the subdivision is likely to have an adverse impact on the environmental values or agricultural viability of the land.

(5) This clause does not apply:

- (a) in relation to the subdivision of individual lots in a strata plan or a community title scheme, or
- (b) if the subdivision would create a lot that could itself be subdivided in accordance with clause 4.1.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.2 Rural Zones

* May need the Director General's agreement

1.5 Rural Lands

2.1 Environment Protection Zones

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP (Rural Lands) 2008

e) List any other matters that need to be considered :

1.2 Rural Zones – the Planning Proposal does not propose to rezone the subject land and will not increase the permissible density of the subject land, it is for this reason that the Proposal is considered consistent with the Direction.

1.5 Rural Lands – The model clause will provide the flexibility and clarity required to allow for boundary adjustments for the rationalisation of rural and environmental zoned land, particularly where houses exist and lots are below lot size. It is for this reason that the Planning Proposal is considered consistent with the Direction.

2.1 Environmental Protection Zones - the Planning Proposal will not change existing potential development and is considered consistent with this direction.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Wellington Local Environmental Plan 2012 (Amendment No 4) - Insert model 'boundary adjustment' clause to allow boundary adjustment for rural and environmental zoned land

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **It is proposed to publicly exhibit the Planning Proposal for 28 days. The exhibition is proposed to include appropriate advertising in the local press and Councils webpage. A copy of the exhibition package is to be made available in each of the affected villages as well as at Council's Wellington office.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **November 2012**

Comments in
relation to Principal
LEP :

Assessment Criteria

Need for planning
proposal : **The Planning Proposal is required to insert a model clause into the Wellington LEP 2012 to provide some flexibility for boundary adjustment for rural and environmental zoned land.**

Consistency with
strategic planning
framework : **There is no regional or subregional strategy that applies to the Wellington Local Government Area.**

Environmental social
economic impacts : **There is no perceived negative impact of the Planning Proposal. The clause will allow for farm rationalisations, conserve existing dwelling stocks without facilitating additional dwellings beyond that already permissible under the LEP.**

Wellington Local Environmental Plan 2012 (Amendment No 4) - Insert model 'boundary adjustment' clause to allow boundary adjustment for rural and environmental zoned land

Assessment Process

Proposal type : **Consistent** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) :

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
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Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.2 Rural Zones
1.5 Rural Lands
2.1 Environment Protection Zones**

Additional Information : **That Ministers delegate determines and supports the Planning Proposal, subject to the following conditions:**

1.Proceed and finalise the Planning Proposal within 9 months of the Gateway Determination date.

2.Community ~~and~~ agency consultation to occur for a minimum of 28 days.

W4.22/1/15

3.A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it

Wellington Local Environmental Plan 2012 (Amendment No 4) - Insert model 'boundary adjustment' clause to allow boundary adjustment for rural and environmental zoned land

may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

4. Council is to request the drafting and finalisation of the amendment no later than 10 weeks prior to the projected making of the amendment date.

5. Authorise Wellington Council to utilise delegations to finalise the Planning Proposal.

Supporting Reasons :

The Planning Proposal justifies permitting the inclusion of the proposed model boundary adjustment clause in the Wellington LEP 2012 which will provide the flexibility and clarity required for the subdivision of rural and environmental zoned land, where a dwelling already exists but does not meet the minimum lot size requirements. Such boundary adjustment subdivision provision is not currently available in the Wellington LEP 2012.

Signature:



Printed Name:

Jenna Menabde

Date:

22/1/15.

Endorsed

W. Gamsch

ACM WR

22/1/15