

1.1.1 Planning Proposal- Lot 1 DP 841458, Wyoming Road, Stubbo

REPORT BY THE TOWN PLANNER TO 15 JULY 2015 COUNCIL MEETING

Planning Proposal Wyoming Road, Stubbo

GOV400043, LAN900056

RECOMMENDATION

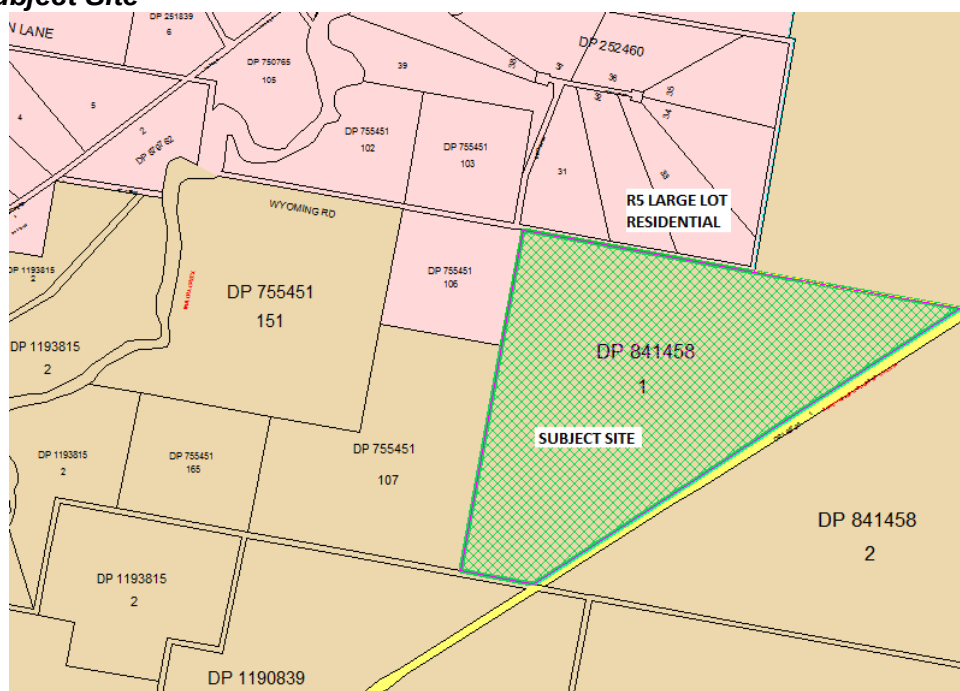
That:

1. the report by the Town Planner on the Planning Proposal- Lot 1 DP 841458, Wyoming Road, Stubbo Proposal – Lot 1 DP 841458 Wyoming Road, Stubbo be received;
2. Council prepare an amending Local Environmental Plan for Lot 1 DP841458 Wyoming Road, Stubbo to:
 - a) rezone a 12ha portion of land from RU1 Primary Production to R5 Large Lot Residential in accordance with the attached concept plan.
 - b) reduce the minimum lot size applying to the 12ha portion of land from 100ha to 12ha to enable subdivision of the land.
3. The Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.

Executive summary

The purpose of this report is to resolve to prepare an amending LEP for land at 148 Wyoming Road, Stubbo being Lot 1 DP 841458 (refer Figure 1 below). The Planning Proposal has been prepared by Barnson Pty. Ltd. on behalf of Mr. David Newall to rezone a 12ha portion of the subject land from RU1 Primary Production Zone (with a minimum lot size of 100ha) to R5 Large Lot Residential Zone (with a minimum lot size of 12ha).

Figure 1 Subject Site



Detailed report

SUBJECT SITE

The subject lot has an area of 111.3ha and is located on the southern side of Wyoming Road approximately 7km north-east of Gulgong. The 12ha portion of the site proposed to be rezoned adjoins the south-eastern edge of Stubbo zoned R5 Large Lot Residential with a minimum lot size of 12ha.

Existing development on the site consists of a detached dual occupancy (situated approximately 55m apart). The intention of the rezoning is to enable the future subdivision of the land into two lots of 12ha and 99.3ha respectively, with an existing dwelling on each lot. The residual 99.3ha of RU1 Primary Production land is deemed to comply with the minimum lot size of 100ha.

The subject land is predominantly cleared having a long established use as low intensity grazing land. No physical constraints are identified on the site that would hinder the proposal and future subdivision.

Figure 2 Proposed Concept Plan of Subdivision



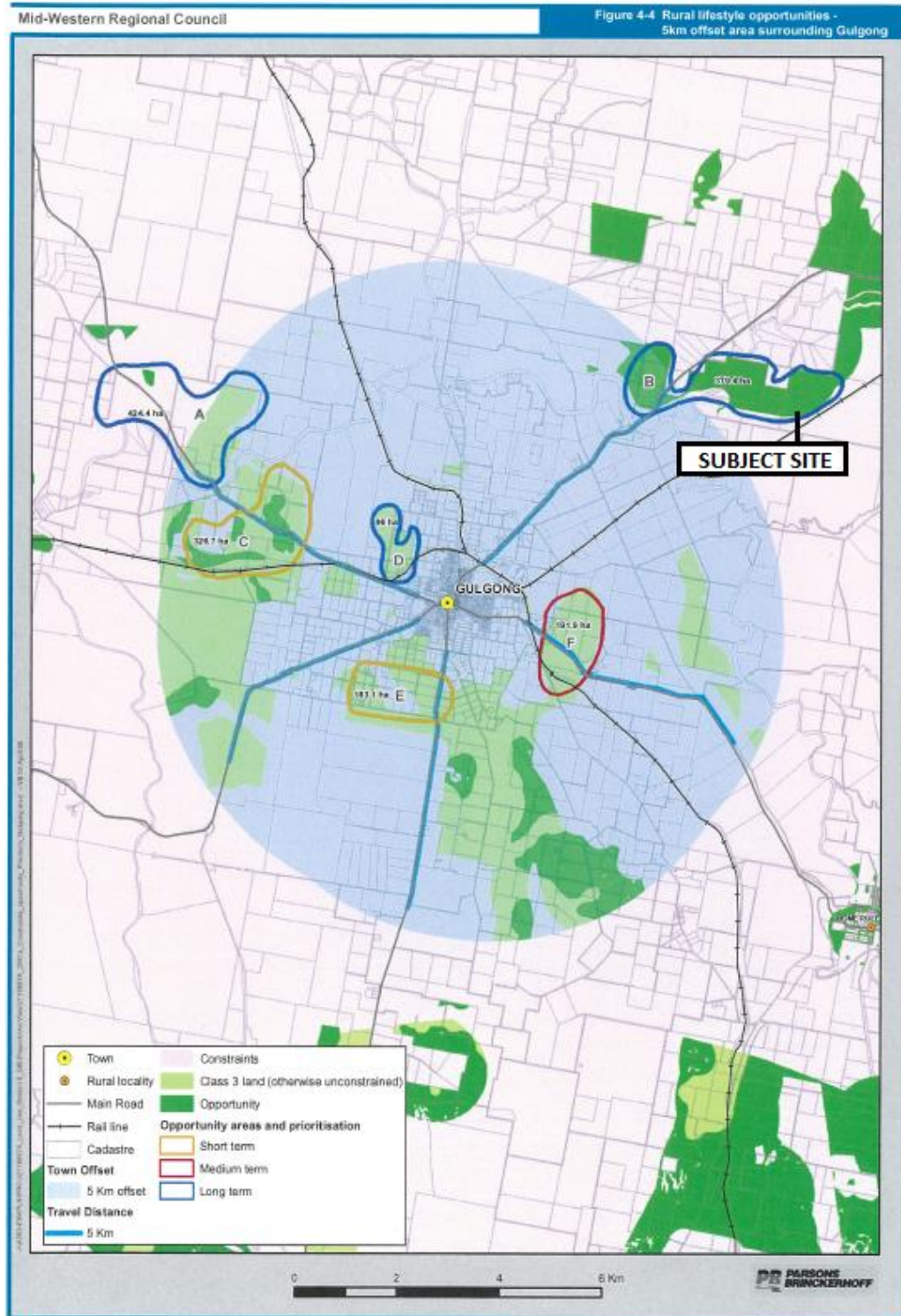
COMPREHENSIVE LAND USE STRATEGY

Council adopted the Comprehensive Land Use Strategy (CLUS) which was endorsed by the Department of Planning and Environment in August 2010. The land is identified in the CLUS as a potential rural lifestyle opportunity area in the long term (Figure 3 – Area B). Area B comprises an area of approximately 379.4 ha of rural land south of Stubbo with a recommended minimum lot size of 12ha.

Although Area B is identified as an opportunity area in the long term, the proposal is considered to be generally consistent with the CLUS. The proposed rezoning is limited to 12 hectares of land and would be contiguous with the adjacent R5 Large Lot Residential zone with corresponding 12ha minimum lot size on the northern and western boundaries of the site. The strategy identifies an estimated annual lot demand of 5 rural lifestyle lots per year. The creation of one additional R5 lot is not anticipated to have an adverse impact on larger RU1 Primary Production zoned land to the south and east.

The subject land is not identified as an urban release area in the Mudgee and Gulgong Urban Release Strategy.

Figure 3 Extract from CLUS- Rural Lifestyle Opportunities Gulgong



SERVICING

The existing dwellings on the site are independently serviced in terms of water supply, effluent disposal, electricity and telecommunications. The proposed 12ha minimum lot size does not require connection to reticulated water and sewer infrastructure pursuant to DCP 2013 requirements.

PROVISIONS

The intended outcome of the planning proposal is to enable the future subdivision of the land into two lots of 12ha and 99.3ha respectively, with an existing dwelling on each lot. The provisions will comprise of;

- An amendment to the Mid-Western Regional Local Environmental Plan 2012 Land Zoning Map to an R5 Large Lot Residential Zone in accordance with the concept plan (Figure 2).
- An amendment to the Minimum Lot Size Map to reflect a minimum lot size of 12ha.

The applicant has addressed all applicable Council Strategies, Planning Instruments and Section 117 Directions and the proposal is deemed to be generally consistent. A detailed Planning Proposal to be submitted for Gateway Determination is included at Attachment 1.

Financial and Operational Plan implications

Not applicable.

Community Plan implications

The proposal is generally consistent with the Comprehensive Land Use Strategy.



CATHERINE VAN LAEREN
DIRECTOR, DEVELOPMENT

HEATH DENNERLEY
TOWN PLANNER

30 June 2015

Attachments: 1. Planning Proposal (included at the end of the Business Paper)

APPROVED FOR SUBMISSION:



BRAD CAM
GENERAL MANAGER