

December 2016

3. **Draft Rural Settlement Project, T2.1.10**

The *Rural Settlement Project* ('Project') was prepared in 2011/2012 and adopted by Council. It was previously submitted to the NSW Department of Planning & Environment ('DPE') but is not yet endorsed. The Project provided land use strategies for most of the major residential land uses in Weddin Shire.

Council prepared a review of that land use strategy and update with new or improved information resulting in an updated supply and demand analysis for large lot residential land around the Town of Grenfell. This review is in the form of an *Addendum to the Rural Settlement Project* ('Addendum'). This Addendum made a number of recommendations for potential amendments to the existing Planning controls for Zone R5 Large Lot Residential lands around the Town of Grenfell.

Council resolved, at its Ordinary May 2016 Meeting to:

- "a) Endorse the Draft Addendum to the Rural Settlement Project and Draft Planning Proposal prepared in accordance with section 55(1) of the Environmental Planning and Assessment Act 1979 to modify some of the existing zoning boundaries / controls for minimum lot size for parts of the existing R5 Large Lot Residential zoned land around the Town of Grenfell.*
- b) Submit the Draft Addendum and Draft Planning Proposal to the Minister for Planning and Environment for a Gateway Determination in accordance with section 56(1) of the Environmental Planning and Assessment Act 1979.*
- c) Request that the local planning making functions in relation to this planning proposal be delegated to Council.*
- d) Place the draft Addendum on public exhibition to seek feedback and consult as required.*
- e) Publicly exhibit the Planning Proposal and notify and consult in accordance with any Gateway Determination requirements and Council's requirements;*
- f) Authorise the Director and/or General Manager to negotiate minor amendments with DPE (if required) consistent with the intent of the Draft Addendum / PP."*

The department has provided in principle endorsement of the Draft Rural Settlement Project and Addendum documentation and directed the draft documentation be placed on public exhibition with appropriate agency consultation for a minimum of 28 days.

Running concurrently with the Addendum is Council's Planning Project to provide changes to minimum lot sizes within Weddin R5 land within some additional R5 Large Lot Residential Land at Grenfell.

The department determined the planning proposal to proceed subject to several conditions relating to consultation with state agencies and public exhibition.

All consultation with the agencies has been completed in conjunction with the public exhibition. Council also provided a community workshop for all the effected landowners to

raise issues with the proposal. Council has received several responses supporting the proposed changes with general agency support subject to standard government policy direction.

RECOMMENDATION: That Council

- 1) Adopt the draft Addendum and request endorsement of the entire Rural Settlement Strategy (incorporating the Addendum) from Department of Planning and Environment.
- 2) Adopt the Planning Proposal to amend the Weddin Local Environment Plan 2011 (Amendment 2) to provide additional Zone R5 Large Lot Residential land and change Minimum lot sizes within the R5 Zone and forward the proposal to Parliamentary Counsel.
- 3) Prepare mapping to amend the Minimum Sized Lot mapping within Weddin LEP 2011 relating to the planning proposal.
- 4) Seek agreement of the Departments Secretary (Delegate) to comply with the requirements of relevant Section 117 Directions.

293

RESOLVED: Cr Best and Cr McKellar that Council:

- 1) Adopt the draft Addendum and request endorsement of the entire Rural Settlement Strategy (incorporating the Addendum) from Department of Planning and Environment.
- 2) Adopt the Planning Proposal to amend the Weddin Local Environment Plan 2011 (Amendment 2) to provide additional Zone R5 Large Lot Residential land and change Minimum lot sizes within the R5 Zone and forward the proposal to Parliamentary Counsel.
- 3) Prepare mapping to amend the Minimum Sized Lot mapping within Weddin LEP 2011 relating to the planning proposal.
- 4) Seek agreement of the Departments Secretary (Delegate) to comply with the requirements of relevant Section 117 Directions.