

# PLANNING PROPOSAL



## Proposed Minimum Lot Size Change

Loughan Road, Junee NSW

Lots 141 & 142 DP1223530, Lot 15 DP1035451



Prepared for B Ellem  
Rev 2.2 – June 2019



**Salvestro Planning**

16 Fitzmaurice Street  
PO Box 783  
WAGGA WAGGA NSW 2650

Telephone: (02) 6921 8588  
Facsimile: (02) 6921 8388  
Email: [admin@salvestroplanning.com.au](mailto:admin@salvestroplanning.com.au)  
Website: [www.salvestroplanning.com.au](http://www.salvestroplanning.com.au)

**Disclaimer**

*While every reasonable effort has been made to ensure that this document is correct at the time of printing, Salvestro Planning and its employees make no representation, undertake no duty and accepts no responsibility to any third party who use or rely upon this document or the information contained in it.*

© **Salvestro Planning 2019**

---

---

# Proposed Minimum Lot Size Change

Loughan Road, Junee NSW

Lots 141 & 142 DP1223530, Lot 15 DP1035451

## TABLE OF CONTENTS

<b>1</b>	<b>OBJECTIVES.....</b>	<b>1</b>
<b>2</b>	<b>EXPLANATION OF PROVISIONS.....</b>	<b>2</b>
<b>3</b>	<b>JUSTIFICATION .....</b>	<b>3</b>
3.1	Need for the planning proposal.....	3
3.1.1	Is the planning proposal a result of any strategic study or report? .....	3
3.1.2	Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way? .....	3
3.2	Relationship to strategic planning framework .....	3
3.2.1	Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?.....	3
3.2.2	Is the planning proposal consistent with a council's local strategy or other local strategic plan?.....	5
3.2.3	Is the planning proposal consistent with the applicable State Environmental Planning Policies? .....	5
3.2.4	Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?.....	6
3.3	Environmental, Social and Economic Impact .....	8
3.3.1	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?.....	8
3.3.2	Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? .....	8
3.3.3	Has the planning proposal adequately addressed any social and economic effects? .....	9
3.4	State and Commonwealth Interests.....	9
3.4.1	Is there adequate public infrastructure for the planning proposal? .....	9
3.4.2	What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?.....	9
<b>4</b>	<b>MAPPING.....</b>	<b>9</b>
<b>5</b>	<b>COMMUNITY CONSULTATION DETAILS .....</b>	<b>9</b>
<b>6</b>	<b>PROJECT TIMELINE.....</b>	<b>9</b>
	<b>ATTACHMENT 1: LOCAL ENVIRONMENTAL STUDY .....</b>	<b>13</b>

---

## TABLE OF TABLES

<b>Table 1: Applicable SEPPs .....</b>	<b>5</b>
<b>Table 2: s9.1 Directions .....</b>	<b>6</b>

## TABLE OF FIGURES

<b>Figure 1: Subject Land (Source: SIX Maps 2019).....</b>	<b>1</b>
<b>Figure 2: Existing Minimum Lot Size (Source: Junee GIS 2019) .....</b>	<b>2</b>
<b>Figure 3: Proposed Minimum Lot Size Map Amendment (Source: SP/Junee GIS 2019) .....</b>	<b>3</b>
<b>Figure 4: Flood Inundation Areas 1:20yr, 1:100yr &amp; PMF (Source: Lower Butlers Gully Flood Study 2009) .....</b>	<b>7</b>
<b>Figure 5: Flood Hazard Classification (Source: Lower Butlers Gully Flood Study 2009) .....</b>	<b>7</b>
<b>Figure 6: Flood Hydraulic Categorisation (Source: Lower Butlers Gully Flood Study 2009) .....</b>	<b>8</b>
<b>Figure 7: Indicative Flood Planning Area (Source: Lower Butlers Gully Flood Study 2009).....</b>	<b>8</b>



Lots 141 & 142 DP1223530, Lot 15 DP1035451

The aerial map displays the Loughan Road area in the City of Casey. The subject land is highlighted in red and is located between DP 1155651 and DP 1211459, and DP 1186773 and DP 1035451. The map includes surrounding properties with their DP numbers, street names (Loughan Road, Johnston Street), and a scale bar (0 to 60m). The subject land is located between DP 1155651 and DP 1211459, and DP 1186773 and DP 1035451.

Rev2.2 - Jun2019

- The proper management, development and conservation of natural and artificial resources;
- The promotion of social and economic welfare of the community and a better environment;
- The coordination of orderly and economic use and development of land;
- The provision and coordination of communication and utility services; and
- The protection of the environment.

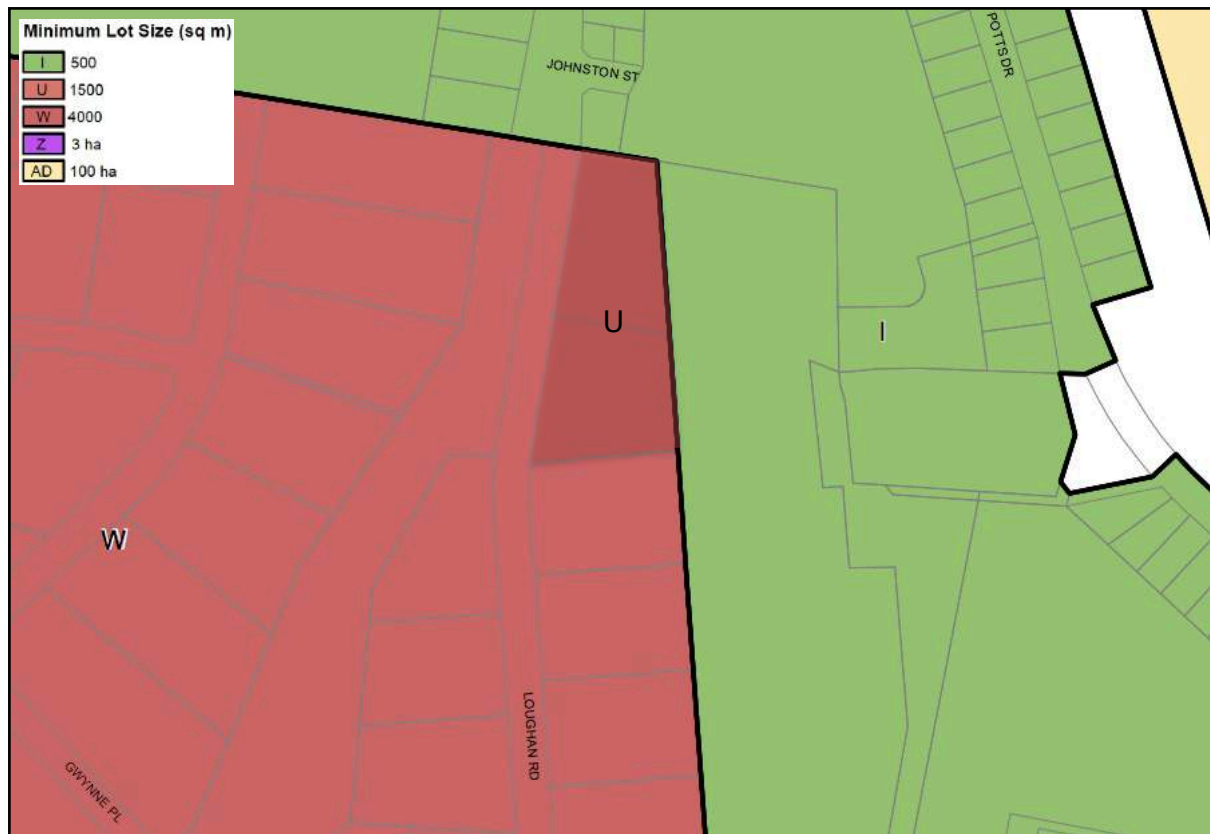
## 2 EXPLANATION OF PROVISIONS

The proposed outcome of this planning proposal will be achieved by amending the minimum lot size provision that applies to the subject land from 4000m<sup>2</sup> to 1500m<sup>2</sup>. This will involve preparing an amendment to Junee Local Environmental Plan 2012 – Map LSZ\_002A. The proposed Minimum Lot Size map changes are shown below.

There are no other amendments required to the LEP2012 to progress this Planning Proposal. The existing R5 zoning will remain unaltered.



**Figure 2:** Existing Minimum Lot Size (Source: Junee GIS 2019)



**Figure 3:** Proposed Minimum Lot Size Map Amendment (Source: SP/Junee GIS 2019)

### 3 JUSTIFICATION

Justification for the proposal, including its strategic relevance, is outlined in the sections below and within the attached local environmental study.

#### 3.1 Need for the planning proposal

##### ***3.1.1 Is the planning proposal a result of any strategic study or report?***

The planning proposal is not the result of a specific strategic study or report. However, a site specific local environmental study (see attached) has been prepared that provides a general review of relevant environmental planning matters that support the proposal.

##### ***3.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

The planning proposal is considered to be the best means of achieving the objectives and intended outcomes. The proposal will continue to achieve the objectives of the existing R5 zone as well as supporting the objectives of establishing a transitional urban-rural settlement character for the locality.

#### 3.2 Relationship to strategic planning framework

##### ***3.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?***

The proposal is consistent with the directions of relevant plans, including the NSW State Plan, Premiers Priorities and Riverina Murray Regional Plan 2036. The relevant goals outlined in the Riverina Murray Regional Plan 2036 include:

- *Direction 22: Promote the growth of regional cities and local centres – increase the supply of housing*
- *Direction 25: Build housing capacity to meet demand - single detached dwellings, with some larger residential lots and rural lifestyle options. As the population grows and changes, there will be demand for new housing and a greater variety of housing. Making more housing available in existing urban areas will be more sustainable because it takes advantage of existing infrastructure and services.*
- *Direction 26: Provide greater housing choice*
- *Direction 27: Manage rural residential development - identify suitable locations for new rural residential development, to avoid fragmentation of productive agricultural land, potential impacts on high environmental value assets, cultural and heritage assets or areas with important rural landscape values. Rural residential development should not increase pressures on infrastructure and services and should be located on land free from natural hazards.*

Action 22.1 of Direction 22 refers to the coordination of infrastructure delivery across residential and industrial land in regional cities. The subject land is connected to and within reticulation networks for all essential urban infrastructure services. Servicing of additional allotments that would be created from this proposal would be subject to current servicing policies and any necessary administrative amendments to those policies. Preliminary investigations indicate that existing infrastructure would adequately accommodate the minor increase in allotments that would potentially be created.

Action 25.2 of Direction 25 refers to the facilitation of increased housing choice in locations close to existing services and jobs. The proposal seeks to make more efficient use of land that is in within the urban servicing network and adjoining, or within close proximity to other existing community services and employment areas. The size of allotments proposed will address a shortfall in this sector of the land use residential capacity of the city and provide necessary and suitable housing choice.

Action 26.7 of Direction 26 refers to promoting incentives to encourage greater housing affordability, including a greater mix of housing in new release areas. The subject proposal will provide additional large-lot residential land that will address a shortfall in this sector of the landuse budget.

In relation to Direction 27, the subject proposal supports this direction by:

- Protecting existing prime agricultural by focusing on land that has been previously fragmented and not part of active prime agricultural production;
- Being located within an existing urban settlement area with access to existing infrastructure and services including roads, water, electricity, gas, communications, waste, social, recreational and community facilities;
- Avoiding landuse conflicts with productive agricultural land uses by being located adjoining other general residential and rural residential land;
- Not impacting upon areas of high environmental value and cultural heritage significance;
- Not unduly increasing pressures on infrastructure and services as the proposed increase in density is minimal and within known infrastructure capacity levels; and
- Not being located in any significant natural hazard area. The flood maps indicate minimal impact on the western boundary of the land.

Direction 27.1 refers to enabling new rural residential development only where it has been identified in a local housing strategy prepared by Council and approved by the Department of Planning and Environment. The land is currently zoned for rural residential development and part of the existing rural residential strategy of the shire. The proposal seeks to make more efficient use of the land by creating additional rural residential allotments of suitable size and adequately serviced by existing infrastructure. This type of infill development addresses the landuse budget needs of the shire without extending additional rural residential zoning beyond the current township zoning limits.



In relation to Junee specifically, the regional plan highlights the following priorities:

- *Encourage economic growth by supporting agriculture and other emerging industries such as tourism and freight-related opportunities.*
- *Increase access to local services and infrastructure within the community, including improving recreation and sporting facilities and enlarging efficient sewerage systems.*
- *Leverage growth opportunities through its proximity to Wagga Wagga.*

In general, the proposal is consistent with relevant regional goals and priorities for Junee. In particular, the proposal will promote growth, housing development and help underpin residential land supply and housing choice.

### **3.2.2 Is the planning proposal consistent with a council's local strategy or other local strategic plan?**

Council has several local strategic plans including:

- Junee Community Strategic Plan: Making Tracks 2035
- Junee Economic Outlook: 2017
- Junee Residential Strategy 2006

The Junee Residential Strategy 2006 conducted a study of the existing residential land supply at that time and the various areas that could increase the residential land supply for the town. The subject lot is located within one of these areas that was identified in this strategy.

The aim of the 2006 residential strategy was to provide direction for the future residential needs of the shire over the next 25 years. The strategy was updated prior to the drafting of the current LEP2012 and provided the foundation land use footprint for zonings under the new LEP. It forecasts a growth rate of 1.0% per annum and recommended reviews every 5 years to ensure that the strategic direction was still relevant.

Since that time Junee has experienced greater population growth than predicted under this strategy document. Recent ABS figures indicate the township is growing at approximately 1.4% per annum, suggesting the need to supply at least 35 dwelling lots per annum to meet housing demand.

Indications are that the strategy requires updating to reflect current trends and opportunities. This is evident in the apparent shortage of serviced residential land (both general and large-lot) to meet current demand.

The proposal will help deliver the intend of the strategy and also be a catalyst for further review of landuse provisions across the township to meet future demand and need for housing choice.

### **3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?**

The proposal is consistent with applicable State Environmental Planning Policies (SEPPs), as identified in the table below.

**Table 1: Applicable SEPPs**

SEPPs Relevant to the Planning Proposal		
SEPP Title	Applicability	Consistency
SEPP55 – Remediation of Land	<b>6) Contamination and remediation to be considered in zoning or rezoning proposal</b>  <i>The following classes of land are identified for the purposes of this clause: (a) land that is within an investigation area,</i>	The subject land is identified as having agricultural uses conducted in the past. This landuse is a purpose specified in Table 1 of the Contaminated Land Planning guidelines. It is considered that the potential for contamination of the subject land to be low, given the past landuse for general cropping and

	<p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:</p> <p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	<p>grazing activities. There are no storage facilities or other contaminating activities known to have occurred on the subject land. There is no evidence to suggest that the site was used for anything other than grazing and cropping.</p> <p>Subdivision of the land from farming activities to large lot residential development has resulted in no further active commercial farming activities on the land.</p> <p>It is considered that the potential for impact from contamination to be low, given that large lot residential type uses have occurred on the land and will continue with this proposal.</p>
--	--	---

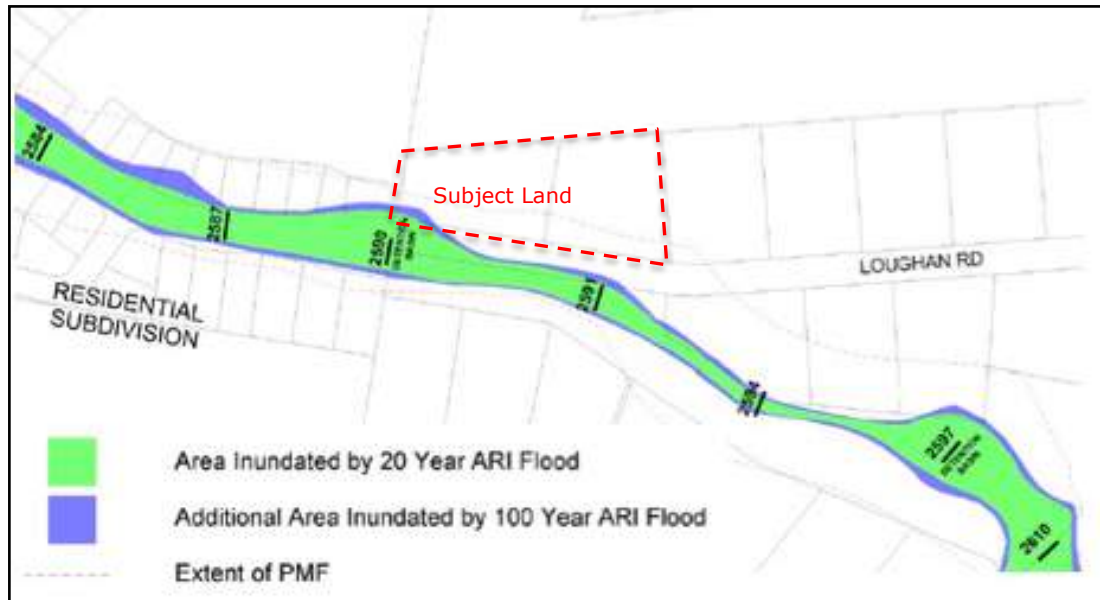
### 3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table outlines the relevant s9.1 directions and the level of consistency this planning proposal achieves.

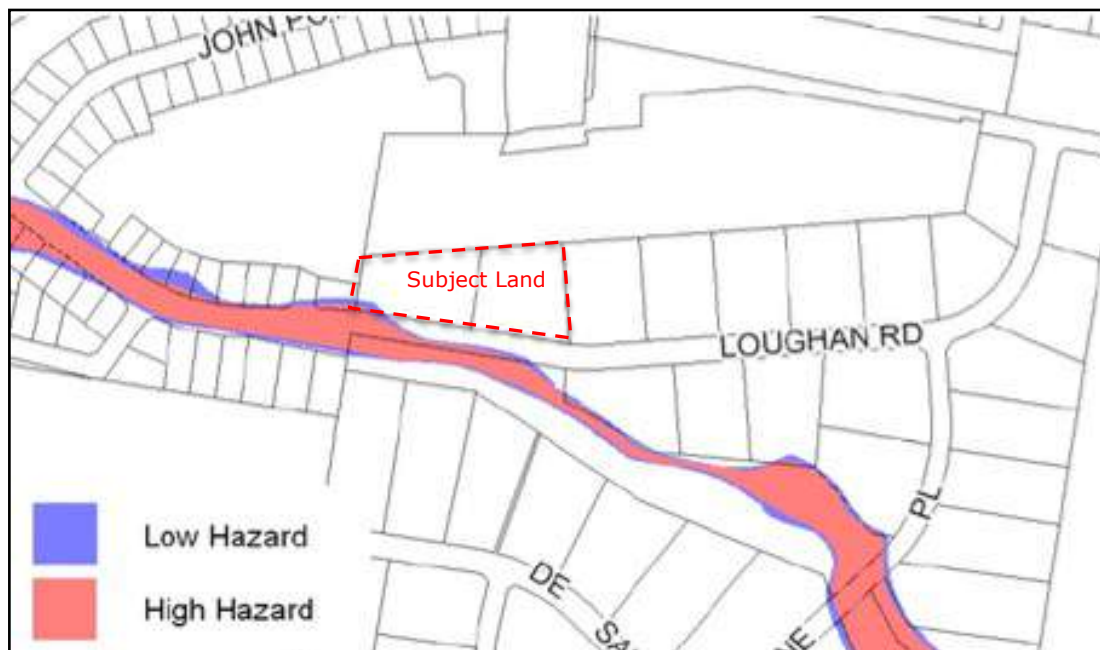
**Table 2: s9.1 Directions**

Ministerial Directions applicable to the development	
Direction title	Consistency
2.1 Environmental Protection Zones	Consistent, the proposal does not reduce the environmental protection standards that apply to the land.
2.3 Heritage Conservation	Consistent, the proposal does not alter provisions that relate to heritage conservation matters that apply to the land.
2.4 Recreation Vehicle Areas	Consistent, the proposal does not alter provisions applying to the land that relate to the protection of sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.
3.1 Residential Zones	The proposal is consistent with this direction, increasing the variety and choice of housing types across the area. The proposal also makes efficient use of existing infrastructure services whilst minimising the impact of future development on the environment and resource lands.
3.2 Caravan Parks	Consistent, the proposal does not alter provisions relating to Caravan Parks.
3.3 Home Occupations	Consistent, the proposal does not alter provisions relating to Home Occupations.
3.4 Integrating Land Use and Transport	The proposal is generally consistent with this direction by ensuring greater housing choice in a location with access to a variety of transport modes that reduce dependence on cars.
4.3 Flood Prone Land	The proposal is generally consistent with this direction however is slightly affected due to Alberts Watercourse and in the event of a storm event inundating the watercourse. A small portion of the subject land, fronting Loughan Road on the western boundary, is identified as impacted by the flood planning area. The subject land which is impacted is shown as Flood Fringe – Low Hazard, as shown in the below figures. There would be no impact to the building envelopes proposed over the land.
5.10 Implementation of Regional Plans	The proposal is consistent with this direction by ensuring the proposal achieves relevant Goals/Directions of the Riverina Murray Regional Plan 2036, including those referring to <i>Efficient transport and infrastructure networks</i> and <i>Strong, connected and healthy communities</i> .
6.1 Approval and Referral Requirements	The proposal is consistent with this direction as it does not introduce any unnecessary provisions to the development assessment process.
6.2 Reserving Land for Public Purposes	The proposal is consistent with this direction as it does not create, alter or reduce existing zonings or reservations of land for public purposes.

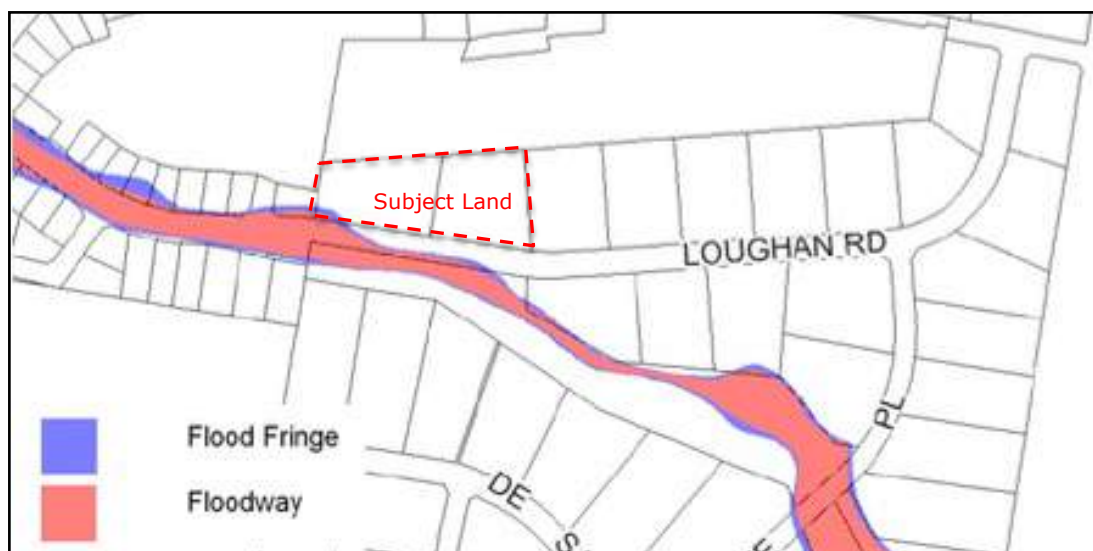
6.3 Site Specific Provisions	<p>The proposal is generally consistent with this direction as it does not propose additional permissible uses other than as exist under the current land zoning, rezone the land or introduce any other development standards in additional to those that are already contained in the LEP.</p> <p>The minimum lot size change is limited to a defined precinct.</p> <p>The existing zoning will remain unchanged and the proposal will achieve the objectives of that zone.</p>
------------------------------	---



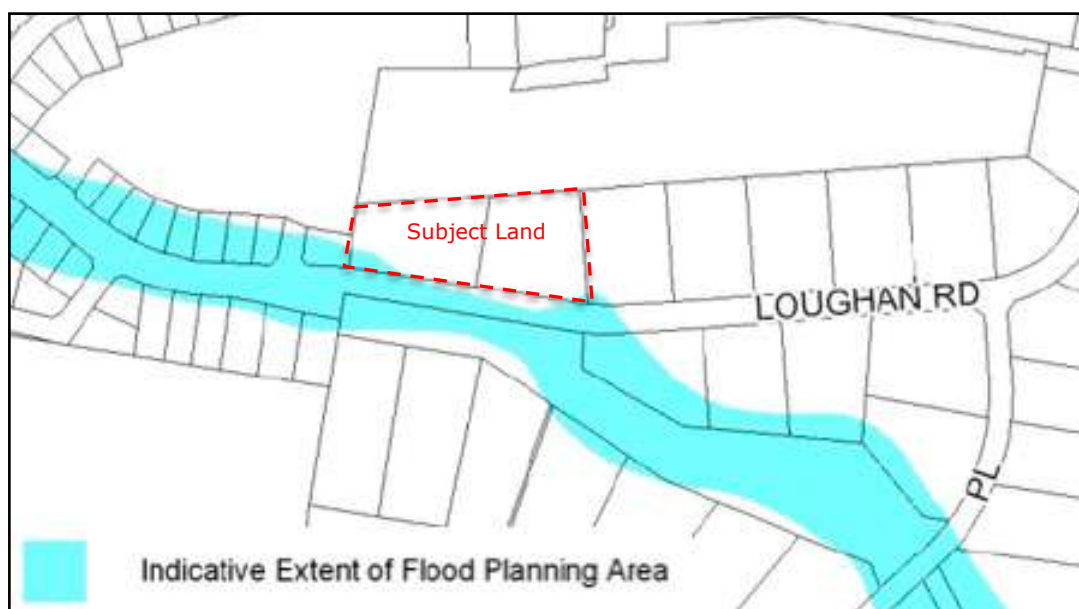
**Figure 4:** Flood Inundation Areas 1:20yr, 1:100yr & PMF (Source: Lower Butlers Gully Flood Study 2009)



**Figure 5:** Flood Hazard Classification (Source: Lower Butlers Gully Flood Study 2009)



**Figure 6:** Flood Hydraulic Categorisation (Source: Lower Butlers Gully Flood Study 2009)



**Figure 7:** Indicative Flood Planning Area (Source: Lower Butlers Gully Flood Study 2009)

### 3.3 Environmental, Social and Economic Impact

#### **3.3.1 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?**

There is little likelihood that any critical habitat or threatened species, populations or ecological communities or their habitats would be adversely affected by the proposal. The site is completely cleared of major vegetation and has already been prepared to be suitable for some level of residential development. The surrounding area is a mix of established and ongoing development, with no significant flora or fauna in the immediate vicinity.

#### **3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

The site is partially identified as subject to flooding. The portion of the site affected by flooding is minimal and it is not expected that development of the site would impact

---

the flow of floodwater, nor would the flooding be expected to affect potential development. No other natural hazards are identified to be affecting the site.

### ***3.3.3 Has the planning proposal adequately addressed any social and economic effects?***

Development of this land will contribute positively to the local construction industry through employment and supply of materials. Additionally, higher density settlement of the area will make more economic use of valuable resources and services, further contributing to ongoing income generation for local businesses and public agencies.

The proposal will contribute to building community in the local area, building stronger connections with established infrastructure including schools, neighbourhood centres and transportation networks.

---

## **3.4 State and Commonwealth Interests**

### ***3.4.1 Is there adequate public infrastructure for the planning proposal?***

The proposal is minor in nature, and the potential resulting subdivisions will not produce a significant number of lots, but is consistent with infill development. As such, the existing infrastructure is considered adequate to support the planning proposal. Other infrastructure networks and services, including public transport/school bus, roads, waste management/recycling, health, education, emergency, mail and other community services, are accessible to the subject site.

### ***3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?***

The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter. As the site is within the existing urban footprint, it is considered the views of other public authorities will be positive.

## **4 MAPPING**

The planning proposal seeks to amend the following maps:

- Minimum Lot Size Map – LSZ\_002A

## **5 COMMUNITY CONSULTATION DETAILS**

Community consultation will be undertaken in accordance with relevant sections of the Act and Regulation. In addition, the Gateway determination will confirm the extent and nature of community consultation to be undertaken for the purposes of this proposal.







## **6 PROJECT TIMELINE**

Following lodgement of the planning proposal, Council will develop a project timeline including Council acceptance, Gateway determination, public exhibition, reporting, Ministerial (or delegated) approval and implementation.

---



### **17060: Document History**

Revision No.	Date	Authorised By		Notes
		Name/Position	Signature	
Rev 1.0 – Draft	06/04/18	Rohan Johnston Town Planner		For internal review
Rev 1.1 – Draft	08/04/18	Kyan Hyde Projects Coordinator		Internal edits
Rev 1.2 – Edited Draft	09/04/18	Garry Salvestro Director		Draft issued for Council review
Rev 2.0 – Final	26/04/18	Garry Salvestro Director		For lodgement with JSC
Rev 2.1 – Revised Final	20/2/19	Garry Salvestro Director		Revised following preliminary comments from JSC.
Rev 2.2 – Revised	14/06/19	Garry Salvestro Director		Revised following comments from JSC



#### **Salvestro Planning**

16 Fitzmaurice Street  
PO Box 783  
WAGGA WAGGA NSW 2650

Telephone: (02) 6921 8588  
Facsimile: (02) 6921 8388  
Email: [admin@salvestroplanning.com.au](mailto:admin@salvestroplanning.com.au)  
Website: [www.salvestroplanning.com.au](http://www.salvestroplanning.com.au)

#### **Disclaimer**

*While every reasonable effort has been made to ensure that this document is correct at the time of printing, Salvestro Planning and its employees make no representation, undertake no duty and accepts no responsibility to any third party who use or rely upon this document or the information contained in it.*

© **Salvestro Planning 2019**

---

## **ATTACHMENT 1: LOCAL ENVIRONMENTAL STUDY**

## Proposed Minimum Lot Size Change Loughan Road, Junee NSW Lots 141 & 142 DP1223530, Lot 15 DP1035451





**Salvestro Planning**

16 Fitzmaurice Street  
PO Box 783  
WAGGA WAGGA NSW 2650

Telephone: (02) 6921 8588  
Facsimile: (02) 6921 8388  
Email: [admin@salvestroplanning.com.au](mailto:admin@salvestroplanning.com.au)  
Website: [www.salvestroplanning.com.au](http://www.salvestroplanning.com.au)

**Disclaimer**

*While every reasonable effort has been made to ensure that this document is correct at the time of printing, Salvestro Planning and its employees make no representation, undertake no duty and accept no responsibility to any third party who use or rely upon this document or the information contained in it.*

© **Salvestro Planning 2019**

# Local Environmental Study

## Proposed Minimum Lot Size Change

### Loughan Road, Junee NSW

#### TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>3</b>
<b>2</b>	<b>THE SUBJECT LAND &amp; LOCALITY .....</b>	<b>3</b>
<b>3</b>	<b>STRATEGIC ANALYSIS .....</b>	<b>7</b>
3.1	Relevant Strategic Plans .....	7
3.1.1	NSW_State Plan 2021 .....	8
3.1.2	Riverina Murray Regional Plan 2036 .....	8
3.1.3	Junee Community Strategic Plan: Making Tracks 2035 .....	8
3.1.4	Junee Economic Outlook: 2017 .....	9
3.1.5	Junee Residential Strategy 2006 .....	9
3.2	Current Local Plans .....	9
3.2.1	Junee Local Environmental Plan 2012 .....	9
3.2.2	Development Control Plan 2015 .....	11
3.3	Landuse Considerations .....	11
3.3.1	Population Growth .....	11
3.3.2	Residential Land Supply/Demand .....	11
3.4	Environmental Context .....	14
3.4.1	Natural Resource Sensitivity .....	14
3.4.2	Natural Hazards .....	14
3.4.3	Flora and Fauna .....	15
3.4.4	Land Contamination .....	15
3.4.5	Heritage .....	15
3.5	Infrastructure & Essential Services .....	16
3.5.1	Water .....	16
3.5.2	Sewer .....	17
3.5.3	Electricity .....	17
3.5.4	Gas .....	18
3.5.5	Telecommunications .....	18
<b>4</b>	<b>STRATEGIC JUSTIFICATION .....</b>	<b>19</b>
<b>5</b>	<b>CONCLUSION .....</b>	<b>19</b>



**TABLE OF FIGURES**

<b>Figure 1:</b> Subject Land (Source: SIX Maps 2019).....	<b>3</b>
<b>Figure 2:</b> Location Map (Source: Google Maps 2018).....	<b>4</b>
<b>Figure 3:</b> Existing Zoning (Source: Junee LEP 2012) .....	<b>4</b>
<b>Figure 4:</b> Existing Minimum Lot Size LEP2010 (Source: Junee LEP 2012) .....	<b>5</b>
<b>Figure 5:</b> Aerial of Surrounding Locality (Source: SIX Maps 2018).....	<b>5</b>
<b>Figure 6:</b> Topographical Map Extract (Source: JSCGIS 2019).....	<b>6</b>
<b>Figure 7:</b> Loughan Road – Looking NW towards Open Space/Drainage Area (Source: SP 2018).....	<b>6</b>
<b>Figure 8:</b> View from Open Space/Drainage Reserve – Looking N on Loughan Road (Source: SP 2018).....	<b>7</b>
<b>Figure 9:</b> Lot 141 – Looking E from Loughan Road (Source: SP 2018).....	<b>7</b>
<b>Figure 10:</b> 2005 Aerial (Source: JSC GIS 2019) .....	<b>12</b>
<b>Figure 11:</b> 2008 Aerial (Source: JSC GIS 2019) .....	<b>12</b>
<b>Figure 12:</b> 2011 Aerial (Source: JSC GIS 2019) .....	<b>13</b>
<b>Figure 13:</b> 2015 Aerial (Source: JSC GIS 2019) .....	<b>13</b>
<b>Figure 14:</b> 2019 Aerial (Source: Google Maps 2019).....	<b>14</b>
<b>Figure 15:</b> Flooding Map Extract (Source: NSW Planning Portal 2018).....	<b>15</b>
<b>Figure 16:</b> AHIMS Search (Source: OEH 2019) .....	<b>15</b>
<b>Figure 17:</b> Listed Heritage Items – Heritage Map Extract (Source: Junee LEP2012) .....	<b>16</b>
<b>Figure 18:</b> Water Supply Network (Source: Goldenfields Water 2019) .....	<b>16</b>
<b>Figure 19:</b> Sewer Reticulation (Source: Junee GIS 2019).....	<b>17</b>
<b>Figure 20:</b> Electricity Network (Source: DBYD 2019).....	<b>17</b>
<b>Figure 21:</b> Gas Reticulation (Source: DBYD 2019).....	<b>18</b>
<b>Figure 22:</b> Telstra-NBN network (Source: DBYD 2019) .....	<b>18</b>
<b>Figure 23:</b> Strategic Analysis Map (Source: SP 2019) .....	<b>19</b>

## 1 INTRODUCTION

The following local environmental study (LES) has been prepared in support of a planning proposal to reduce the minimum lot size over the subject land from 4000m<sup>2</sup> to 1500m<sup>2</sup>. The proposal will potentially generate the opportunity for between four (4) and six (6) additional large-lot allotments based on available site area. Based on the current allotment configuration and existing building location, the lower figure of four (4) additional allotments is considered a realistic yield from this proposal.

The proposal is in response to continued demand for large lot residential land in this locality and also in response to continued population growth and demand for housing in the Juneë township.

The LES provides information to ensure the proposal has strategic environmental merit when measured against state, regional and local plans and strategies, as well as known environmental attributes and constraints of the site.

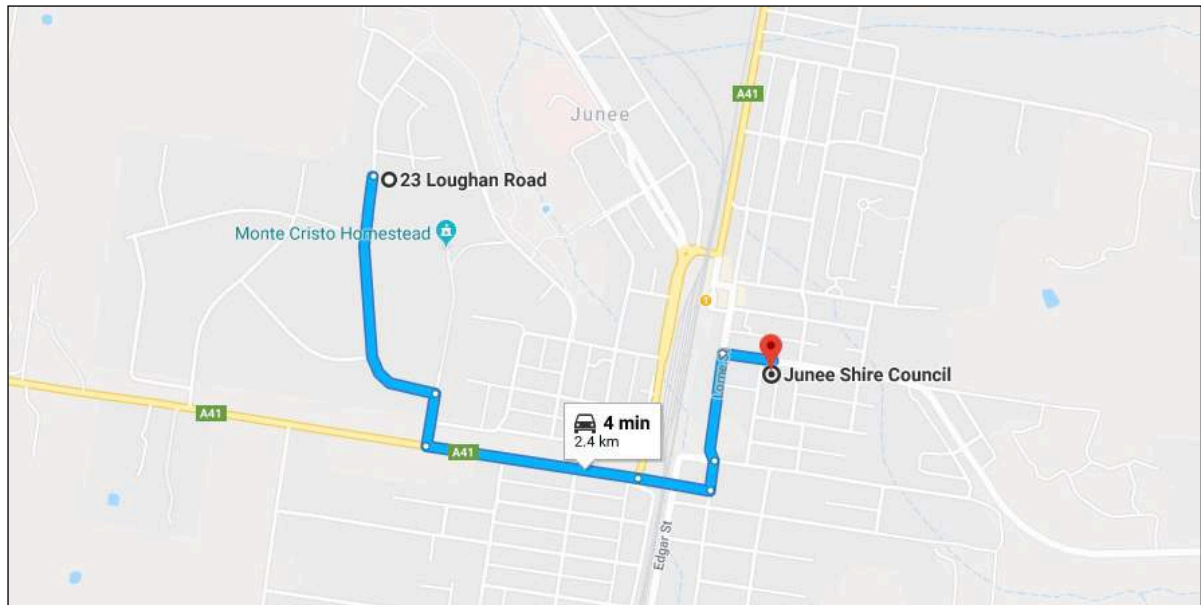
## 2 THE SUBJECT LAND & LOCALITY

The subject land involves Lots 141 & 142 DP 1223530, and Lot 15 DP11035451 Loughan Road, Juneë. It comprises an area of 1.4642 hectares, as shown in the figure below.

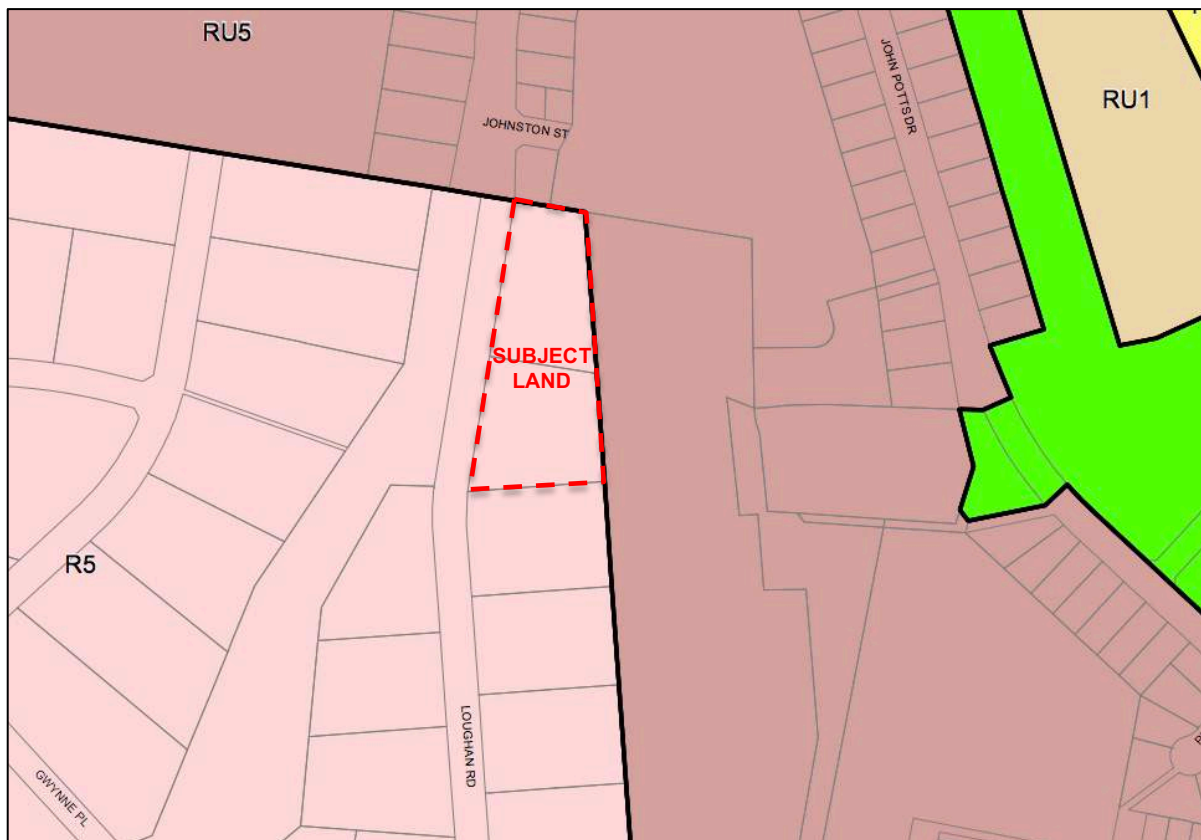


**Figure 1:** Subject Land (Source: SIX Maps 2019)

The land is located in the western area of the township, approximately 2.4 kilometres by road west of the Juneë town centre, as shown in the figure below. Current LEP zoning under Juneë LEP2012 is R5 Large Lot Residential, with a Minimum Lot Size provision of 4000m<sup>2</sup>.



**Figure 2:** Location Map (Source: Google Maps 2018)



**Figure 3:** Existing Zoning (Source: Junee LEP 2012)





**Figure 4:** Existing Minimum Lot Size LEP2010 (Source: Junee LEP 2012)

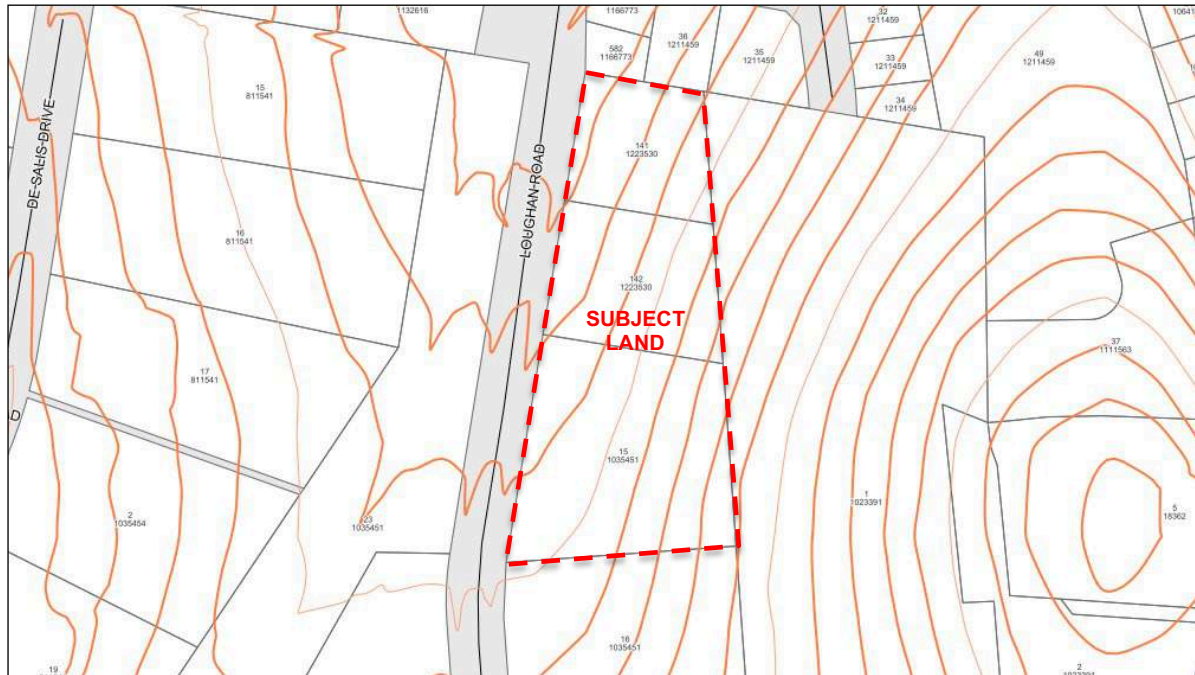
The subject land is bound by Loughan Road on the west, which is the primary public road access point. Lot 141 is currently vacant, lot 142 contains a new dwelling and Lot 15 also contains relatively new dwelling and outbuildings.

Other surrounding land includes developing general residential land to the north and east, developed RU5 allotments to the south and further west, and an open space/drainage area immediate opposite, as shown in the aerial image below.



**Figure 5:** Aerial of Surrounding Locality (Source: SIX Maps 2018)

The land slopes from east to west towards Loughan Road and the open space/drainage reserve, which is a natural low point for the local catchment. The land has an approximate elevation change of 300m AHD to 290m AHD across the site. A topographical map extract is provided in the figure below.



**Figure 6:** Topographical Map Extract (Source: JSCGIS 2019)

Loughan Road is a sealed public road that borders the western boundary of the site and provides adequate potential future access for additional residential development to service the subject land.

The surrounding land has a character and amenity typical of large lot residential areas in this locality. The land has historically been used for agricultural purposes prior to being subdivided for large lot residential development.

The images below capture the character of the locality and typical site features.



**Figure 7:** Loughan Road – Looking NW towards Open Space/Drainage Area (Source: SP 2018)





**Figure 8:** View from Open Space/Drainage Reserve – Looking N on Loughan Road (Source: SP 2018)



**Figure 9:** Lot 141 – Looking E from Loughan Road (Source: SP 2018)

### **3 STRATEGIC ANALYSIS**

Various strategic land use plans underpin the future growth directions for Junee township and surrounding lands. The proposal has been measured against those available plans including state, regional and local documents.

#### **3.1 Relevant Strategic Plans**

The proposed minimum lot size amendment is generally consistent with the goals and directions contained in the following state, regional and local strategic planning documents:

### **3.1.1 NSW\_State Plan 2021**

Relevant goals include the following extracted from the NSW State Plan 2021.

- *Drive economic growth in regional NSW*
- *Protect our natural environment*
- *Increase opportunities for people to look after their own neighbourhoods and environments*
- *Make it easier for people to be involved in their communities*

In 2017, the NSW Premier reinforced the delivery of the State Plan by advising on 12 critical priorities including the following relevant areas.

- *Making housing more affordable through faster housing approvals and facilitating dwelling capacity through rezoning proposals.*
- *Building infrastructure through increasing housing supply.*

The proposal involves the creation of additional housing allotments in an existing zoned residential area. The land is serviced by existing urban infrastructure and meets the general goals and priorities of the State Plan.

### **3.1.2 Riverina Murray Regional Plan 2036**

*"The Riverina Murray Regional Plan 2036 (the Plan) establishes a framework to grow the region's cities and local centres, supports the protection of high-value environmental assets and makes developing a strong, diverse and competitive economy central to building prosperity and resilience in the region. The Plan will guide the NSW Government's land use priorities and decisions over the next 20 years."*

Relevant goals include the following.

- *Direction 22: Promote the growth of regional cities and local centres – increase the supply of housing*
- *Direction 25: Build housing capacity to meet demand - single detached dwellings, with some larger residential lots and rural lifestyle options. As the population grows and changes, there will be demand for new housing and a greater variety of housing. Making more housing available in existing urban areas will be more sustainable because it takes advantage of existing infrastructure and services.*
- *Direction 26: Provide greater housing choice*

In relation to Junee, the regional plan highlights the following priorities:

- *Encourage economic growth by supporting agriculture and other emerging industries such as tourism and freight-related opportunities.*
- *Increase access to local services and infrastructure within the community, including improving recreation and sporting facilities and enlarging efficient sewerage systems.*
- *Leverage growth opportunities through its proximity to Wagga Wagga.*

In general, the proposal is consistent with relevant regional goals and priorities for Junee. In particular, the proposal will promote growth, housing development and help underpin residential land supply and housing choice.

### **3.1.3 Junee Community Strategic Plan: Making Tracks 2035**

The Strategic Plan focuses on the themes Liveable, Prosperous, Sustainable and Collaborative. The proposal maintains consistency with the key strategic direction by focusing on the following Strategies;

- *Strategy 2.1: Enable viable localities and villages – by utilising residential land in a transitional location to further encourage the growth and development of the locality.*
- *Strategy 3.5: Plan our land resources for the future – by proactively planning for population growth.*
- *Strategy 5.1: Encourage respectful planning, balanced growth and good design – by ensuring planned development, considering environmental impacts, ensuring availability of appropriate infrastructure and services, and enabling innovation in landuse and lifestyle choices.*

### **3.1.4 Junee Economic Outlook: 2017**

This snapshot of the local economy provides basic statistics on population growth, businesses, investment opportunities and existing residential land bank. The document indicates that the local population is predicted to grow by over 1400 persons by 2036 and that there are over 110 parcels of land ranging from 600-5000m<sup>2</sup>. The statistics for available land are based on approvals not constructed, so actual physical availability would be less than stated. There is strong connectivity made with Wagga Wagga City and the opportunities that exist to benefit from the continued growth of the larger city urban area.

The proposal would support the economic outlook for the township by providing additional serviced residential allotments.

### **3.1.5 Junee Residential Strategy 2006**

The aim of this strategy was to provide direction for the future residential needs of the shire over the next 25 years. The strategy was updated prior to the drafting of the current LEP2012 and provided the foundation land use footprint for zonings under the new LEP. It forecast a growth rate of 1.0% per annum and recommended reviews every 5 years to ensure that the strategic direction was still relevant.

Since that time Junee has experienced greater population growth than predicted under this strategy document. Recent ABS figures indicate the township is growing at approximately 1.4% per annum, suggesting the need to supply at least 35 dwelling lots per annum to meet housing demand.

Indications are that the strategy requires updating to reflect current trends and opportunities. This is evident in the apparent shortage of serviced residential land (both general and large lot) to meet current demand.

The proposal will help deliver the intend of the strategy and also be a catalyst for further review of landuse provisions across the township to meet future demand and need for housing choice.

---

## **3.2 Current Local Plans**

Current local land use and development plans include Junee Local Environmental Plan 2012 and Development Control Plan 2015.

### **3.2.1 Junee Local Environmental Plan 2012**

LEP2012 applies a R5 Large Lot Residential zoning to the subject land with a minimum lot size of 4000m<sup>2</sup>, as indicated above. The LEP has only two residential zones in R5 and RU5 Village, which applies to the majority of the township. Minimum lot size provisions are limited to 4000m<sup>2</sup> over the R5 land and 500m<sup>2</sup> over the RU5 land.

Whilst this strategy provided a degree of flexibility in residential lot sizes within the RU5 zone, the R5 zone has been limited to 4000m<sup>2</sup>. The LEP does contain a 1500m<sup>2</sup> minimum lot size provision, but has had limited application across the township to provide a genuine dwelling lot choice for housing demand.

Considering a current need for the Shire to review the LEP and its residential land use strategy, the proposal provides an opportunity to introduce an additional lot size choice for large-lot residential housing without undermining the strategic landuse structure of the township.

The proposal does not require a zoning change to the land as a 1500m<sup>2</sup> size allotment is still considered large-lot and would continue to achieve the R5 zone objectives.

There are relevant questions that are required to be satisfied in moving forward with a minimum lot size change as proposed.

*Is 1500m<sup>2</sup> considered a large-lot residential allotment?*

Council's in NSW have varying opinions and application of minimum lot sizes over R5 zoned land. Various examples range from 1000m<sup>2</sup> to 5ha and above (eg Wagga Wagga LEP – 1000m<sup>2</sup> R5), depending on setting, local character and proximity to existing general residential land and urban infrastructure. Generally, smaller sized R5 lots are suitable where they are located close to the urban centre. The subject land adjoins RU5 zoned land with a minimum lot size of 500m<sup>2</sup> and is serviced by all essential urban infrastructure.

A 1500m<sup>2</sup> allotment is large by current standards in comparison with standard residential allotments (450m<sup>2</sup> and above). This size allotment can accommodate a larger sized dwelling with sufficient open space surrounding the dwelling for outbuildings and landscaped gardens to emulate a rural setting. Allotments of this density may be established without the need for kerb and guttering as the existing road environment will continue to allow swale-type road drainage. Rural type fencing is also appropriate with this allotment density.

Under the circumstances, including setting and proximity to infrastructure, 1500m<sup>2</sup> would be considered a large-lot residential allotment. It meets the sustainability criteria for providing more efficient dwelling allotments and making more efficient use of serviced urban land.

*Does this proposal continue to achieve the R5 zone objectives?*

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*

Allotments of this size would continue to provide opportunities for residential housing on land that would have sufficient site area to be landscaped to integrate with the local rural setting. There are no environmentally sensitive locations that would be impacted upon and there would be minimal impact on the scenic quality of the area.

The subject land is located opposite an existing open space/drainage area that includes a walking trail connection from R5 to RU5 zoned areas. This location provides a suitable transition area between the RU5 zone allotments to the north and larger R5 allotments further south along Loughan Road that front both sides of the street.

- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*

The proposed additional large lots would not hinder the proper and orderly development of adjoining urban land as the current subdivision patterns are currently masterplanned for the most efficient delivery of serviced residential land in the locality. The additional lots will make more efficient use of existing urban infrastructure in the locality.

- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*

There is sufficient capacity in current urban infrastructure service networks to accommodate the proposed additional allotments generated by this proposal. The additional demand is not considered unreasonable.

- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposal is located with an existing R5 zone with adjoining RU5 zoned land also currently being subdivided for housing purposes. The proposal is compatible with adjoining land uses and all the development is residential in nature.

- To facilitate and promote an increased range of living opportunities by providing for low intensity residential development compatible with the rural characteristics of the locality.

The proposal provides an increased range in living opportunities by creating an alternative low-density residential living environment that continues to be compatible with the rural characteristics of the Loughan Road locality. The location is on the eastern side of Loughan Road opposite an existing open space/drainage area, which is separate to and does not impact upon the larger R5 parcels of land further south along Loughan Road where similar sized parcels of land are located on both sides of the street.

### **3.2.2 Development Control Plan 2015**

DCP2015 outlines Council's policies and standards that support the strategic aims and objectives of LEP2012.

The land is contained within the area identified as "Crawley Estate" and is subject to guidelines contained in section 3 of the DCP. Generally, the proposal would satisfy the development objectives for this area, with the exception of dwelling side setback requirements. Frontage setback can be maintained, with side setbacks suggested to be reduced to 5 metres, which will continue to allow adequate onsite landscaping and plantings to maintain the rural residential character of the area.

## **3.3 Landuse Considerations**

An analysis of existing large-lot residential settlement in the local, together with current indicators from available population statistics indicate there is scope to allow a greater density of subdivision in this locality to meet growing housing demand in Junee.

### **3.3.1 Population Growth**

ABS statistics indicate that Junee is experiencing continued population growth.

<b>YEAR</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>
<b>RESIDENTS</b>	5779	5878	6295
<b>CHANGE</b>		99	417
<b>AV/YR %</b>		0.34%	1.42%

Population growth is impacted by various internal and external factors. For strategic planning purposes, the township will need to reassess its available land bank to ensure that it meets continuing demand for housing.

The township has an average household occupancy of 2.5 persons per dwelling and the ABS suggests an annual growth rate of 1.4%, which is reasonable significant for a regional/rural township.

Based on the those figures, Junee can expect approximately 90 persons per year to take up residence within its boundaries that would demand an additional 35 dwellings per year. This appears consistent with dwelling construction and land take-up that has been experienced across existing residential subdivisions.

The introduction of additional allotments from this proposal will assist in meeting this demand for housing.

### **3.3.2 Residential Land Supply/Demand**

A survey of local real estate advertisements and agency comments indicates that up until recent their has been consistent supply and demand of residential land for housing including both general and large-lot residential areas. However, a strong indicator of shortening supply is the "off-plan" sales of residential lots in the John Potts Drive



precinct where 11 lots out of 18 have already been sold prior to registration. In addition, available vacant registered large-lots have had a strong take-up with most sold and developed, as illustrated by historic aerial images below.



**Figure 10:** 2005 Aerial (Source: JSC GIS 2019)



**Figure 11:** 2008 Aerial (Source: JSC GIS 2019)





**Figure 12:** 2011 Aerial (Source: JSC GIS 2019)



**Figure 13:** 2015 Aerial (Source: JSC GIS 2019)





**Figure 14:** 2019 Aerial (Source: Google Maps 2019)

Whilst there are other areas of R5 zoned land indicated on the current LEP map, there are potential issues of appropriateness of location and lot size that would suggest some reluctance for the land to be subdivided and made available to the market. An introduction of additional lot size choice is an appropriate mechanism for addressing immediate need whilst maintaining rural residential character of the locality.

In relation to an appropriate mix of residential land densities, best practice suggests that large-lot residential should be provided at a rate of approximately 12-15% of the total residential lot provision to meet sustainable living and housing choice objectives for urban areas. For Junee this would equate to approximately 5-6 large-lot residential allotments per year required to supply current housing demand.

Junee's current population of approximately 6500 is expected to grow by another 1500 – 1800 persons over the next 20 years, based on expected growth rates. This proposal aims to create appropriately sited large-lot residential allotments to assist in accommodating for this growth.

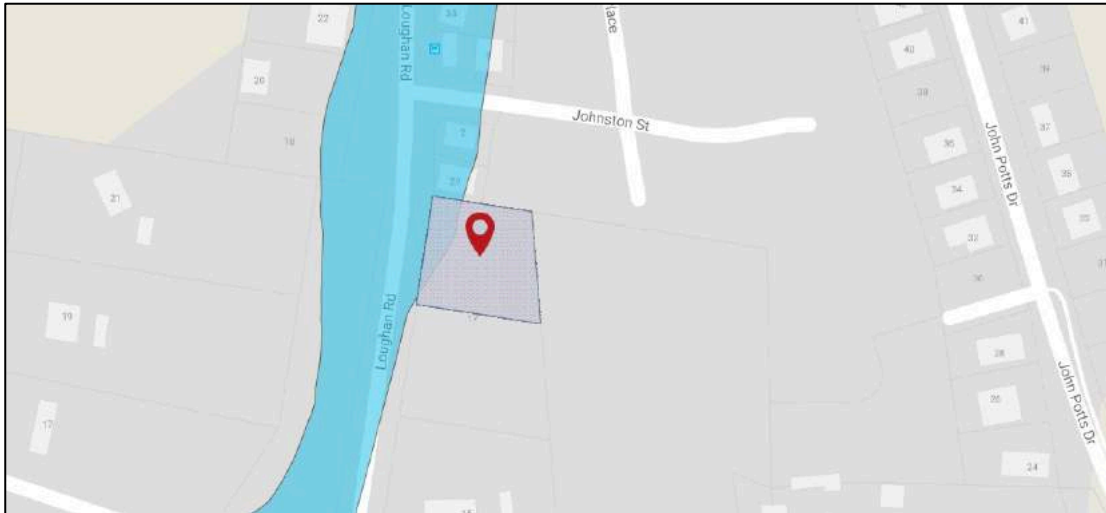
### 3.4 Environmental Context

#### 3.4.1 Natural Resource Sensitivity

The subject site is not mapped as being sensitive to any natural resources (biodiversity, groundwater, riparian lands and waterways).

#### 3.4.2 Natural Hazards

The subject site is not prone to bushfire, however is partially subject to flooding on the western boundary, as shown in the mapping extract below. The flooding is considered minimal and not expected to have any major impact on the proposed use of the land as any proposed building envelope will be located outside of the indicated flooding boundary.



**Figure 15:** Flooding Map Extract (Source: NSW Planning Portal 2018)

### 3.4.3 Flora and Fauna

The subject site is completely cleared of mature vegetation and consists only of grasses. The land is not situated in or near any significant areas of biodiversity. No threatened species have been sighted on or near the subject land. As such, the proposal will not cause any significant impact on flora and fauna of the area.

### 3.4.4 Land Contamination

In determining the likelihood of contamination, it is understood that the subject land has been historically utilised for agricultural purposes, predominantly grazing of stock, prior to its zoning for rural residential purposes. There is currently no evidence of soil contamination on the site. It is considered that there is minimal possibility of contamination on the site.

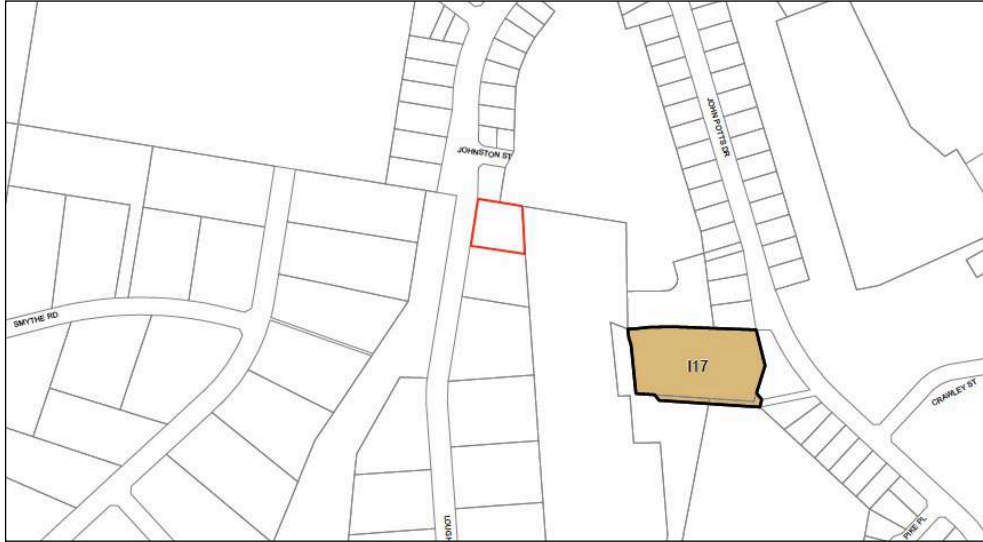
### 3.4.5 Heritage

An AHIMS search indicates that there are no items of Aboriginal Cultural Heritage on the subject land and the land is not located in the vicinity of any other significant Aboriginal Cultural Heritage sites, as shown in the AHIMS Search (see below figure).



**Figure 16:** AHIMS Search (Source: OEH 2019)

Council records indicate there are no post European settlement 'Heritage Items' on the subject land. The figure below indicates the subject land and its proximity to any identified heritage items. The closest item is the Monte Cristo site located to the south east of the subject land. The proposal will have negligible impact on this heritage item.



**Figure 17:** Listed Heritage Items – Heritage Map Extract (Source: Junee LEP2012)

### 3.5 Infrastructure & Essential Services

The site is adequately serviced by all essential services including electricity, telecommunications, water and sewer. The site is suitably located with access to Junee's township infrastructure and community services, including waste disposal, postal and traffic network.

Investigations confirm that public infrastructure and services are available to the site and may be established to adequately service the proposed development in a coordinated manner.

#### 3.5.1 Water

Water supply reticulation is provided by Goldenfields Water. Service mains are located within Loughan Road. Goldenfields have indicated that there are no major impediments to the supply of water to the proposed additional allotments.



**Figure 18:** Water Supply Network (Source: Goldenfields Water 2019)



### 3.5.2 Sewer

Sewer reticulation is provided by Junee Shire Council. The network is located within Loughan Road and is accessible to the subject land.



**Figure 19:** Sewer Reticulation (Source: Junee GIS 2019)

### 3.5.3 Electricity

Electricity supply is provided by Essential Energy. There are no major impediments to the provision of electricity to the subject land.

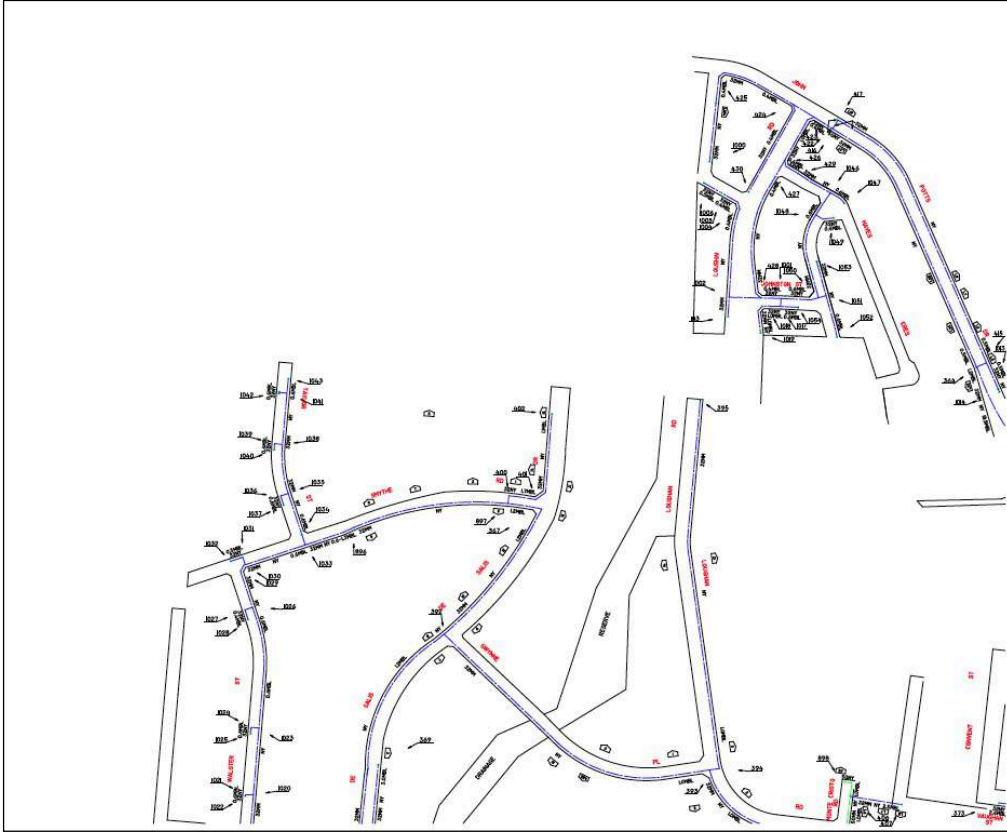


**Figure 20:** Electricity Network (Source: DBYD 2019)



### 3.5.4 Gas

Gas supply is provided by Jemena with the existing reticulation network located within Loughan Road. There are no major restrictions to the supply of gas to the subject land.



**Figure 21:** Gas Reticulation (Source: DBYD 2019)

### 3.5.5 Telecommunications

Telecommunications is provided by both Telstra and NBN networks. There are no major restrictions to the connection of the subject land to these networks.

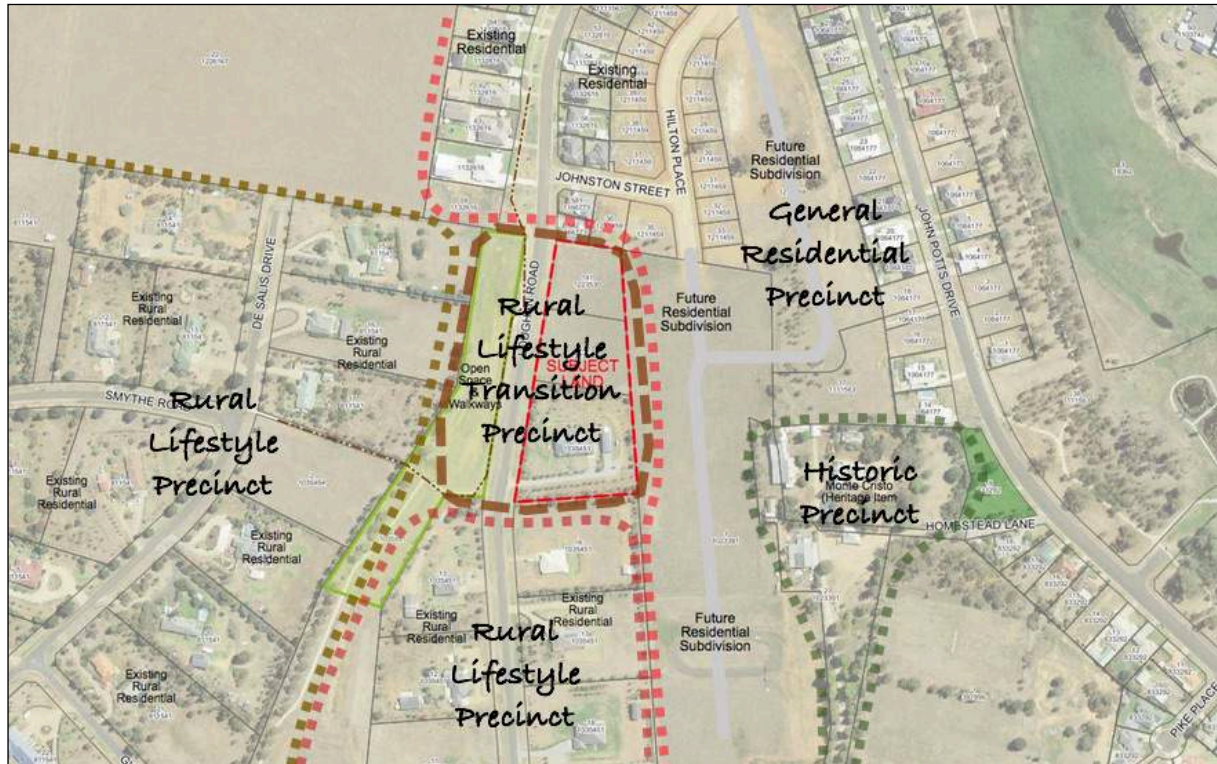


**Figure 22:** Telstra-NBN network (Source: DBYD 2019)

#### 4 STRATEGIC JUSTIFICATION

The above discussion identifies that the proposal will be consistent with current planning strategies as well as not impacting upon current urban infrastructure and landuse settlement patterns.

Closer observation of the Loughan Road locality identifies certain precinct characters as shown on the strategic analysis map below.



**Figure 23:** Strategic Analysis Map (Source: SP 2019)

The subject land has certain locational characteristics that support the notion of proposing lot sizes smaller than the current minimum lots size. The location of the land opposite an open space area and immediately adjoining general residential land provides further justification for considering its characteristics separate from other land along Loughan Road. The land provides a transition point from the established rural lifestyle precinct to the general residential precinct, with those precincts having dwelling lots on both sides of Loughan Road in comparison to the single sided environment of the subject land.

The proposal also has strategic merit in promoting urban infill development rather than continuing the expansion of urban boundaries (sprawl), particularly where there is adequate infrastructure utilities to service the land. Expansion of the urban boundary involves expensive infrastructure extensions, is less sustainable and locates housing further from the town centre making certain community facilities less accessible to new residents. In continuing the same development density results in fewer residential lifestyle choices.

Infill development, as proposed, makes better use of existing infrastructure, is more sustainable and provides greater lifestyle living choices for more of the growing population.

#### 5 CONCLUSION

The proposal is strategically appropriate due to its connection to the surrounding landuse structure and environmental attributes. The subject site is located in a key transitional area between an established large lot residential area and a developing suburban residential area. The proposed lot sizes reflect the emerging subdivision pattern of the area and utilises land that is already appropriately serviced and connected with the infrastructure and community network of the locality.

The local environmental study over the subject land has concluded that:

- The proposal has strategic merit when measured against current planning provisions and the strategic land use direction of the township and surrounding land;
  - There are no significant environmental constraints on or near the site that would limit the intensification of large-lot residential development on the land;
  - The site has adequate essential infrastructure to accommodate further residential development on the land;
  - Intensifying residential development on the land will not detrimentally impact the immediate local character and amenity of the area; and
  - The proposal will provide an alternative large-lot residential density that will contribute to housing supply and choice.
-

**17060: Document History**

Revision No.	Date	Authorised By		Notes
		Name/Position	Signature	
Rev 1.0 – Draft	20/03/18	Rohan Johnston Town Planner		Preliminary Draft
Rev 1.1 – Edited Draft	20/03/18	Kyan Hyde Projects Coordinator		Internal review
Rev 1.2 – Final Draft	20/04/18	Garry Salvestro Director		For client review
Rev 2.0 – Final	26/04/18	Garry Salvestro Director		For lodgement with JSC
Rev 2.1 – Revised Final	20/02/19	Garry Salvestro Director		Revised following preliminary comments from JSC.

**Salvestro Planning**

16 Fitzmaurice Street  
PO Box 783  
WAGGA WAGGA NSW 2650

Telephone: (02) 6921 8588  
Facsimile: (02) 6921 8388  
Email: [admin@salvestroplanning.com.au](mailto:admin@salvestroplanning.com.au)  
Website: [www.salvestroplanning.com.au](http://www.salvestroplanning.com.au)

**Disclaimer**

*While every reasonable effort has been made to ensure that this document is correct at the time of printing, Salvestro Planning and its employees make no representation, undertake no duty and accept no responsibility to any third party who use or rely upon this document or the information contained in it.*

© **Salvestro Planning 2019**