

Amend Lot size for Lot 1 DP 1000182 No 220 Ulan Road Mudgee

Proposal Title : **Amend Lot size for Lot 1 DP 1000182 No 220 Ulan Road Mudgee**

Proposal Summary : **Proposal to change minimum lot size from 4000m2 to 2000m2 for Lot 1 DP 1000182 No 220 Ulan Road Mudgee.**

PP Number : **PP_2013_MIDWR_007_00** Dop File No : **13/19748**

Proposal Details

Date Planning Proposal Received : **29-Nov-2013** LGA covered : **Mid-Western Regional**

Region : **Western** RPA : **Mid-Western Regional Council**

State Electorate : **ORANGE** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **220 Ulan Road**

Suburb : City : **Mudgee** Postcode : **2850**

Land Parcel : **Lot 1 DP 1000182**

DoP Planning Officer Contact Details

Contact Name : **Wayne Garnsey**

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RPA Contact Details

Contact Name : **Elizabeth Densley**

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DoP Project Manager Contact Details

Contact Name : **Azaria Dobson**

Contact Number : **0268412180**

Contact Email : **azaria.dobson@planning.nsw.gov.au**

Land Release Data

Growth Centre : **N/A** Release Area Name :

Regional / Sub Regional Strategy : **N/A** Consistent with Strategy : **Yes**

Amend Lot size for Lot 1 DP 1000182 No 220 Ulan Road Mudgee

MDP Number :		Date of Release :	
Area of Release (Ha) :	40.00	Type of Release (eg Residential / Employment land) :	Residential
No. of Lots :	136	No. of Dwellings (where relevant) :	135
Gross Floor Area :	0	No of Jobs Created :	0

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

If No, comment :

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

If Yes, comment : **No known meetings as at 3 December 2013**

Supporting notes

Internal Supporting Notes : **The subject land is currently zone R2 - Low density residential under the Mid -Western Regional LEP 2012. The minimum lot size is currently 2ha however under Clause 4.1 (3A) the land can be subdivided to 4000m2 if water reticulation and sewerage systems are available.**
Under the endorsed Mid Western Comprehensive Land Use Strategy the subject land is identified for large lot residential opportunities subject environmental assessment. In this regard a range of environmental assessments have been undertaken to justify the land for residential use.

External Supporting Notes :

Adequacy Assessment**Statement of the objectives - s55(2)(a)**

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

Comment : **The objective is clear that it is intended to increase the density to allow subdivision to 2000m2**

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

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

Comment : **To change the subject land on Lot Size Maps 006F & 006G so that Area A of Clause 4.1 (3A) (a) applies thus allowing subdivision to 2000m2**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

3.5 Development Near Licensed Aerodromes

Amend Lot size for Lot 1 DP 1000182 No 220 Ulan Road Mudgee

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 No 55—Remediation of Land

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Infrastructure) 2007

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

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

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment :

This Proposal is considered low impact and strategy consistent therefore timeframe to complete should be 6 months with community consultation being for a minimum of 14 days.

Consult with RMS, CASA

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 :

Comments in relation to Principal LEP :

Mid Western Regional LEP 2012 notified 10 August 2012

Assessment Criteria

Need for planning proposal :

Planning Proposal is required to enable the proposed reduction in lot size on the subject land from 4000m2 to 2000m2

Consistency with strategic planning framework :

Yes

Environmental social economic impacts :

The land is currently zone R2 low density residential - there is no indication from the information provided that the land should not be developed with a higher density

Amend Lot size for Lot 1 DP 1000182 No 220 Ulan Road Mudgee

Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 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
DoP letter.doc	Proposal Covering Letter	No
Initial Council Report.docx	Proposal	No
Aboriginal Cultural Heritage Assessment - Old Bombira Estate 220 Ulan Road.pdf	Proposal	No
MWR Council Request for Initial Gateway Determination.docx	Proposal	No
Request for Initial Gateway Determination.docx	Proposal	No

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones**
3.4 Integrating Land Use and Transport
3.5 Development Near Licensed Aerodromes

Additional Information : **Proceed**

Community consultation required for a minimum of 14 days

Consultation with Roads and Maritime Services regarding access to Ulan Road

Amend Lot size for Lot 1 DP 1000182 No 220 Ulan Road Mudgee

and Civil Aviation Safety Authority regarding increased residential density near the Mudgee Airport

The mechanism to achieve the change in lot size is to use Clause 4.1(3)(a) of the Mid Western Regional LEP 2012 and identify Lot 1 DP 1000182 as 'Area A' on lot size maps 006F and 006G

Supporting Reasons :

The proposal is consistent with the endorsed Mid-Western Comprehensive Land Use Strategy and there is adequate information and studies provided that indicate the land is suitable for residential use at an increased density of 2000m2.
The land is currently and intended to remain as zone R2 Low density residential

Signature:



Printed Name:

WAYNE GARNSEY

Date:

6 / 12 / 13

Endorsed

Azana Dobson

Team leader

 6/12/13

Endorsed 6-12-2013



Ashley Albany

Regional Director

Western Region