

Planning Proposal Attachments

List of Attachments:

1. Supporting documentation as provided by the applicant.

Application for Planning Proposal

Applicant: Anthony James Ellis

Application Form and Supporting Documents

June 2014

Subject Area:

Narromine Shire Council

Lot 46 DP 721759 Area 478.5 Hectares

Supplementary Information: Application for Planning Proposal

Applicant: Anthony James Ellis Lagoon, Tomingley. NSW.

Subject area: Lot 46 DP 721759 Area 478.5 Hectares

Purpose: This Application for Planning Proposal is for a Boundary change for my property at Lagoon, Tomingley, located in the Shire of Narromine NSW. My Application Proposal is submitted as (Attachment 1) to this covering document.

As noted in the attached map (Attachment 2) the boundary re-alignment plan is to segregate approximately 80 hectares of the 478.5 hectares to provide two outcomes:

1. 1 x 80 hectare lot, incorporating all dwellings, sheds and farm infrastructure.
2. 1 x 398.5 hectare lot of clear clean arable farming pastures

This proposed segregation has been a planned outcome by the current owner for almost 40 years. My plan following a successful approval of the above referred changes would provide:

Firstly a small acreage that would allow myself and my family to continue to reside in a smaller segregated allotment, in our long held existing family homestead with all existing infrastructure that has been held by the family for over fifty (50) years and;

Secondly allow the sale of the Larger Lot as a secure and well regarded area of farming land without the need for any Buyer to have to purchase unneeded and expensive infrastructure.

In support of this proposed change, in recent years the owner has had a number of offers to purchase the larger arable areas of the existing farming enterprise. Generally there is little or no interest in the house or farming sheds as the prospective purchasers have been neighbours sharing common fence lines and access roadways.

I currently have active offers that I am keen to progress and it would seem that this an opportune time to seek approval for this change.

This form of outcome is both consistent and compatible with current Council considerations for land use in the Narromine Shire and compliments other economic growth considerations currently being reviewed by the Narromine Economic Development Group. The proposal is economically positive for the Shire in that it will provide positive economic outcomes by retaining long term residents within the Shire, ensure the funds received for the sale of the property remain within the shire (i.e. I will stay in our Shire and not relocate elsewhere) and provides the potential for new residents /farmers (The Buyer) to relocate into the Narromine Shire and for additional rates to be levied.

Statement of Environmental Effects:

Flood Impact:

The existing Lot has minor exposure to rising water levels from the Bogan River. If this proposal is approved it will strengthen the flood protection to the Larger Lot as the water level fluctuations are all contained within the proposed smaller segregated Lot. As the Larger Lot will then not have any Flood exposure, its farming value will be enhanced and indirect operating costs such as insurances, and access road repairs etc will be minimised.

Bushfire Assessment:

Bushfire hazard overall is reduced as it is contained only to the smaller Lot therefore enabling more focused and effective preventative management of identified risks. Additionally the Owner (and Intended Occupant) of the smaller lot has been a member of the local Bushfire Group in excess of fifty (50) years and is well versed in both the identification of Bushfire exposures and the implementation of risk mitigation measures. These skills and experience have been applied to the existing Lot to minimise the Bushfire hazard.

Environmentally Sensitive Areas:

None Known.

Groundwater Vulnerability:

None Known.

Natural Hazards:

Tony to check NSC LEP

Site Contamination Assessment & History:

None known this Lot has been in the hands of the current Owner in excess of 51 years and there is no history of any contamination on the property.

Current Site Plan:

A current site identifying existing structures natural features, vegetation, roads and topography is included and forms part of this covering document as Attachment 3.

Surrounding Land Uses:

This proposal complies with and meets the requirements of the:

State Environmental Planning Policy (Rural Lands) 2008 in that:

1. The Larger Lot does not have an existing Dwelling on it, and following the proposed subdivision it is not a requirement of this application that a new Dwelling be permitted to be erected.
2. The primary purpose of the Larger Lot is for use as primary production and the size proposed will not create a lot of a size that is less than the minimum size otherwise permitted for that land.

And further;

The Narramine Local Environmental Plan 1997 Section 12 "Subdivision for purpose of agriculture in Zone No 1A" which allows (1) the Council to consent to the creation of the allotment of any area if Council is satisfied the allotment will be used for the purpose of Agriculture, and (2) it does not have an area less than 400 Hectares.

And further;

The Narramine Local Environmental Plan 2011 Section 4.1 "Minimum subdivision lot size" in regards to minimum lot sizes and maintains the productive capacity of agricultural land to the same capacity available prior to the proposed subdivision. The proposed subdivision also protects and meets the existing agricultural minimum lots sizes, as well as adequate servicing of that agricultural land.

Economic and Social Impacts of the rezoning:

A successful approval to this application will provide the following positive Economic and Social Benefits:

1. On completion of the sale of the Larger Lot, the current Owner will live on the Smaller Lot. The smaller allotment owing to the fact the arable land (36ha) is dispersed with creeks, rivers and trees is unsuitable for broad acre farming, however it would be conducive to a smaller plan for continued production. This also means the current Owner will not only remain a ratepayer within the Narromine Shire, generate agricultural revenue and the proceeds of the sale will remain within and invested within, our Shire.
2. The creation and subsequent sale of the Larger Lot, ensures a new Owner / Farmer into this area and potentially the Shire. As the current demographics of the shire both economically and population are in decline, this form of lateral enhancement of the Shire Development Plan will not only contribute positively to the economic viability of the Shire but also set a standard for other similar plans for our senior Farmer population.
3. The Narromine Shire Council has been active in the establishment of an Economic Development Group (EDG) within the Shire made of residents with appropriate business, commercial and community skills to identify future opportunities for the economic growth of our Shire. The EDG has already signalled to NSC a proposal similar to this application as being of significant economical and social benefit to the futures of our community. On this basis I commend this application to you as being complimentary to that identified economic imperative and seek your support and endorsement.

Impacts on Infrastructure

None known or identified.

Additional Information - Access Road / Right of Way.

It is noted that existing road access to the smaller Lot may well be compromised by a successful outcome of this proposal. It is the intention of the Owner to include within the Sale Agreement a suitable binding agreement to provide continuing and unrestricted use by the existing and or subsequent new owners of the smaller Lot of the common road access available to the composite as it currently exists.

It is noted that there is an alternative access to the smaller lot on the Southern Boundary.



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PHOTO LEGEND

1. HOMESTEAD AND LEVY BANK
2. WEST SIDE OF SMALL LOT
3. WEST OF HOMSTEAD
4. WEST OF HOMESTEAD
5. NORTH WEST OF HOMESTEAD
6. NORTH OF HOMESTEAD
7. ACCESS ROAD EAST
8. NORTH WEST BOUNDARY SMALL LOT
9. NORTH WEST BOUNDARY SHOWING LAGOON
10. WESTERN END VIEWING EAST
11. EAST OF HOMESTEAD
12. EAST OF HOMESTEAD
13. ACCESS EAST
14. ACCESS WEST

3.



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