



Memorandum

From Ashley Albury, General Manager Western Region, Planning Services
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Subject: PLANNING PROPOSAL (PP_2014_MIDWR_003_00) SPRING FLAT ROAD, ADAMS LEAD ROAD, MARKET STREET AND SPLIT ZONING

Purpose

To assess a planning proposal to amend the Mid-Western Regional LEP 2012.

Background

The Planning Proposal (PP_2014_MIDWR_003_00) seeking various amendments to the Mid-Western Regional LEP 2012 has been assessed and provided to the General Manager, Western Region to issue a Gateway Determination.

Issue

- The Planning Team Report recommends that Items 1 and 2 of the Planning Proposal, to reduce the minimum lot size on rural land (Item 1) and rezone rural land for residential purposes and reduce the minimum lot size (Item 2), not be supported.
- Items 1 and 2 are assessed as inconsistent with the endorsed Mid-Western Regional Comprehensive Land Use Strategy, Section 117 Directions 1.2 Rural Zones and 1.5 Rural Lands and the rural planning principles within SEPP (Rural Lands) 2008.

Comment/Options

Given the minor nature of the inconsistencies, I have determined that the proposal to reduce the minimum lot size on rural land (Item 1) and rezone rural land for residential purposes and reduce the minimum lot size (Item 2), be supported. It should be noted that:

- The land subject to Items 1 and 2 is located adjacent to identified future development opportunity areas nominated within the Mid-Western Regional Comprehensive Land Use Strategy. Accordingly, the proposed amendments are consistent with the long term (Item 1) and short term (Item 2) strategic objectives for the localities.
- The proposal to amend the minimum lot size on land at Spring Flat Road, Spring Flat (Item 1) will permit development that is generally consistent with the surrounding rural settlement pattern and is not expected to create significant demand for services and infrastructure.
- The proposal to amend the land use zone and the minimum lot size on land at Adams Lead Road, Gulgong (Item 2) will permit residential development at a density consistent with nearby adjacent land. To ensure that permitted land uses do not create significant demand for services and infrastructure within the locality, it is recommended that the Planning Proposal be amended to zone the land Zone R5 Large Lot Residential rather than R2 Low Density Residential. The proposal will not alter the current potential for productive economic activities on the subject land or impact on natural resources within the locality.

Recommendation

I recommended, as a delegate of the Minister for Planning:

- The Planning Proposal be approved by signing the Gateway Determination.
- The authorisation to exercise delegation be delegated to Mid-Western Regional Council by signing the written authorisation to exercise delegation.
- Council be advised to consider a review of the Mid-Western Regional Comprehensive Land Use Strategy to ensure consistency with the proposed amendments.
- Council be advised to ensure that planning proposals to amend provisions on rural land are consistent with the Mid-Western Regional Comprehensive Land Use Strategy and are strategically justified.

Ashley Albury