

1.1.1 Planning Proposal – Change to Minimum Lot Size in Broadhead Road

REPORT BY THE MANAGER STRATEGIC PLANNING TO 3 DECEMBER 2014 COUNCIL MEETING
Planning Proposal Broadhead Rd
GOV400038, LAN900049

RECOMMENDATION

That:

- 1. the report by the Manager Strategic Planning on the Planning Proposal – Change to Minimum Lot Size in Broadhead Road be received;**
- 2. Council refuse the Planning Proposal to amend the Minimum Lot Size from 4,000m² to 2,000m² for Lot 9 DP 1150667, Broadhead Road Mudgee.**

Executive summary

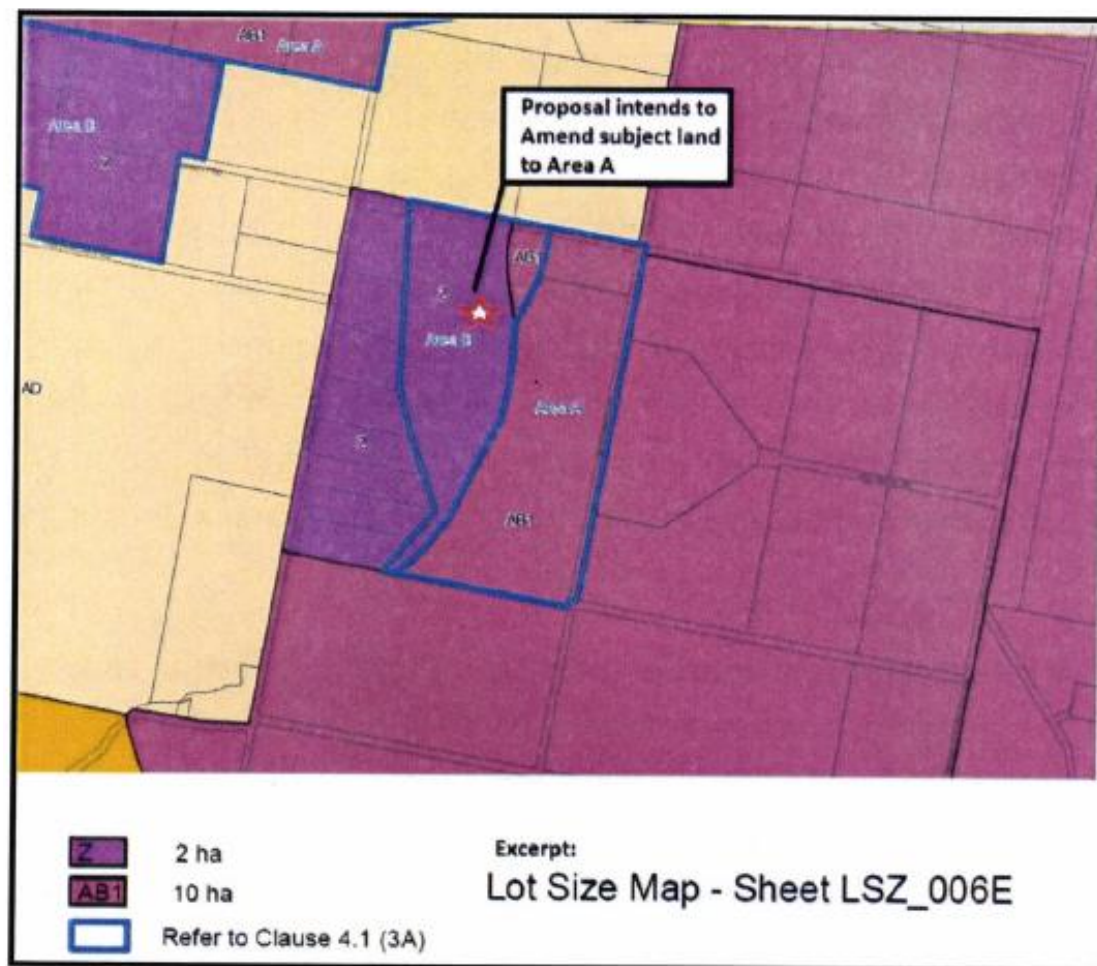
Council has received a Planning Proposal from Minespex on behalf of the landowner Mr Consadine seeking an amendment to Local Environmental Plan 2012 to reduce the minimum lot size (MLS) from 4,000m² to 2,000m² for land in Lot 9 DP 1150667 currently zoned R2 Low Density Residential.

The Planning Proposal is inconsistent with the recently endorsed Urban Release Strategy (URS) in terms of the timing of release of the land and is not supported at this stage.

Detailed report

The Planning Proposal is seeking an amendment to Local Environmental Plan 2012 to reduce the minimum lot size (MLS) from 4,000m² to 2,000m² currently zoned R2 Low Density Residential on Part Lot 9 DP 1150667 Broadhead Road Mudgee. The subject site is shown in the figure below and the detailed proposal can be found as Attachment 1.

The justification for the proposal is the only marginal increase in lot yield, improved flexibility for the developer and more efficient use of infrastructure.



Council has recently endorsed a URS for Mudgee and Gulgong. The URS, which is yet to be approved by the Department of Planning and Environment, provides a framework for the release of residential land over the next 20 years.

The URS has determined that the demand for 2,000m² – 4,000m² lots is 75 per year and there is a current supply in excess of 490 which is well able to meet the estimated 375 lot forecast. The proposal is therefore inconsistent with the URS.

A concept plan of subdivision which accompanies the proposal indicates that the change in the MLS will only increase the yield across the site by three lots, however, given the site constraints, the variable lot size will enable a more flexible layout. The concept plan indicates a range of lot sizes from 2,010m² up to 7,294m². An amendment to the LEP to reduce the MLS does not lock the proponent in to the layout proposed and even with the constraints of the high voltage transmission lines it is estimated that the site could yield a greater number of lots.

The URS indicates clearly that there is sufficient land zoned in Mudgee for the development of 2,000m² – 4,000m² lots and while it suggests that the subject site may be well suited to a 2,000m² MLS, the timing for release of this is 2020+ (URS, page 93) and reducing the MLS at this stage is inconsistent with the URS and will undermine existing opportunities for this market.

The URS included a land release monitor which will enable Council to better track development and the release of residential land at all stages from re-zoning to dwelling approval. While this site is marked for release post 2020, depending on demand and take up of similarly zoned land, it may be necessary to either push this out further (or bring it in as the case may be).

The objective of the Planning Proposal is to enable a more efficient use of infrastructure through better utilisation of the site particularly given site constraints including high voltage transmission

lines and a watercourse. While Council supports this, the integrity of the URS is paramount and it is considered premature at this stage to promote any additional land at either 2,000m² or 4,000m² that is outside the timing recommended in the URS particularly when three lots may well be (planned or unplanned) a much greater number of lots.

The proponent has two options. Either the land can be developed now at a 4,000m² MLS achieving a yield of 21 lots, or they can hold the land intact until such time as supply is at a level that warrants the amendment to the lot size.

Financial and Operational Plan implications

Not applicable.

Community Plan implications

The recommendation is consistent with the Community Plan. The strategic planning function sits under the theme Looking After Our Community in the Community Plan in relation to the delivery of housing through effective land use planning.



ELIZABETH DENSLEY
MANAGER, STRATEGIC PLANNING

GARY BRUCE
ACTING DIRECTOR, DEVELOPMENT

5 December 2014

Attachments: 1. Planning Proposal (included at the end of the business paper)

APPROVED FOR SUBMISSION:



BRAD CAM
GENERAL MANAGER