

DRAFT

PLANNING PROPOSAL

A PROPOSAL TO AMEND WELLINGTON LEP 2012

**TO INCORPORATE CHANGES RECOMMENDED FROM THE
RURAL REVIEW WITH RESPECT TO SUPPLY OF R5 (LARGE
LOT RESIDENTIAL) ZONED LAND.**

December 2014

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1 INTRODUCTION

1.1 The Proposal

Wellington Council is developing a Rural Land Use Strategy to review its rural land use planning needs for the coming 20 years.

Two strategic reports were commissioned from Booth Associates as formal input to the Strategy:

- Wellington Council Rural Land Use Strategy R5 Land
- Wellington Council Rural Land Use Strategy RU1 and RU4 Land.

These two reports form the supporting material for this Planning Proposal and are part of the attachments.

This Planning Proposal will focus on the recommendations from the R5 report (Phase one of the Rural Review).

Following preliminary consultation with the Department of Planning and Environment, it was recommended Council split the progress on the Rural Strategy into an immediate Planning Proposal to examine rezoning of certain lands to R5 (Large Lot Residential) to address long term supply of rural residential needs (Phase one) and a subsequent Planning Proposal to look at the issues in need of resolution in the RU1 (Primary Production) and RU4 (Primary Production Small Lots) zones (Phase Two).

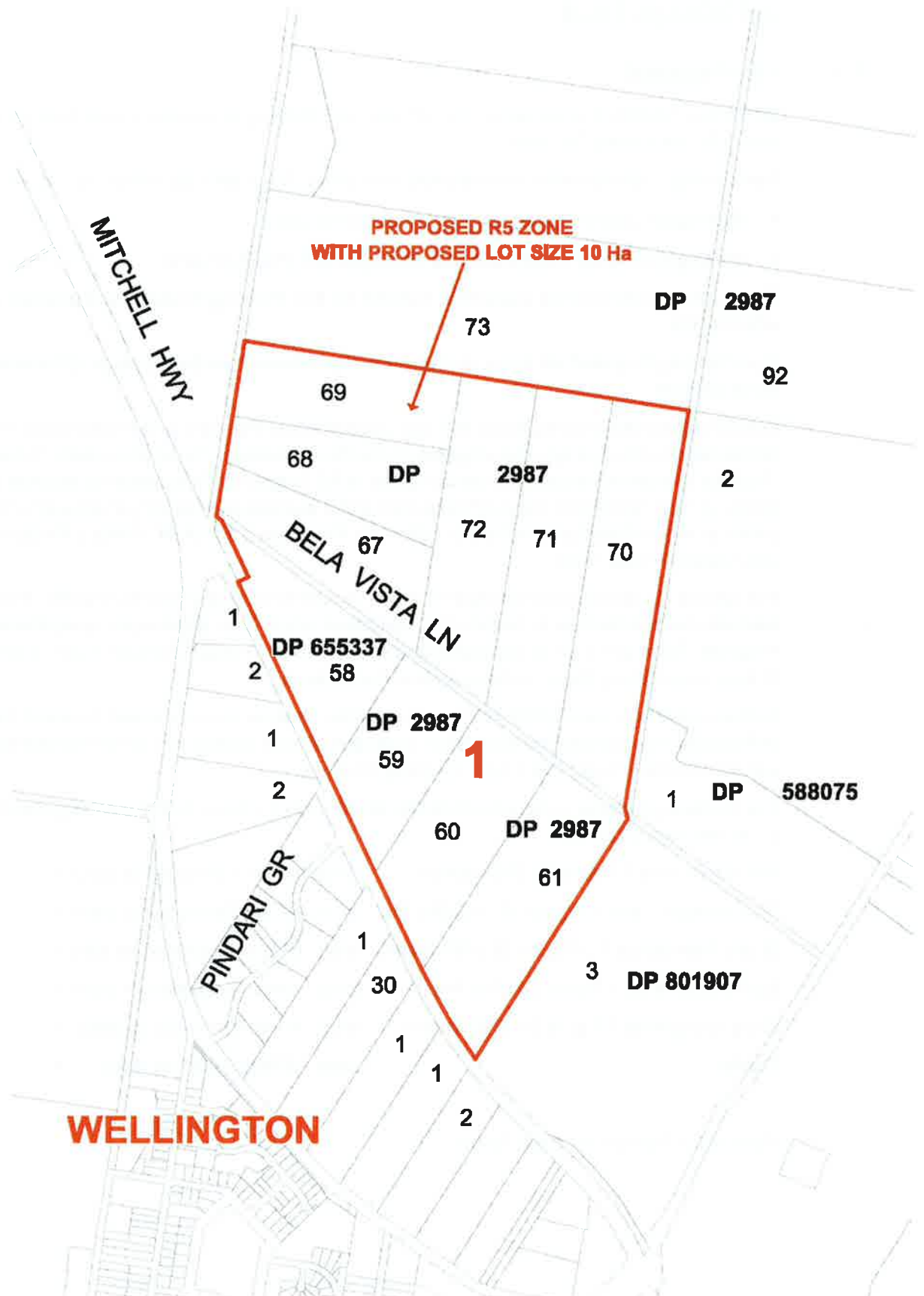
The Booths R5 report recommended 12 areas of land be rezoned from RU1 to R5. The parcels of land affected are detailed in Section 9 of that report which is an attachment to this Planning Proposal. There are 4 areas surrounding Wellington town, 3 areas at Stuart Town, 2 areas at each of Geurie and Elong Elong and one area at Euchareena.

Following further consideration by Council, 4 of the 12 areas recommended by Booth have been deferred as more detailed consideration is needed of road access and ownership patterns. These 4 parcels may be brought into a later Planning Proposal.

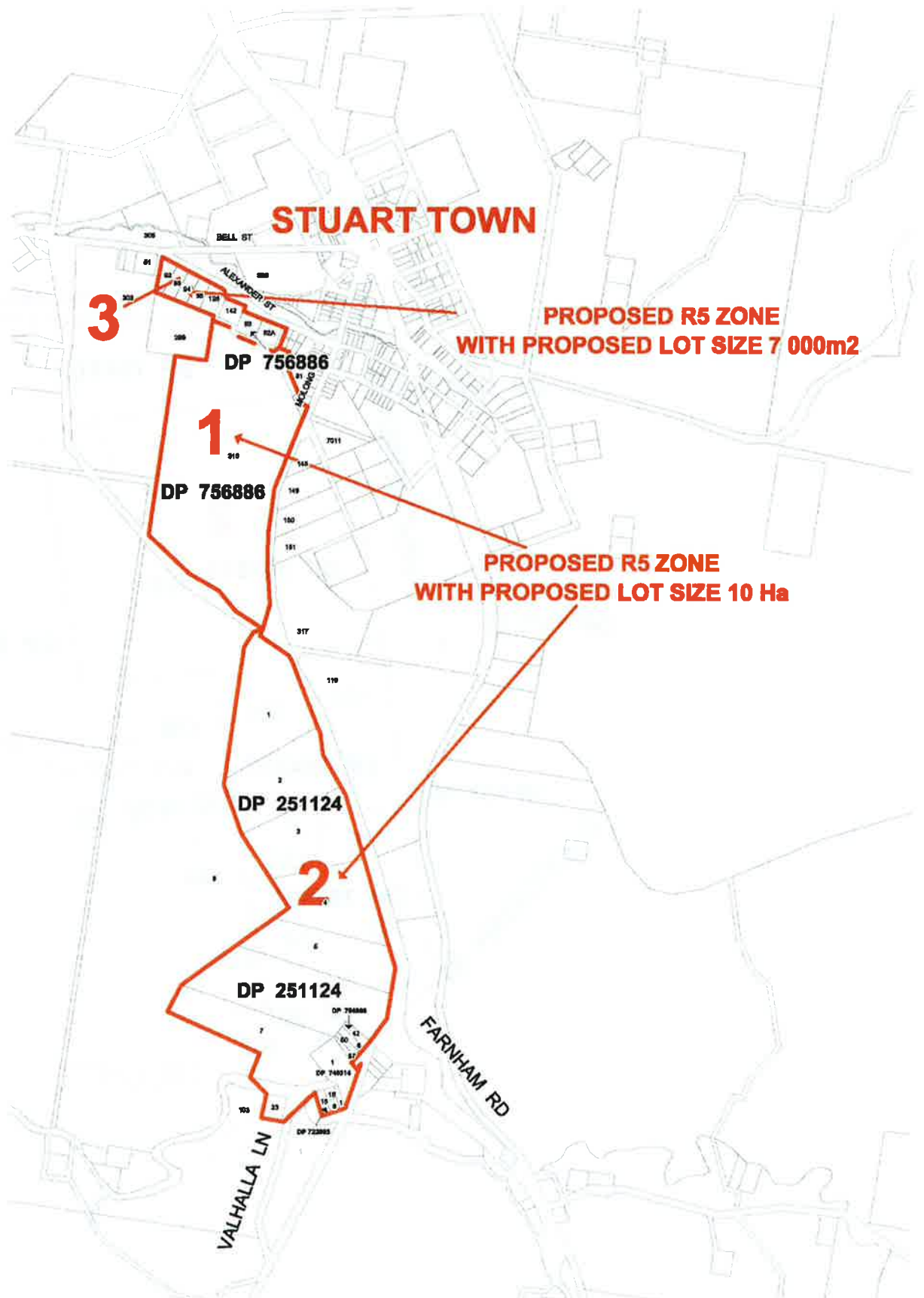
The remaining 8 areas as recommended by Booth form the basis of this planning proposal. These areas are detailed below:

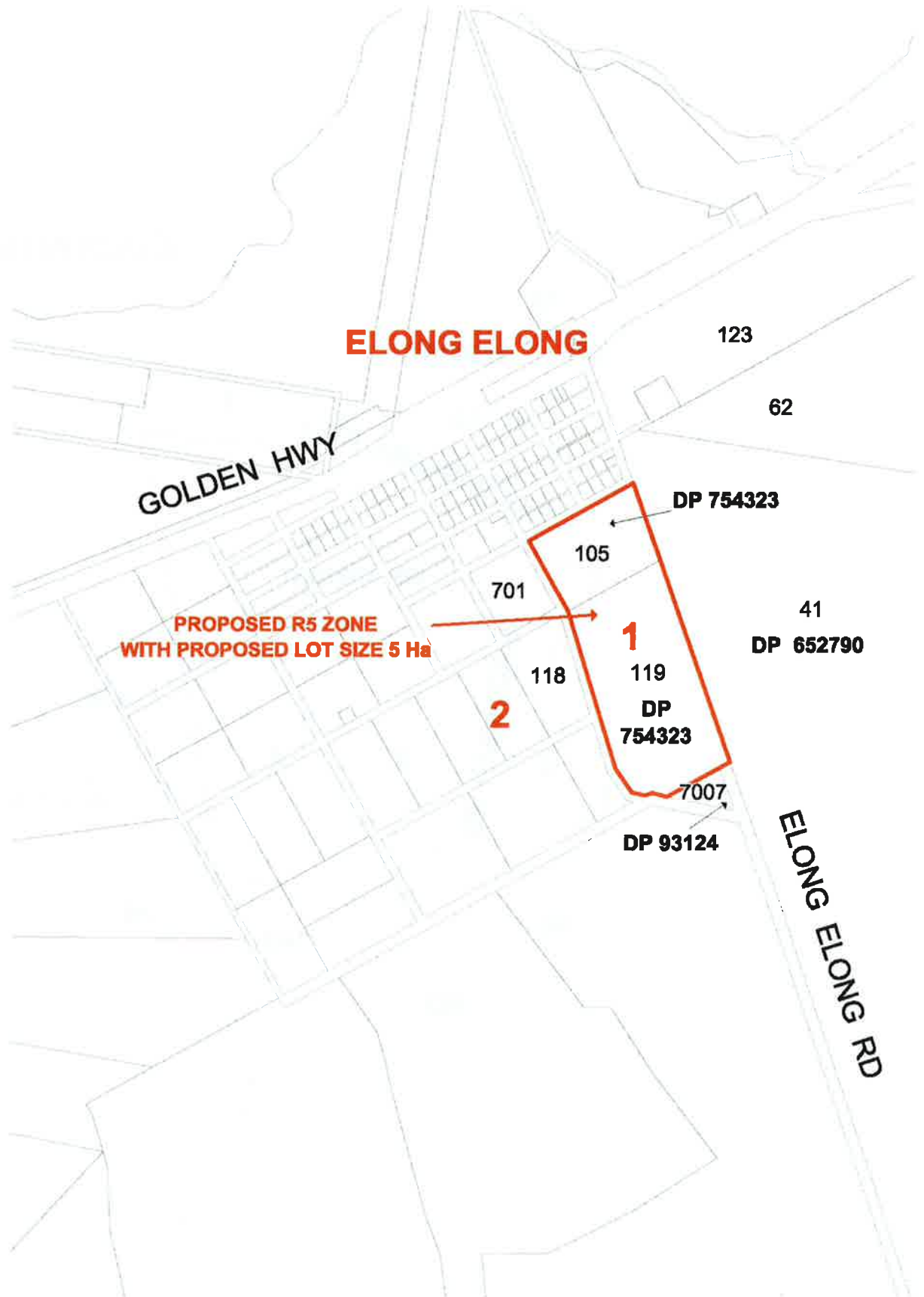
Wellington-area 1 Figure 22 (P82 Booth)	area 145 ha. Estimated lot yield =	11
Geurie-areas 1 and 2 Figure 23 (P83 Booth)	area 89 ha. Estimated lot yield =	14
Stuart Town-areas 1-3 Figure 26 (P86 Booth)	area 160 ha. Estimated lot yield =	23
Euchareena-area 1 Figure 24 (P84 Booth)	area 44ha. Estimated lot yield =	4
Elong Elong-area 1 Figure 25 (P85 Booth)	area 40ha. Estimated lot yield =	8
Totals	area 478ha. Total lot yield =	60

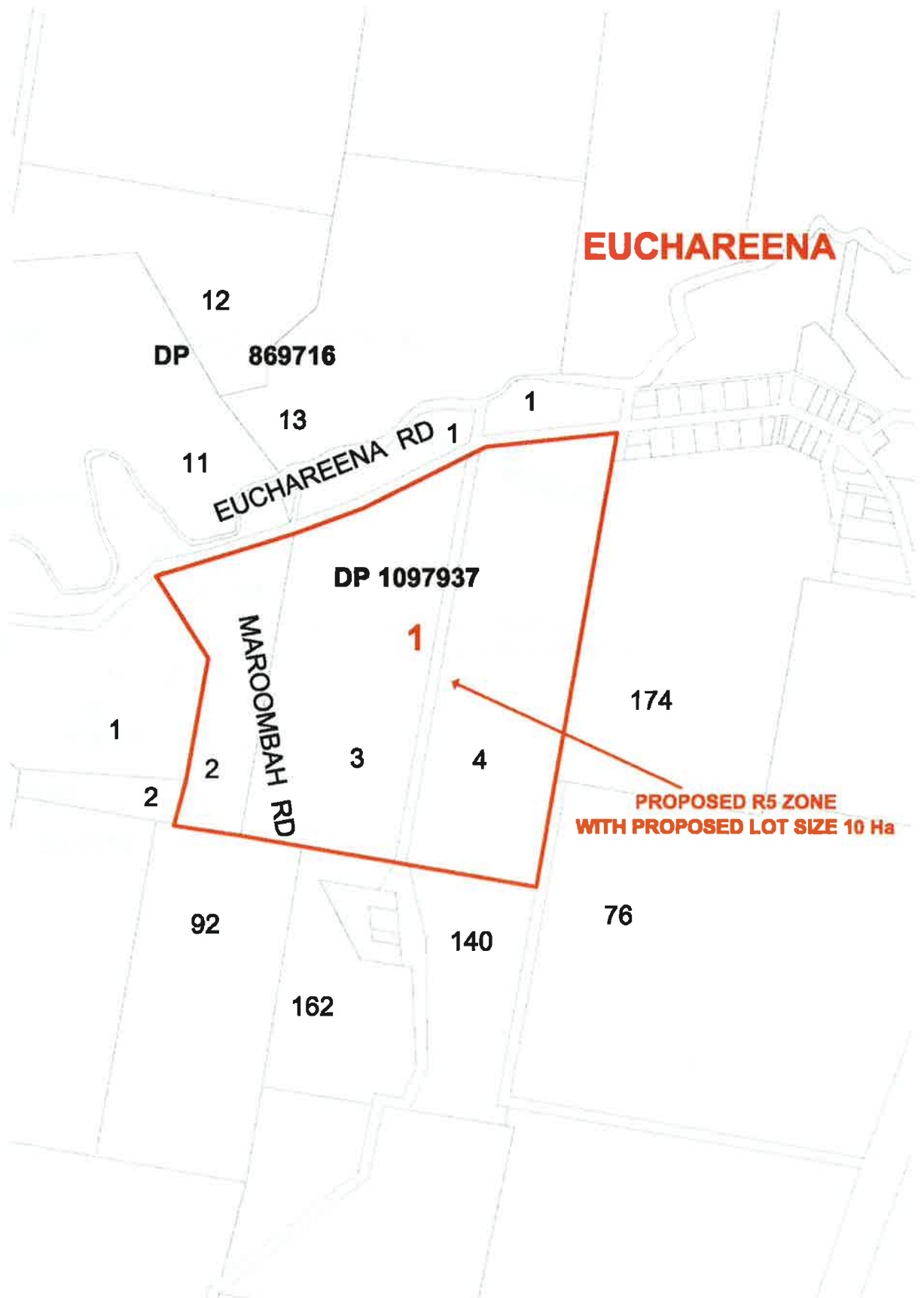
Maps of the 8 proposed areas follow:











2 OBJECTIVES OR INTENDED OUTCOMES

- To ensure an adequate supply of small lot rural residential living opportunities for the coming 20 years.
- To guide small lot rural residential subdivision to areas adjoining existing towns and villages.
- To select land for subdivision that is economic to develop and which does not overtax community services. In particular to select land with existing developed road services.
- To select land capable of on site sewage disposal and with low potential for adverse environmental impacts.
- To select fragmented land so as not to impact adversely on commercial agriculture.

3 EXPLANATION OF THE PROVISIONS

This is a simple Planning Proposal that seeks to rezone 8 parcels of land from RU1 Primary Production to R5 Large Lot Residential. The Lot size map would also be amended to apply a 10 ha lot size to 5 of these areas, a lot size of 5ha for the Elong Elong area, a lot size of 4 ha for Area 1 at Geurie, with Area 3 at Stuart Town having a 7000m² lot size to allow a dwelling on each of the existing lots in that area.

Overall this Planning Proposal would add 478 ha to the R5 zone and increase potential supply of rural living opportunities in close proximity to Area Settlements by an estimated 60 lots.

All the land proposed for rezoning is currently zoned RU1 Primary Production and is in small fragmented ownerships or is immediately adjoining urban areas and the proposed rezoning will have minimal impact on agricultural production. For more detail see the Booth report

Approximately 35 lots of this potential supply would be 10 ha or slightly larger with 17 in the range 4-5 ha and 8 existing lots at Stuart Town of area ranging 7000 to 8000m². Research in the Booth's report indicates lot size 5ha and over is more popular and, in the main, smaller lot supply is reasonably catered for from the existing R5 zoned lands and from Existing Holdings.

4 JUSTIFICATION

4.1 Section A – Need for the Planning Proposal

A Planning Proposal is needed if land is to be rezoned. The Strategy report by Booth Associates details that supply of large lot residential is not adequate from the current zoned land to service longer term needs.

Their research points to some market resistance to small rural residential lots under 5 ha.

Their research also points out that, while there is hypothetical supply from some of the existing R5 zones, in reality many parcels large enough for further subdivision in the existing R5 zones have development costs (in particular a requirement for new roads) that make subdivision in the medium term unlikely. A total realistic short term yield for all the current R5 zones is estimated at only 55 lots.

The public exhibition process required as part of this Planning Proposal will also be an opportunity for community feedback and review of the recommended areas, before any final decision is made.

4.2 Section B – Relationship to strategic planning framework

The proposed rezonings do not conflict with the strategic planning framework for the Central West region. This framework seeks to locate rural residential living opportunities near settlements and where servicing impacts are manageable for the community.

Booth Associates detail at section 4.1 the requirements imposed by the SEPP (Rural Lands) 2008. It is concluded that the proposed 8 additional R5 zone areas do not conflict with the rural planning principles of the SEPP.

Booth Associates point out the Proposal is affected by 3 of the Ministers s117 Directions for the planning of rural land:

- Rezoning of rural land for residential purposes must be justified by a study. The report by Booth Associates provides such justification.
- Mineral resources need to be protected. None of the land proposed for rezoning or nearby is known to have any mineral resource significance.
- Quality agricultural holdings need to be retained at viable scale. None of the areas proposed for rezoning to R5 would compromise any professional farming operation. All of these parcels are already substantially fragmented rural holdings.

4.3 Section C – Environmental social and economic impact

None of the land proposed for rezoning demonstrates any natural resource values of significance. There is minimal native vegetation and the low density, 5-10 ha, proposed lot size for most of the lots would conserve existing trees.

The land poses no significant bushfire threat and potential homesites are likely to meet standard bushfire requirements.

There are no indications of hazards affecting the land and there is ample area for on-site sewage disposal.

No Aboriginal heritage items are known to exist on the land and no adverse impact is envisaged on any State or local heritage item or its curtilage.

Social values would be enhanced by adding residents in close proximity to Wellington and the villages of the Area. This would also assist in strengthening the economic base of Wellington and the Villages.

The additional variety of housing choice will help attract new residents with associated social and economic benefits.

Expanding the area of R5 zone will improve lot supply which is currently constrained around most settlements of the Area, while not unreasonably competing with existing R5 zones for lot supply.

4.4 Section D – State and Commonwealth interests

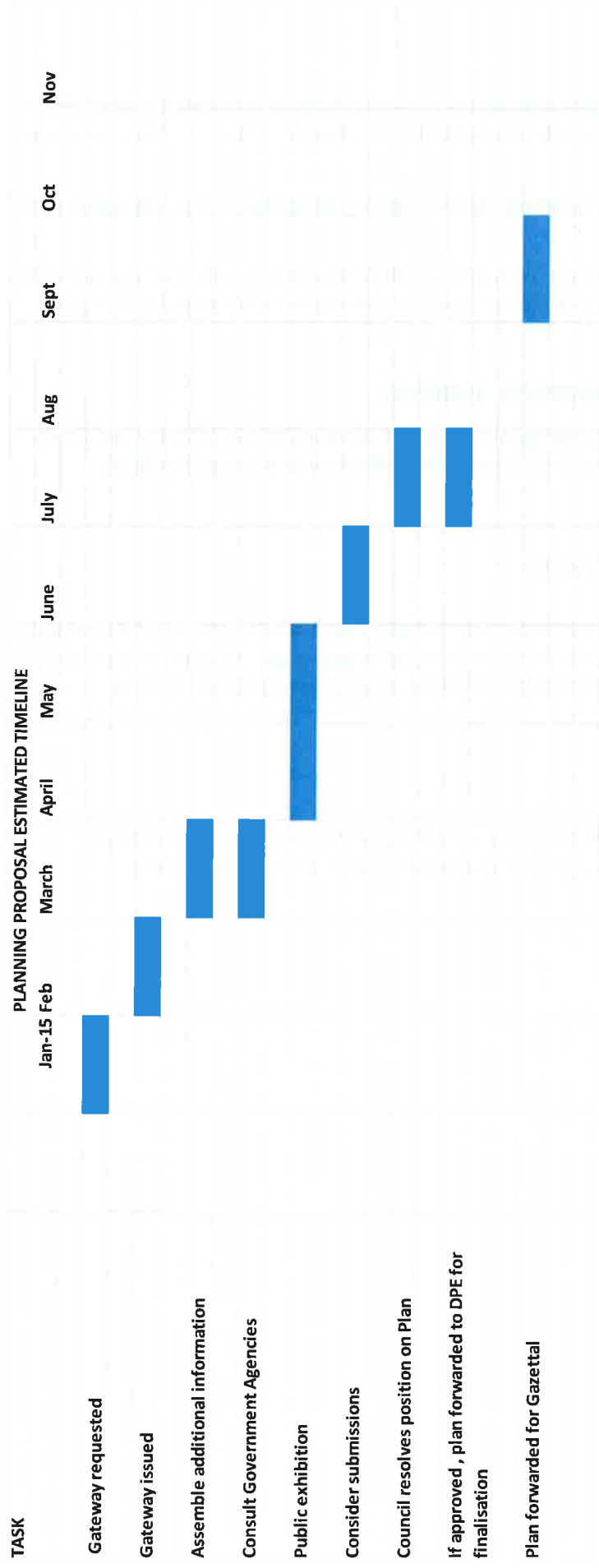
The proposal to rezone 8 small areas for large lot residential is not seen to invoke any issues of State or Federal significance. See also 4.2 for compliance with state and regional policies.

5 COMMUNITY CONSULTATION

It is recommended this Planning Proposal be publicly exhibited for 4 weeks. The exhibition should include appropriate advertising in the local press and Council's web page. A copy of the exhibition package should be made available in each of the affected villages as well as at Council's Wellington office.

6 PROJECT TIMELINE

The draft timeline on the following page is Council's estimate of the timing to complete this Planning proposal, should it progress to gazettal of the new zones as recommended.



7 CONCLUSION

The strategy report by Booth Associates presents a sound argument for the proposed rezoning of 12 areas. While all 12 areas are supported in principle by Council, some more detailed servicing investigation is sought for four of the parcels and these 4 may come forward as part of a subsequent Planning Proposal.

The rezoning of the 8 areas detailed in this Planning Proposal will have positive economic and social benefits for Wellington and assist in ensuring diversity is maintained in living opportunities.

