

6.3.3 PLANNING PROPOSAL – AMEND SPLIT ZONING – LOT
60 DP 1181768, ROBERT HODDLE GROVE, BOMBIRA

GOV400043, LAN900059

420/15

MOTION: Shelley / Cavalier

That:

- 1. the report by the Statutory/Strategic Planner on the Planning Proposal – Amend Split Zoning – Lot 60 DP 1181768, Robert Hoddle Grove, Bombira be received;**
- 2. Council prepare an amending Local Environmental Plan for Lot 60 DP 1181768 to:**
 - a) Rezone a portion of the land from RU4 Primary Production Small Lots to R2 Low Density Residential in accordance with the attached concept plan;**
 - b) Reduce the minimum lot size from 20ha to 2ha, with provision for 4000m² lots where connected to reticulated water and sewer.**
- 3. the Planning Proposal, under Section 55 of the Environmental Planning & Assessment Act 1979, be forwarded to the NSW Department of Planning & Environment for Gateway Determination.**

The motion was carried with Councillors voting unanimously.

6.3.3 Planning Proposal – Amend Split Zoning – Lot 60 DP 1181768, Robert Hoddle Grove, Bombira

REPORT BY THE STATUTORY/STRATEGIC PLANNER TO 16 DECEMBER 2015 COUNCIL MEETING

Planning Proposal - Evaross- Robert Hoddle Grove
GOV400043, LAN900059

RECOMMENDATION

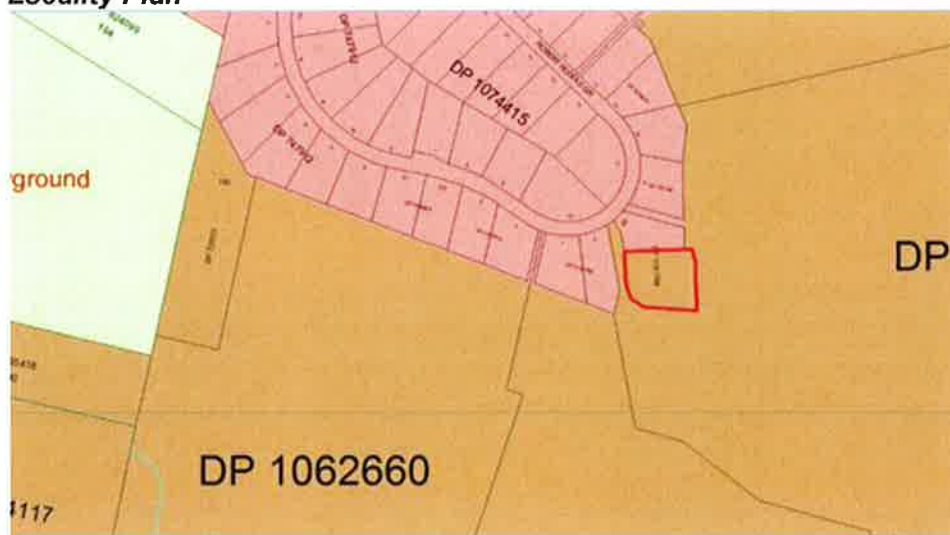
That:

1. the report by the Statutory/Strategic Planner on the Planning Proposal – Amend Split Zoning – Lot 60 DP 1181768, Robert Hoddle Grove, Bombira be received;
2. Council prepare an amending Local Environmental Plan for Lot 60 DP 1181768 to:
 - a) Rezone a portion of the land from RU4 Primary Production Small Lots to R2 Low Density Residential in accordance with the attached concept plan;
 - b) Reduce the minimum lot size from 20ha to 2ha, with provision for 4000m² lots where connected to reticulated water and sewer.
3. the Planning Proposal, under Section 55 of the Environmental Planning & Assessment Act 1979, be forwarded to the NSW Department of Planning & Environment for Gateway Determination.

Executive summary

Council has received a Planning Proposal from Minespex on behalf of Evaross seeking the rezoning of Lot 60 DP 1181768 from RU4 Primary Production Small Lots to R2 Low Density Residential and amending the Minimum Lot Size from 20ha to 2ha, with provision for 4000m² subject to connections to reticulated water and sewer.

Figure 1 – Locality Plan



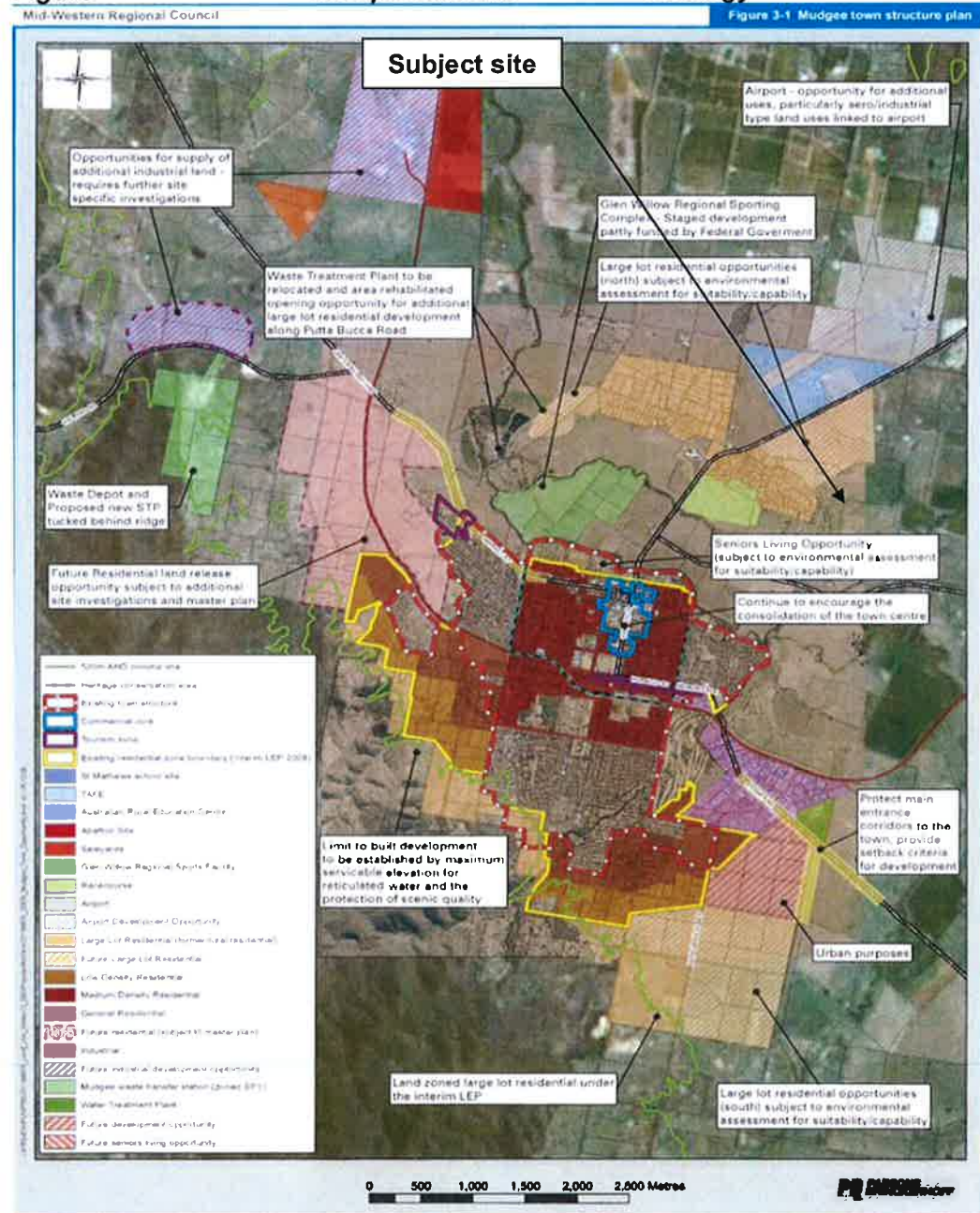
The total area of the land is 9486m², with approximately 6017m² zoned R2 and the remainder RU4 Primary Production. The site is located 1.9km to the north-east of Mudgee town centre. Access is

obtained from Robert Hoddle Grove which is a sealed road. The land contains an existing dwelling and is serviced by reticulated water and sewer.

The proposal is supported as an amendment to the LEP as it will rectify an issue with regard to a split zoned parcel of land. There is an existing dwelling on the land current within the RU4 zoned part of the lot and the opportunity for a second dwelling on that part of the lot already zoned R2. The rezoning in this instance will enable the existing split zoned lot to be subdivided. The proposal is therefore supported.

Detailed report

Figure 2 - Extract from Comprehensive Land Use Strategy



OBJECTIVES OR INTENDED OUTCOMES

The intended outcome of the Planning Proposal is to enable a future 2 lot subdivision at the subject lot. This unable to happen with the current split zoning.

EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by preparing an amended Standard Instrument LEP with the following amendments:

- a) The land is split zoned. The proposal would seek to amendment to the Mid-Western Regional LEP 2012 Land Zoning Map – Sheet LSZ006G, changing the RU4 portion of the lot to R2 Low Density Residential;
- b) An amendment to the corresponding Mid-Western Regional LEP 2012 Land Zoning Map – Sheet LSZ006G where the map depicts the subject land to include in its entirety as being within 'Z' (2ha) and 'Area B (4000m²)'.

*JUSTIFICATION***a) Need for planning proposal**Comprehensive Land Use Strategy (CLUS)

There is no specific need for the Planning Proposal. The Mudgee Town Structure Plan (Refer to Figure 2) identifies development opportunities and the subject land is identified as being partly within the Large Lot Residential area.

Mudgee and Gulgong Urban Release Strategy (URS)

The site is not identified in the recommendations for Mudgee's Urban Release Areas as identified in the URS.

b) Relationship to strategic planning framework

The proposal is considered to have strategic merit as the area to be rezoned is directly adjacent to similarly zoned land and is able to be fully serviced by reticulated water and sewer. Rezoning would therefore bring the lot into line with the rest of the land in Robert Hoddle Grove.

The area of land currently zoned RU4 Primary Production Small Lots is unable to be used for this purpose as it well below the minimum lot size and already contains an existing dwelling.

The land is not considered to be affected by natural hazards such as soil instability or bush fire. Flooding affects the adjoining land to the east, however it does not affect the subject site.

c) Environmental, social and economic impacts

The endorsement of the Planning Proposal will not have any significant social or economic impacts due to its minor nature.

d) State and Commonwealth interests

The applicants report states that there is adequate public infrastructure available to service any future dwelling on the site. Telecommunications and electricity are both available to the site. Reticulated water and sewer is also available.

MAPPING

The following mapping has been provided by the applicant:

Figure 3 – Subject land on zoning map (Sheet LZN_006G)

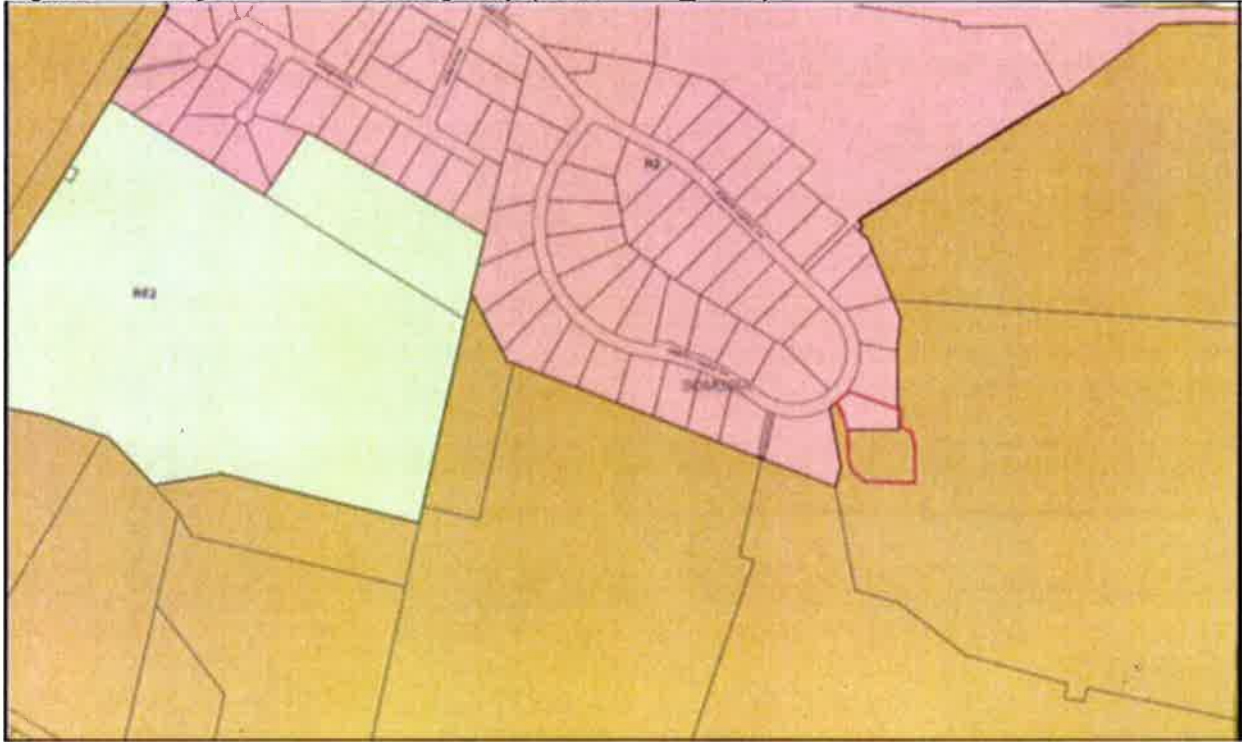
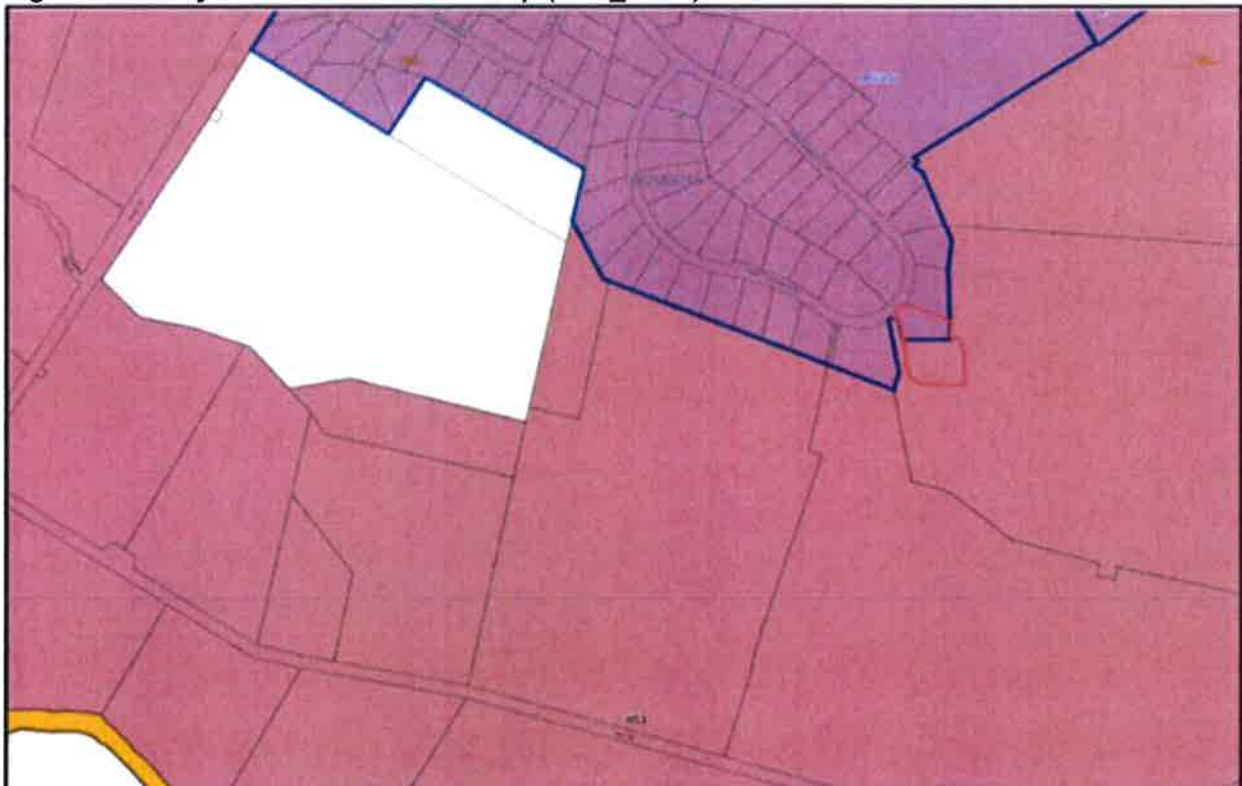


Figure 4 – Subject land on Lot Size Map (LSZ_006G)



COMMUNITY CONSULTATION

No community consultation has been undertaken as yet, however, should Council support the Planning Proposal, community consultation requirements will be confirmed by the Department of Planning & Environment as part of the Gateway determination.

Financial and Operational Plan implications

Not applicable.

Community Plan implications

The Strategic Planning function comes under the theme 'Looking After Our Community' in the Community Plan.



MARK LYNDON
STATUTORY/STRATEGIC PLANNER



ELIZABETH DENSLEY
ACTING DIRECTOR, DEVELOPMENT

30 November 2015

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

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER