

Rezone land from RU1 to R5 near Illabo Village

Proposal Title : **Rezone land from RU1 to R5 near Illabo Village**

Proposal Summary : **Council seeks to amend Junee LEP 2012 (when it is finalised) to rezone approximately 38.6 ha of land south east of Illabo Village from RU1 Primary Production Zone (100 ha minimum lot size (MLS)) to R5 Large Lot Residential Zone (3.6 ha with a 1250 m2 MLS and 35 ha with a 3 ha MLS).**

The intent of the rezoning is to permit dwellings houses on 25 existing small lots comprising 16 lots with an area of 1,255 m2 to 2,100 m2 and 9 lots with an area of 3 to 4 ha each. However, it is intended prevent any further subdivision of the land.

Council has concurrently requested that the Director General endorse a revised Junee Residential Strategy 2006 that includes this land release. The original strategy was endorsed by the Director General in January 2008.

Note: A Gateway Determination to enable exhibition of the draft Junee LEP 2012 (DJLEP) was issued by the Minister's delegate on the 2 February 2012. Council is yet to commence the public exhibition of the draft LEP. The PP to rezone 38.6 ha of land south of the village of Illabo is not part of the DJLEP.

PP Number : **PP_2012_JUNEE_002_00** Dop File No : **11/19074**

Proposal Details

Date Planning Proposal Received :	09-Mar-2012	LGA covered :	Junee
Region :	Southern	RPA :	Junee Shire Council
State Electorate :	BURRINJUCK	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	Eurongilly Road		
Suburb :	Illabo	City :	Junee
		Postcode :	2590
Land Parcel :	25 Lots described as Lots 3 - 12 Section 13 DP 758533, Lots 1 - 6 Section 14 DP 758533 and Lots 136 - 144 DP 751398		

DoP Planning Officer Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	N/A
MDP Number :	N/A	Date of Release :	
Area of Release (Ha) :	38.60	Type of Release (eg Residential / Employment land) :	Residential
No. of Lots :	25	No. of Dwellings (where relevant) :	25
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been
meetings or
communications with
registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting
Notes : **Council submitted the incorrect version of the Floodplain Risk Management Study with the PP. The correct version dated March 2012 was received by the Department on the 9 March 2012.**

GENERAL

- 1. Illabo Village is located approximately 16 kilometres north east of the town of June.**
- 2. The estimated population of Illabo as at January 2009 was 72 persons and, according to Council's Illabo Village Strategy, has remained stable.**
- 3. There are 38 vacant lots within the existing 2 (v) Village Zone under the June LEP 1992.**

4. The Illabo Village Strategy 2011, submitted with the PP, indicates that there are constraints on the sale and/or development of these 38 vacant lots for housing because of a desire for existing residents to retain larger holdings for private open space and a number of vacant lots are owned by non-residents.

5. Only four lots are currently available for purchase within Illabo Village.

6. Council has approved 11 DAs for dwelling houses between 2000 and 2011, but not all dwellings have been constructed following approval.

7. Illabo Village is serviced with reticulated water supply and dwellings require an on-site effluent disposal system.

DRAFT JUNE LEP 2012

8. The draft June LEP 2012 (DJLEP) has been issued with a Gateway Determination but is yet to be publicly exhibited. It is expected that the DJLEP will be exhibited in May 2012.

9. The majority of land to be released for residential development under the DJLEP has been identified in the original 'June Residential Strategy 2006' (JRS) endorsed by the Director General in January 2008.

10. Land in Illabo Village that is to be rezoned RU5 Village Zone (4,000 MLS) under the DJLEP and contains approximately 100 vacant lots. The majority of these lots have an area of approximately 1,000 m².

11. Approximately 66 lots (60 vacant lots) in the proposed RU5 Village Zone are currently zoned 1(a) Rural Zone. 38 vacant lots are currently zoned 2V Village (see item 3 above under GENERAL).

12. 2.5 ha of land in Illabo Village is to be rezoned R5 Large Lot Residential Zone (4,000m² MLS) under the DJLEP that will provide an additional supply of 6 x 4,000 m² vacant lots.

ILLABO PLANNING PROPOSAL

13. The land (approx. 38.6 ha) subject to this PP has been recently included in the revised JRS and adopted by Council. The revised JRS has not been endorsed by the Director General. Council has requested, concurrently to the PP, that the revised JRS be endorsed by the Director General.

14. The PP land is currently zoned 1 (a) Rural under June LEP 1992 and is proposed to be zoned RU1 Primary Production under the DJLEP. The PP intends to amend the DJLEP to rezone the land to R5 Large Lot Residential Zone with a 1,250 m² MLS (16 lots) and 3 ha MLS (9 lots) to prevent further subdivision.

15. The site is generally flat with Jeralgambeth Creek bisecting the site through two small lots (2 and 5) in Section 14 DP 758533. There are a number of scattered Eucalyptus trees within the study area that have been identified as 'remnant White Box trees' in the PP.

16. All 16 lots in section 13 and section 14 DP 758533 (1,250 MLS), lot 136 and lot 137 DP 751398 have been mapped as flood planning area under the 'Jeralgambeth Creek at Illabo - Floodplain Risk Management Study and Plan - Final Report - March 2012' (see Figure 2.6 of the FRMSP).

17. Lots 141, 142, 143 and 144 DP 751398 are the only lots in PP area that are completely flood free (100 year ARI).

18. There are four existing older dwelling houses in the study area. The dwelling on lot 3 Section 14 is currently unoccupied.

19. Four lots in Section 14 (Lots 2,3,4 & 5) are identified as containing 'High Hazard

Floodway' in Figure 2.6 of the FRMSP. Page 15 of the FRMSP states that "Portions of four of the lots lie within the High Hazard Floodway, which should be kept clear of future development. However, there would be room on these four lots for a dwelling outside that floodway".

20. Lots 5 and 6, Section 14, DP 758533 are Crown Land and are flood prone. Lot 5 is mapped as partly 'High Hazard Floodway'. Council has not consulted with Crown Lands on the PP.

21. The lots are intended to be serviced by reticulated water (Goldenfields Water County Council), will require on-site effluent disposal and will obtain access from Eurongilly Road (sealed), Showground Road (majority unsealed and partly unmade), Morgan Street (unmade), Crawford Street (unsealed) and other unmade roads.

22. Comments from local real estate agents on development potential in PP area, consulted as part of preparing the Illabo Village Strategy 2011, indicate that "problems occur on the small 1(a) zoned lots immediately along Eurongilly Road, due to Council advising would be buyers that the land is low lying and could be prone to flooding" and that "there is difficulty in accessing connection quotes from relevant authorities in relation to power and water".

EXISTING DWELLING ENTITLEMENTS IN THE PP AREA

23. The 25 lots within the PP area represent 13 'existing holdings' under clause 18(1) (b) (i) of Junee LEP 1992 and there are 4 existing dwellings on 4 holdings in the PP area. Clause 18 (1) (b) (i) enables Council to approve 9 additional dwelling houses in the PP area under Junee LEP 1992, 8 of which are located on the smaller flood prone lots in Section 13 and 14 DP 758533.

24. The DJLEP retains the dwelling entitlements provided by clause 18 of the Junee LEP 1992.

25. The PP to rezone the 25 lots to R5 Large Lot Residential Zone will have the net affect of creating 12 additional dwelling entitlements, 8 of which will be entirely located within the flood planning area mapped by the FRMSP.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : Council has indicated in the PP its intention to amend Junee LEP 2012 to rezone the subject land (25 lots) to R5 Large Lot Residential Zone to allow one dwelling house per lot and not to allow any further subdivision of these lots.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment :

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.2 Rural Zones

* May need the Director General's agreement

1.5 Rural Lands

3.1 Residential Zones

4.3 Flood Prone Land

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Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP No 55—Remediation of Land
SEPP (Rural Lands) 2008**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

The PP does not adequately address the inconsistencies with the following s117 Directions and SEPP.

s117 1.2 RURAL ZONES

The PP proposes rezoning rural land to a residential zone and increase densities and is therefore inconsistent with s117 Direction 1.2.

Although the 2,000 m2 lots along Eurongilly Road are not used for agricultural production the character of the area is essentially rural with only two old existing dwellings and broad acre farming located to the south of Eurongilly Road.

The PP does not adequately justify the extension of village type development on flood prone land in a rural setting that is separated from Illabo Village by a railway line. Demand (if any) for village development can be accommodated on flood free vacant land in Illabo Village.

RECOMMENDATION: The Director General cannot be satisfied that the proposal to rezone rural land to R5 Large Lot Residential Zone is justified by a strategy endorsed by the Director General; a study prepared by Council; or is of minor significance.

1.5 RURAL ZONES AND SEPP (RURAL LANDS) 2008

The PP is inconsistent with the rural planning principles outline in clause 7 of the State Environmental Planning Policy (Rural Lands) 2008.

The PP does not adequately justify the extension of village type development on flood prone land in a rural setting that is also separated from Illabo Village by a railway line. Demand (if any) for village development could be accommodated on flood free vacant land in Illabo Village.

The PP does not satisfy subclause 7 (e), (f), (g) or (h) of the SEPP because the PP;
(e) does not avoid constrained land (flood prone land),
(f) does not identify rural lifestyle development that will contribute to the social and economic welfare of the community because the land is flood prone and people and property may be placed at risk.
(g) does not adequately consider the adverse impacts on services and infrastructure, e.g. environmental impacts on-site effluent disposal on flood prone land (polluted water), especially given the intent to also provide reticulated water, and economic costs associated with providing and maintaining road access on flood prone land.
(h) is not consistent with the original Junee Residential Strategy 2006 endorsed by the Director General in January 2008. The endorsed strategy specifically stated that housing in the PP area should be discouraged "due to conflicts with railway crossings and low lying wet areas".

RECOMMENDATION: The Director General cannot be satisfied that the inconsistencies with the Rural Planning Principles of the SEPP Rural Lands and therefore the Direction has been justified by a strategy approved by the Director General nor is it of minor significance.

3.1 RESIDENTIAL ZONES

The PP is inconsistent with s117 Direction 3.1 because the PP affects a proposed

residential zone (although noted it is R5 Large Lot Residential).

The PP does not reduce the consumption of land for housing and associated urban development on the urban fringe.

Permitting further housing on flood prone land is not considered to be of good design when there are other opportunities to develop housing on flood free land.

RECOMMENDATION: The Director General cannot be satisfied that the inconsistencies with the Direction has been justified by a strategy approved by the Director General; a study prepared by Council; nor is it of minor significance.

4.3 FLOOD PRONE LAND

The PP is inconsistent with s117 Direction 4.3 because it proposes rezoning land within a flood planning area from a rural zone to a residential zone.

Council has recommended the rezoning of flood prone land to a residential zone based on the outcomes of the 'Jeralgambeth Creek at Illabo Flood Risk Management Study and Plan March 2012' (see page 15). The PP has not justified the need to rezone flood prone land for additional housing supply because of the limited population growth and housing demand in Illabo Village. No new dwellings have been erected on the flood prone lots that already have a dwelling entitlement illustrating a lack of demand for housing on these lots and the inherent risks involved. Any future village growth can be accommodated on vacant flood free land (approximately 100 lots) in Illabo Village identified in the draft Junee LEP 2012 (yet to be exhibited).

JUSTIFICATION FOR THE LARGER 3 - 4 HA FLOOD FREE LOTS

The rezoning of the larger 3 - 4 ha rural small holding lots in the PP on flood free land have merit because they have adequate area for buffers between housing and adjoining agricultural uses. The larger lot size would also be consistent with the existing rural character of the surrounding area, could potentially be used for rural activities, e.g. hobby farms/farmlets, and will broaden the housing choice near Illabo Village by increasing the supply of large residential lots on flood free land. This area is more likely to be developed for housing and is therefore more likely to provide economic and social benefits for Illabo Village compared to the flood prone lots.

RECOMMENDATION: That the Planning Proposal be amended to remove lots that are flood affected and/or do not have sufficient flood free land for a dwelling envelope including sufficient area for on-site effluent management.

SEPP 55 REMEDIATION OF LAND

Clause 6 of the SEPP requires Council to undertake an assessment of the likelihood of contamination. Council has searched its Contaminated Lands Register and found no evidence of land contamination.

SEPP RURAL LANDS

The issues raised by the SEPP will be addressed through consistency with s117 Direction 1.5 above.

Mapping Provided - s55(2)(d)

Is mapping provided? Yes

Comment :

An amended Lot Size Map Sheet and Land Zoning Map Sheet have been provided with the PP. The maps, prepared by SMEC on behalf of Council, are not consistent with Department's LEP Mapping requirements. The maps will require revision before being approved and published on the NSW Legislation website. However, they are adequate for exhibition purposes.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council has suggested that the PP be exhibited for 28 days. This is supported by the Southern Region.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **No**

If No, comment : **The proposal, except for the larger 3 - 4 ha flood free lots, does not adequately satisfy inconsistencies with s117 Directions 1.2 Rural Zones, 1.5 Rural Land, 3.1 Residential Zones and 4.3 Flood Prone Land. The proposal is also inconsistent with the SEPP (Rural Lands) 2008.**

Proposal Assessment

Principal LEP:

Due Date : **June 2012**

Comments in relation to Principal LEP : **The Department issued a Gateway Determination for the draft Junee LEP 2012 in February 2012 and the draft LEP is yet to commence exhibition.**

The draft Junee LEP 2012 will rezone 66 lots in Illabo Village from rural to RU5 Village Zone (4,000 m2 MLS) and rezone 2.5 ha of rural zoned land to R5 Large Lot Residential Zone (6 X 4,000 m2 lots).

Assessment Criteria

Need for planning proposal : **The PP indicates that the rezoning from Rural to R5 Large Lot Residential is justified by the Draft Illabo Village Strategy. This strategy has now been revised and adopted by Council and a copy has been provided with the PP.**

The draft revised Illabo Village Strategy justifies the additional supply of residential land on the basis that the development of vacant land in Illabo Village is constrained by land ownership. Only 4 lots within the village are available for sale.

The draft revised Illabo Village Strategy indicates;

- 1. Of the 38 vacant lots in the village, multiple lots are owned by one owner and these large holdings are retained by landowners for private open space.**
- 2. Many other single vacant lots are owned by non-residents and there is little indication that they will become available for housing.**

The rezoning of rural land to residential is therefore intended to increase the actual supply of land in Illabo Village.

COMMENT

The PP and draft revised Illabo Village Strategy do not adequately justify the need for the rezoning of flood prone land to a residential zone for the following reasons;

- 1. The strategy does not mention that the draft Junee LEP 2012 will rezone 66 lots from rural to RU5 Village zone. Approximately 60 of these lots are vacant and will add to the existing 38 vacant lots currently zoned village.**

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The proposed R5 Large Lot Residential Zone under the draft Junee LEP 2012 to the west of the village will also create potential for another 6 x 4,000 m² lots, a total supply of 104 vacant lots. These lots will provide an adequate supply of serviced flood free land for housing in Illabo for a number of years.

2. Council has acknowledged that it has only approved 11 new dwellings between 2000 and 2011 (one dwelling per year) and not all of these have been constructed following approval. This indicates that demand for housing in Illabo is very low.

3. There are eight existing vacant lots within the PP flood planning area that have an existing dwelling entitlement under the Junee LEP 1992 but there are no new dwellings on any of these lots. This is further evidence that rezoning the flood prone lots to a residential zone to create an additional 8 dwelling entitlements (total of 16 dwelling entitlements on flood prone land) is highly unlikely to encourage development on flood prone land.

4. It is unlikely that the flood prone lots will be developed for housing based on comments from the local real estate agents outlined on page 18 of the Illabo Village Strategy, i.e. "To the south of the railway line, problems occur on the small (1a) zoned lots immediately along Eurongilly Road, due to Council advising would be buyers that the land is low-lying and could be prone to flooding" and "Servicing is also an issue on the small 1(a) zoned lots to the south of the railway line as there is difficulty in accessing connection quotes from relevant authorities in relation to power and water".

5. The original Junee Residential Strategy 2006, endorsed by the Director General on 11 January 2008, stated the following with regard to PP area, "Discourage development to the east of the highway due to conflicts with railway crossings and low lying wet areas". The PP does not justify housing south of the railway line on flood prone land. Council's revised Residential Strategy is yet to be considered by the Director General and would need to clearly justify the proposed development of flood prone land.

6. It is a matter for Council to consider the merits of development applications to permit housing on the flood prone lots that have a current dwelling entitlement under Junee LEP 1992 or DJLEP, but there is no adequate justification in the PP for increasing the number of dwelling entitlements in the flood planning area.

7. There is merit in agreeing to Council exhibiting a PP to allow dwellings on the flood free rural residential lots along Showground Road. It is therefore recommended that the PP be revised to only rezone Lots 138, 139, 140, 141, 142, 143 and 144 DP 751398 to R5 Large Lot Residential Zone with a 3 ha MLS.

RECOMMENDATION: Council amend the Planning Proposal to only rezone those lots that are flood free ie. Lots 138, 139, 140, 141, 142, 143 and 144 DP 751398 to R5 Large Lot Residential Zone with a 3 ha MLS

Consistency with strategic planning framework :

1. The PP is consistent with the Illabo Village Strategy and the amended Junee Residential Strategy 2006 (December 2011) adopted by Council. However, these strategies have not been endorsed by the Director General.

2. The Junee Residential Strategy 2006 endorsed by the Director General stated the following with regard to PP area, "Discourage development to the east of the highway due to conflicts with railway crossings and low lying wet areas". The PP does not justify a variation to this Strategy to permit housing on flood prone land.

The Director General will consider Council's amended Junee Residential Strategy 2006 separately taking into account Council's justification for including housing within flood prone land.

Environmental social economic impacts :

There are likely to be adverse environmental, social and economic impacts if the rezoning encouraged the erection of houses, with on-site effluent disposal, within the flood planning area. The potential adverse impacts of developing flood prone land for housing has not been adequately justified in the PP, particularly where there is a low demand for housing in Illabo Village and there will be an adequate supply of vacant land for housing in Illabo

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Village under the draft Junee LEP 2012.

There is merit in rezoning the larger 3-4 ha lots on flood free land. These larger lots will provide a housing choice that is not currently available in Illabo Village. However, the significance of the remnant "white box community" will need to be assessed.

The amended PP will require consultation with the Department of Environment and Heritage (flooding and biodiversity), Department of Primary Industries (agriculture), Transport for NSW (railway crossing), Crown Lands and Goldenfields Water County Council (water supply).

Assessment Process

Proposal type :	Inconsistent	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 Month	Delegation :	DDG
Public Authority Consultation - 56(2)(d) :	Office of Environment and Heritage NSW Department of Primary Industries - Agriculture Department of Trade and Investment Transport for NSW Other		
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :	Council should be asked to amend the Planning Proposal to only include those lots with sufficient flood free land for a dwelling and on-site effluent management.		
Resubmission - s56(2)(b) :	No		
If Yes, reasons :			
Identify any additional studies, if required. :			
If Other, provide reasons :			
Identify any internal consultations, if required :	No internal consultation required		
Is the provision and funding of state infrastructure relevant to this plan?	No		
If Yes, reasons :			

Documents

Document File Name	DocumentType Name	Is Public
Illabo_PP_2012_02_20.pdf	Proposal	Yes
Illabo_PP_Appendix_C.pdf	Proposal	Yes
Illabo_PP_Appendix_D_to_H.pdf	Proposal	Yes
Cncl Report Jan 12.pdf	Proposal	Yes
Cncl Resolution Jan 12.pdf	Proposal	Yes
Existing_Holdings_and_Ownership_March2012.pdf	Proposal	No
Covering Letter.pdf	Proposal Covering Letter	Yes
Jeralgambeth Creek at Illabo March 2012 - Combined PDF.pdf	Study	Yes
4300_COM_LSZ_001_010_20120221.pdf	Map	Yes

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4300_COM_LSZ_001_010_20120222.pdf	Map	Yes
4300_COM_LZN_001_010_20120221.pdf	Map	Yes
4300_COM_LZN_001_010_20120222.pdf	Map	Yes
Figure_2.6_Flood_Planning_Area_FRMPMarch2012.pdf	Map	Yes
Jeralgambeth_Creek_through_small_lots_20120313.pdf	Photograph	No
Larger_Lots_in_PP_area_ShowgroundRd_20120313.pdf	Photograph	No
Vacant_land_BarnesSt_Illabo_Village_20120313.pdf	Photograph	No
Vacant_Land_WoodSt_Illabo_Village_20120313.pdf	Photograph	No
Small_lots_PP_Area_Eurongilly_Rd_20120313.pdf	Photograph	No
Recommended_Changes_to_LZN_and_LSZ_Maps.pdf	Map	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.2 Rural Zones
- 1.5 Rural Lands
- 3.1 Residential Zones
- 4.3 Flood Prone Land

Additional Information : The Director General as delegate of the Minister for Planning and Infrastructure, determine under section 56(2) of the EP&A Act that a planning proposal to amend the Junee Local Environmental Plan 2012 to rezone land south of Illabo from RU1 Primary Production (100 ha MLS) to R5 Large Lot Residential Zone with a 1,250 m2 MLS (16 lots) and 3 ha MLS (9 lots), should proceed subject to the following conditions:

1. The planning proposal is to be amended to only rezone lots 138, 139, 140, 141, 142, 143 and 144 DP 751398 to R5 Large Lot Residential Zone (3 hectares MLS). All other lots in the planning proposal are to be removed from the proposal. The draft LEP Map sheets are to be amended accordingly.

2. Council is to submit the revised planning proposal and Map sheets to the Regional Director, Southern Region, for endorsement prior to community consultation.

3. Community consultation is required under sections 56(2) (c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal and must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage (flooding and biodiversity related matters); and
- Transport for NSW – RailCorp (railway crossing);
- Department of Primary Industries (agricultural land);
- Department of Industry and Investment - Crown Lands (lots owned by the Crown);
- Goldfields Water County Council (water supply).

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. The public consultation under sections 56(2) (c) and 57 of the EP&A Act must be undertaken during or after the exhibition of the draft Junee LEP 2012.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it

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may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway Determination.

Supporting Reasons :

1. The inconsistencies with s117 Directions 1.2 Rural Zones, 1.5 Rural Land, 3.1 Residential Zones and 4.3 Flood Prone Land have not been adequately justified to rezone flood prone land from a rural zone to a residential zone.
2. The population of Illabo Village has remained stable despite a significant amount of flood free vacant land in the village under the draft Junee LEP 2012.
3. There is merit in permitting Council to exhibit a PP to rezone the larger, flood free, rural lots in the planning proposal to R5 Large Lot Residential Zone (3 ha MLS) to provide a variety of housing choice near Illabo Village.
4. To avoid confusion the exhibition of the revised PP should be undertaken during or after the public exhibition of the draft Junee LEP 2012.

Signature:



Printed Name:

MARK PARKER
Local Planning Manager

Date:

23rd March 2012