

PLANNING PROPOSAL

MURRAY LEP 2011

RIVERGUMS ESTATE

MAIDEN SMITH DRIVE

MOAMA

REZONING FROM R5 LARGE LOT

RESIDENTIAL TO R2 LOW DENSITY

RESIDENTIAL WITH MINIMUM LOT

SIZE OF 3000m²

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INTRODUCTION

This Planning Proposal has been prepared to support the re-zoning of land in Maiden Smith Drive, Moama from Zone R5 Large Lot Residential with minimum lot size 5000m² to Zone R2 Low Density Residential with a 3000m² minimum lot size.

The land which is the subject of this proposal was subdivided into 24 lots by DP 258661 in 1978. A copy of the Plan of Subdivision is included at figure 1.

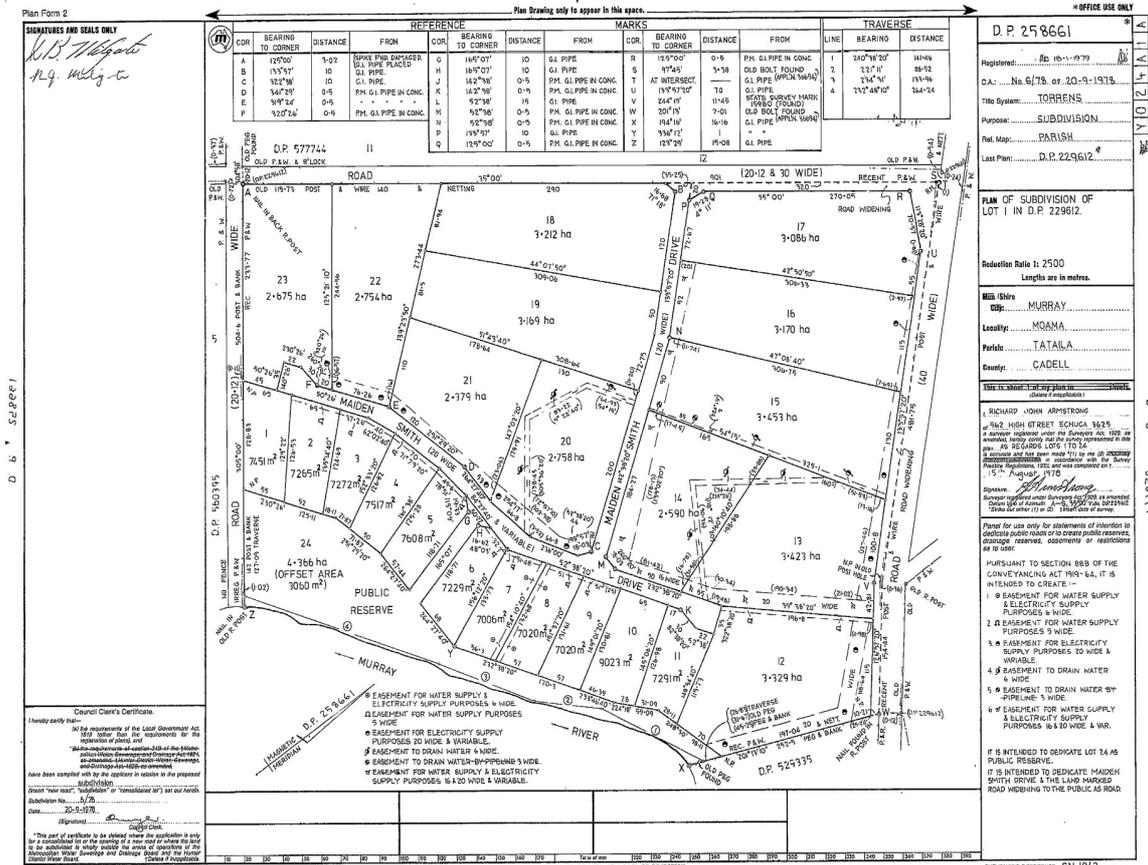


Figure 1: Plan of Subdivision DP258661.

The subdivision resulted in 12 lots of between 2 ha and 3.45 ha, 1 lot of 9000m² and 10 lots of 7000m² to 7600m². 1 lot of 4.36 ha was designated as a Public Reserve. The Reserve separates the lots from the Murray River.

The design of the subdivision is such that the smaller lots are all positioned between Maiden Smith Drive and the Murray River. The larger lots are located on the opposite side of Maiden Smith Drive, away from the river.

Since the Rivergums Estate subdivision was completed in 1978 lifestyles have changed and large semi-rural lots are no longer in favour.

Contemporary lifestyles and current Town Planning practice recognise that lots of 4000m² and over are too large for residential purposes and can not be maintained efficiently.

Prior to the introduction of the Standard Format LEP in 2011, Murray Shire prepared a Strategic Land Use Plan and a Local Environmental Study. The purpose of these documents was to identify and address planning issues that should be addressed as part of the new LEP.

Both documents identified and recommended that the Rivergums Estate was an outdated subdivision, that the lots were too large and that it was an inefficient use of urban land.

Both documents recommended that the estate should be restructured at an urban density to make more efficient use of land close to Moamas centre.

Council rezoned part of the estate in 2011. Part of lots 18, 19, 22 and 23 was rezoned to R2 Low Density Residential with a minimum lot size of 2000m².

Since this part of the Rivergums Estate was rezoned it has been subdivided into 27 new lots. 24 of the lots have been sold, three houses are under construction and nine dwellings have been completed.

The subsequent quick take up and development of these lots indicates the community support for lots of this size close to Moama.

A plan showing the rezoned and redeveloped part of the estate is shown at figure 2.

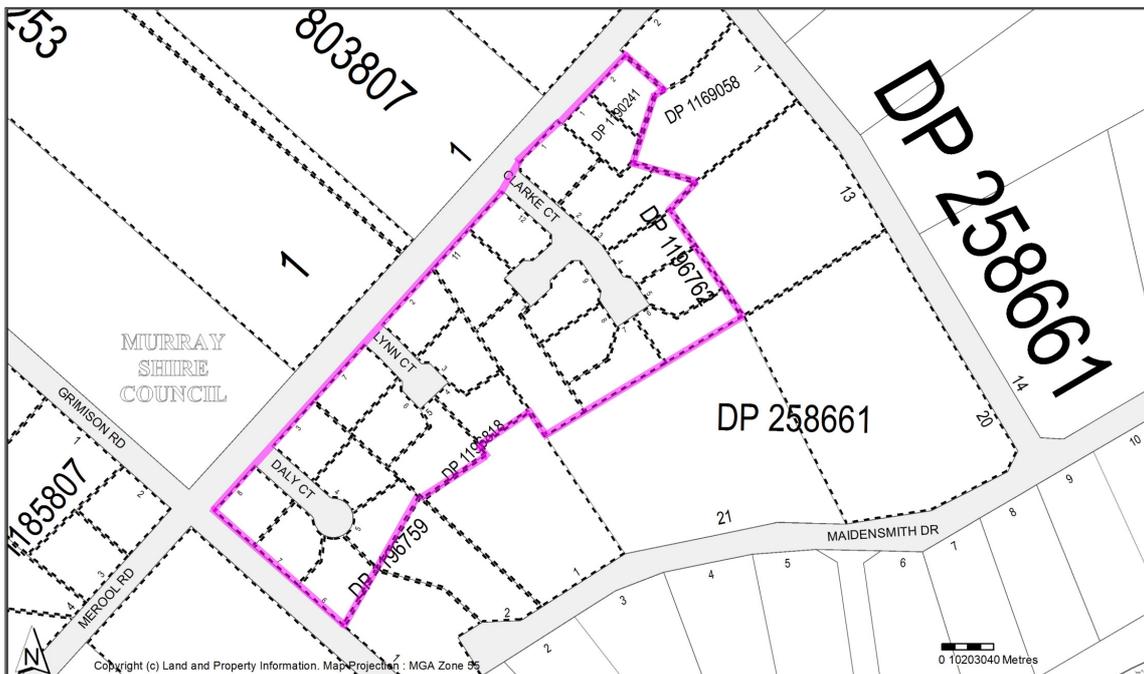


Figure 2: Plan of rezoned and redeveloped part of the estate.

The balance of the estate was rezoned to R5 Large Lot Residential with a minimum lot size of 5000m².

This situation is seen to be a poor planning outcome for a variety of reasons;

- Studies have advised that 5000m² lots are too large for residential purposes.
- There are no other developments in Moama that have a 5000m² minimum lot size.
- The lot size of 5000m² does not integrate efficiently with the surrounding land which is now zoned for 2000m² lots and 750m² lots on the opposite side of Merool Road.
- A minimum lot size of 5000m² does not allow for any redevelopment of the lots on the riverside of Maiden Smith Drive. These lots are all between 7000m² and 9000m², hence 5000m² does not allow any redevelopment as recommended by Councils Strategic Studies.

SITE CONTEXT AND SURROUNDING LAND USE

The land is situated at the corner of Perricoota Road and Merool Road, Moama approximately 2.5 kilometres from the centre of Moama. The land is known as Rivergums Estate with Maiden Smith Drive providing access to the lots within the estate.

The land is used for large lot residential purposes and all lots in the estate are developed with a dwelling and associated structures. An aerial photograph of the site is included at figure 3.



Figure 3: Aerial photograph showing subject land in relation to town centre.

Since the land was subdivided in 1978 Moama has expanded such that the site is now surrounded by land zoned for residential development in various forms.

To the north of the estate over Perricoota Road is the Layfield Downs Estate. This estate is fully developed with dwellings on 47 lots ranging in size from approximately 3500m² to 5000m². The land is zoned R5 Large Lot Residential with a minimum lot size of 4000m².

Opposite the entrance to Maiden Smith Drive from Merool Road the land is zoned R1 General Residential with minimum lot size of 750m². This extends throughout the Winbi Estate and across Perricoota Road into Lakeview Estate.

Further south along Merool Road the land is zoned R1 General Residential with minimum lot size 1500m² on the west and 2000m² on the east.

Immediately abutting the south west corner of the land is that part of the estate that was previously rezoned to Low Density Residential with 2000m² minimum lot size.

Practically opposite the entrance to Maiden Smith Drive is the Moama RSL Club. This is one of the three major registered Clubs in Moama.

The land is serviced with electricity and town water. Reticulated sewerage was not available to the site when it was subdivided in 1978 hence all the lots use septic tanks for the treatment of effluent.

The existing septic systems are now 40 years old.

The Planning Proposal to rezone the land will provide a significant opportunity for an improvement in the riverine environment. Any future subdivision will require that the reticulated sewerage system must be extended to the land and made available to the new lots. The existing septic tank system must be disconnected and decommissioned.

Current land zonings mean that there is land zoned R1 and R2 with smaller minimum lot sizes, located further from Moama than the subject land.

The subject land has been surrounded by modern development and is not considered to be an efficient use of residential land.

PART 1 – OBJECTIVES OR INTENDED OUTCOME

To rezone land fronting Maiden Smith Drive Moama, from R5 Large Lot Residential to R2, Low Density Residential with a minimum lot size of 3000m².

PART 2 – EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by amending the Murray LEP 2011 Land Zoning Map 006B in accordance with the proposed zoning map shown at Part 4 of this proposal and by, amending the Murray LEP 2011 Lot Size Map 006B in accordance with the proposed lot size map shown at Part 4 which indicates a minimum lot size of 3000m².

PART 3 – JUSTIFICATION

SECTION A – Need for the Planning Proposal

Q1. *“Is the planning proposal a result of any strategic study or report?”*

The planning proposal is in accordance with Councils *“Murray Strategic Land Use Plan 2010-2030”* which recommended that Council should *“Encourage restructuring of lots in this area for urban development through provision of services.”*

Key Planning Issues identified in the Strategic Land Use Plan include the following statement;

“The residential market has become more sophisticated in recent times with the demand for larger residential lots being met more by lots in the range 1000m² to 1500m² rather than the traditional 4000m² rural residential allotment. Some of the older and much larger rural residential development (e.g. Maiden Smith Drive) should be considered for redevelopment at an urban density to make more efficient use of land closer to Moama’s Centre.”

Murray LEP 1989 was amended in 1997 by the introduction of Clause 36. This clause allowed lots in the Maiden Smith Drive to be subdivided to 4000m² provided that reticulated sewerage services were connected to the lots.

More recently the Western Region of the NSW Department of Planning and Environment have considered a request for a Pre-Gateway review of this proposal. The Department considered that there may be merit in the proposal and referred it to the Western Joint Regional Planning Panel (WJRPP) for a detailed review.

The WJRPP have recommended that part of the proposal (excluding the 12 lots facing the Murray River) should be submitted for a Gateway determination. The NSW Department of Planning and Environment disagreed with this and have recommended that the full proposal proceed to Gateway on the grounds of having strategic merit..

Q2. *“Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?”*

The intended outcome of the Planning Proposal is to allow the re-development of an older style estate to reflect contemporary lifestyles, town planning principles and community expectations with respect to environmental values.

The concept has been put before Council for inclusion in the LEP review however Council voted to take no action.

The rezoning has had a Pre-gateway Review undertaken by the Department of Planning. The review recommended that the request be assessed by the Western Joint Regional Planning Panel.

This assessment has been completed and the Panel recommended that part of the proposal should proceed to a Gateway determination. The Department of Planning and Environment have recommended that the entire proposal should proceed to Gateway based on its strategic merit.

The Planning Proposal will result in cohesive zoning for this land that integrates well with other residential developments nearby.

The Planning Proposal is seen to be the quickest and most efficient way of achieving the intended objectives and outcomes.

SECTION B – Relationship to Strategic Planning Framework

Q3. *“Is the Planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?”*

MURRAY REGIONAL STRATEGY (DRAFT)

The draft Murray Regional Strategy recognizes that the population of Moama is growing and will continue to grow in to the future.

Aims of the strategy which are relevant to the Planning Proposal include;

- Cater for a housing demand of 13,900 new dwellings by 2036 to accommodate the combined pressure of the forecast population increase, the needs of a significantly changing population and growing tourism demand for dwellings.

The Planning Proposal will provide additional land for housing development that is close to the existing town centre and can be serviced with the usual residential infrastructure including reticulated sewerage. The Planning Proposal provides for land that has been under utilized to be developed in a more efficient and economic manner.

- Prepare for and manage the significantly ageing population and ensure that new housing meets the needs of smaller households and ageing populations by encouraging a shift in dwelling mix and type.

The lot sizes provided in the Rivergums Estate are outdated and too large for contemporary lifestyles. The Planning Proposal will allow for smaller lots to be developed within the estate.

- Protect the rural landscape and natural environment by limiting urban sprawl, focusing new settlement in areas identified on local strategy maps and restricting unplanned new urban or rural settlement.

The land is suitable for redevelopment into smaller lot sizes because at present it is underutilized and lying idle. The Planning Proposal will help to limit urban sprawl by providing new allotments within an existing developed area. The Planning Proposal will ensure that the environment is improved because it will be a requirement that any new lots are connected to the reticulated sewerage system. Any existing septic tank must be disconnected and decommissioned.

Q4. *“Is the Planning Proposal consistent with the Councils local strategy or other local strategic plan?”*

Murray Shire Council prepared the Strategic Land Use Plan 2010-2030 to address key planning issues affecting the Shire.

The Murray Shire Land Use Plan 2010-2030 which was the pre-cursor to the Murray LEP 2011, identified the Maiden Smith Drive area as being suitable for redevelopment. The Strategic Land Use Plan 2010-2030 proposed that Council should *“Encourage restructuring of lots for urban development through provision of services”*.

Although the strategy has not been endorsed by the Department of Planning and Environment it has been adopted by Council and is used by the Council to provide guidance on the strategic direction for settlement in the Shire.

The Planning Proposal is consistent with the findings of the strategy with respect to Key Planning Issues, Residential Types, *“The residential market has become more sophisticated in recent times with the demand for larger residential lots being met more by lots in the 1000m² to 1500m² rather than the traditional 4000m² rural residential allotment. Some of the older and much larger rural residential development (e.g. Maiden Smith Drive) should be considered for redevelopment at an urban density to make more efficient use of land closer to Moamas Centre”*.

The Planning Proposal is consistent with the directions of the Strategic Land Use Plan 2010-2030.

Q5. *“Is the planning proposal consistent with applicable State Environmental Planning Policies?”*

An assessment of the proposal in terms of State Environmental Planning Policies is as follows;

STATE ENVIRONMENTAL PLANNING POLICY:

SEPP No. 1 – Development Standards	Not Applicable
SEPP No. 14 – Coastal Wetlands	Not Applicable
SEPP No. 15 – Rural Landsharing Communities	Not Applicable
SEPP No. 19 – Bushland in Urban Areas	Not Applicable
SEPP No. 21 – Caravan Parks	Not Applicable
SEPP No. 26 – Littoral Rainforests	Not Applicable
SEPP No. 29 – Western Sydney Recreation Areas	Not Applicable
SEPP No. 30 – Intensive Agriculture	Not Applicable
SEPP No. 32 – Urban Consolidation (redevelopment of urban land)	Not Applicable
SEPP No. 33 – Hazardous Development	Not Applicable
SEPP No. 36 – Manufactured Home Estates	Not Applicable
SEPP No. 39 – Spit Island Bird Habitat	Not Applicable
SEPP No. 44 – Koala Habitat Protection	Not Applicable
SEPP No. 47 – Moore Park Showground	Not Applicable
SEPP No. 50 – Canal Estate Development	Not Applicable
SEPP No. 52 – Farm dams and other works in Land and Water Management Areas	Not Applicable
SEPP No. 55 – Remediation of Land	Not Applicable
SEPP No. 59 – Central Western Sydney Regional Open Space and Residential	Not Applicable
SEPP No. 62 – Sustainable Aquaculture	Not Applicable
SEPP No. 64 – Advertising and Signage	Not Applicable
SEPP No. 65 – Design Quality of residential Apartment Development	Not Applicable
SEPP No. 70 – Affordable Housing (revised schemes)	Not Applicable
SEPP No. 71 – Coastal Protection	Not Applicable
SEPP (Affordable Rental Housing) 2009	Not Applicable
SEPP (Building Sustainability Index: BASIX) 2004	Not Applicable
SEPP (Exempt and Complying Development Codes) 2008	Not Applicable
SEPP (Housing for Seniors or People with a Disability) 2004	Not Applicable
SEPP (Infrastructure) 2007	Not Applicable
SEPP (Kurnell Peninsula) 1989	Not Applicable
SEPP (Major Development) 2005	Not Applicable
SEPP (Mining, Petroleum Production and extractive Industries) 2007	Not Applicable
SEPP (Miscellaneous Consent Provisions) 2011	Not Applicable
SEPP (Penrith Lakes Scheme) 1989	Not Applicable
SEPP (Rural Lands) 2008	Not Applicable
SEPP (SEPP 53 Transitional Provisions) 2011	Not Applicable
SEPP (State and Regional Development) 2008	Not Applicable
SEPP (Sydney Drinking Water Catchment) 2011	Not Applicable
SEPP (Sydney Region Growth Centres) 2006	Not Applicable
SEPP (Three Ports) 2013	Not Applicable
SEPP (Urban Renewal) 2010	Not Applicable
SEPP (Western Sydney Employment Area) 2009	Not Applicable
SEPP (Western Sydney Parklands) 2009	Not Applicable

Q6. “Is the Planning proposal consistent with applicable Ministerial Directions (S.117 directions)?”

An assessment of the planning proposal against the Directions issued by the Minister for Planning under Section 117 of the EP&A Act is as follows;

SECTION 117 DIRECTION:	COMMENT:	CONSISTENCY:
1. Employment and Resources		
1.1 Business and Industrial Zones	Not Applicable	
1.2 Rural Zones	Not Applicable	
1.3 Mining, Petroleum Production and Extractive Industries		
1.4 Oyster Aqua Culture	Not Applicable	
1.5 Rural Lands	Not Applicable	
2. Environment and Heritage		
2.1 Environment Protection Zones	Not Applicable	
2.2 Coastal Protection	Not Applicable	
2.3 Heritage Conservation	Not Applicable	
2.4 Recreation Vehicle Areas	Not Applicable	
3. Housing, Infrastructure & Urban Development		
3.1 Residential Zones	See 6.3.1	Yes
3.2 Caravan Parks and Manufactured Home Estates	Not Applicable	
3.3 Home Occupations	See 6.3.3	Yes
3.4 Integrating Land Use and Transport	Not Applicable	
3.5 Development near Licensed Aerodromes	Not Applicable	
3.6 Shooting Ranges	Not Applicable	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	Not Applicable	
4.2 Mine Subsidence and Unstable Land	Not Applicable	
4.3 Flood Prone Land	Not Applicable	
4.4 Planning for Bushfire Protection	See 6.4.4	Yes
5. Regional Planning		
5.1 Implementation of Regional Strategies	Not Applicable	
5.2 Sydney Drinking Water Catchments	Not Applicable	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not Applicable	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008)	Not Applicable	
5.7 Central Coast (Revoked 10 July 2008)	Not Applicable	
5.8 Second Sydney Airport: Badgerys Creek	Not Applicable	
5.9 North West Rail Link Corridor Strategy	Not Applicable	
6. Local Plan Making		
6.1 Approval and Referral Requirements	See 6.6.1	Yes
6.2 Reserving Land for Public Purposes	Not Applicable	
6.3 Site Specific Provisions	See 6.6.3	Yes
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Not Applicable	
7.2 Implementation of Greater Macarthur Land Release Investigation	Not Applicable	

6.3.1 Residential Zones

“Objectives

The objectives of this direction are:

- (a) To encourage a variety and choice of housing types to provide for existing and future housing needs,*
- (b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- (c) To minimise the impact of residential development on the environment and resource lands.”*

This direction applies to this proposal as it will affect land within an existing residential zone.

Clause (4)

“A planning proposal must include provisions that encourage the provision of housing that will:

- (a) broaden the choice of building types and locations available in the housing market,*

The planning proposal will encourage the provision of housing on allotments of 3000m². This lot size is not currently available in Moama. The proposal will also encourage redevelopment of residential land in close proximity to the Moama Town Centre.

- (b) make more efficient use of existing infrastructure and services,*

The proposal will result in more efficient use of existing infrastructure and services.

- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and*

The proposal will allow existing large lots to be developed at a size more relative to contemporary life styles, thus helping to reduce urban sprawl.

- (d) be of good design.”*

The design of any redevelopment of lots within the estate will be more appropriately dealt with as part of any future development application.

Clause (5)

“A planning proposal must, in relation to land to which this direction applies:

- (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it),*

Clause 7.1 of the Murray LEP 2011 requires that development consent must not be granted unless the Council is satisfied that any of the following essential services are available or that adequate arrangements have been made to make them available;

- water supply
- electricity supply
- sewerage services
- drainage
- suitable road access

- (b) not contain provisions which will reduce the permissible residential density of land.”*

The planning proposal will increase the residential density of the land.

Conclusion

The planning proposal is consistent with Direction 3.1.

6.3.3 Home Occupations

“Objective

- (1) The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.*

Where the direction applies

- (2) This direction applies to all relevant planning authorities.*

When the direction applies

- (3) This direction applies when a relevant planning authority prepares a planning proposal.*

What a relevant planning authority must do if this direction applies

- (4) Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.*

The planning proposal seeks to re-zone the land to R2 Low Density Residential.

Under Murray LEP 2011 the Land Use Table for R2 specifies that Home Occupations is a land use that is permitted without consent.

Conclusion

The planning proposal is consistent with Direction 3.3.

6.4.4 Planning for Bushfire Protection

“Objectives

- (1) *The objectives of this direction are:*
- (a) *to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
 - (b) *to encourage sound management of bush fire prone areas.*

Where this direction applies

- (2) *This direction applies to all local government areas in which the responsible Council is required to prepare a bush fire prone land map under section 146 of the ‘Environmental Planning and Assessment Act 1979’ (the EP&A Act), or until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.*

What a relevant planning authority must do if this direction applies

- (4) *In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following a receipt of a gateway determination under section 56 of the ACT, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made,*
- (5) *A planning proposal must:*
- (a) *have regard to ‘Planning for Bushfire Protection 2006’,*
 - (b) *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
 - (c) *ensure that bushfire hazard reduction is not prohibited within the APZ.*

- (6) *A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:*
- (a) *provide an Asset Protection Zone (APZ) incorporating at a minimum:*
 - i. *an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and*
 - ii. *an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,*
 - (b) *for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Services (as defined under section 100B of the ‘Rural Fires Act 1997’), the APZ provisions must be complied with,*
 - (c) *contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,*
 - (d) *contain provisions for adequate water supply for firefighting purposes,*
 - (e) *minimise the perimeter of the area of land interfacing the hazard which may be developed,*
 - (f) *introduce controls on the placement of combustible materials in the Inner Protection Area.”*

The Map of Moama Bushfire prone land indicates that parts of the site are within the Buffer Zone of Bushfire prone land. See Part 4.

The lots affected in the south-west corner of the estate are Lots 1, 2, 3, 4, 5 and 23. In the south-east corner of the estate Lots 10, 11 and 12 are partially affected by the Bushfire Mapping.

The parts of each of these lots that is affected by the Bushfire Mapping are the parts closest to the Murray River. These parts of each lot are already developed with houses. As a result the planning proposal is unlikely to create any new development that is affected by Bushfire in this part of the estate.

Similarly the very north-east portion of Lots 15, 16 and 17 adjacent to Perricoota Road are affected by Bushfire. The Bushfire Hazard is located on the opposite side of Perricoota Road, hence any future development will include the necessary APZ.

Conclusion

The planning proposal is consistent with this direction.

6.6.1 Approval and Referral Requirements

“Objective

- (1) *The objectives of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.*

Where this direction applies

- (2) *This direction applies to all relevant planning authorities.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal .*

What a relevant planning authority must do if this direction applies

- (4) *A planning proposal must:*
- (a) *minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and*
 - (b) *not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:*
 - i. *the appropriate Minister or public authority, and*
 - ii. *the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General),*

prior to undertaking community consultation in satisfaction of section 57 of the Act, and
 - (c) *not identify development as designated development unless the relevant planning authority:*
 - i. *can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have significant impact on the environment, and*
 - ii. *has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.*

The planning proposal will require referral to the Rural Fire Service as indicated in Section 6.4.4.

There are no other provisions of the planning proposal that require the concurrence, consultation or referral of development applications to a Minister or Public Authority.

The proposal does not identify development as designated development.

Conclusion

The planning proposal is consistent with Direction 6.1.

6.6.3 Site Specific Provisions

“Objective

- (1) *The objectives of this direction is to discourage unnecessarily restrictive site specific planning controls.*

Where this direction applies

- (2) *This direction applies to all relevant planning authorities.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.*

What a relevant planning authority must do if this direction applies

- (4) *A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:*
- (a) *allow that land use to be carried out in the zone the land is situated on, or*
 - (b) *rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or*
 - (c) *allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.*
- (5) *A planning proposal must not contain or refer to drawings that show details of the development proposal.*

The planning proposal is to re-zone the site to R2 Low Density Residential Zone. This zone already exists in the Murray LEP 2011. Subdivision is allowed in this zone in

accordance with the relevant Lot Size Map. The only development standard proposed is Lot Size. This Development Standard is already included in the Murray LEP 2011.

The planning proposal does not contain or refer to any drawings that show details of the proposal.

Conclusion

The planning proposal is consistent with Direction 6.3.

SECTION C – Environmental, Social and Economic impact

Q7. *“Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?”*

No. The land has been subdivided in the past and is developed with housing on large lots.

Councils Biodiversity map shows no habitat on the subject land. See Part 4.

Q8. *“Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?”*

The development resulting from this proposal is Low Density Residential housing. This type of development is unlikely to cause any environmental effects that cannot be managed appropriately.

Q9. *“Has the planning proposal adequately addressed any social and economic effects?”*

The planning proposal will have no impact on items or places of either European or Aboriginal heritage. The Local Environmental Study that preceded the Murray LEP 2011 advised that there are no recorded Aboriginal sites within the land.

Social infrastructure such as hospitals and schools will not be significantly impacted on by the planning proposal.

The existing retail centres of Moama and Echuca will be strengthened by the additional housing and residents that will result from the proposal.

SECTION D – State and Commonwealth Interests

Q10. *“Is there adequate public infrastructure for the planning proposal?”*

The proposal will utilize infrastructure that is already available at the site including roads, electricity supply, drainage, telephone and water supply. Such infrastructure will

be extended as necessary to service any future development. This is standard practice for residential developments.

Sewerage services are available in Merool Lane and have recently been extended into part of Maiden Smith Drive. Any development within the estate will require the extension of this service.

Services such as waste management and recycling are already available to the estate and will be suitable for any future development.

Similarly the provision of education services, health and emergency services are already in place and are suitable for the development that will occur as a result of this proposal.

Q11. *“What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?”*

The NSW Department of Planning and Environment has made a positive pre-gateway assessment of the proposal.

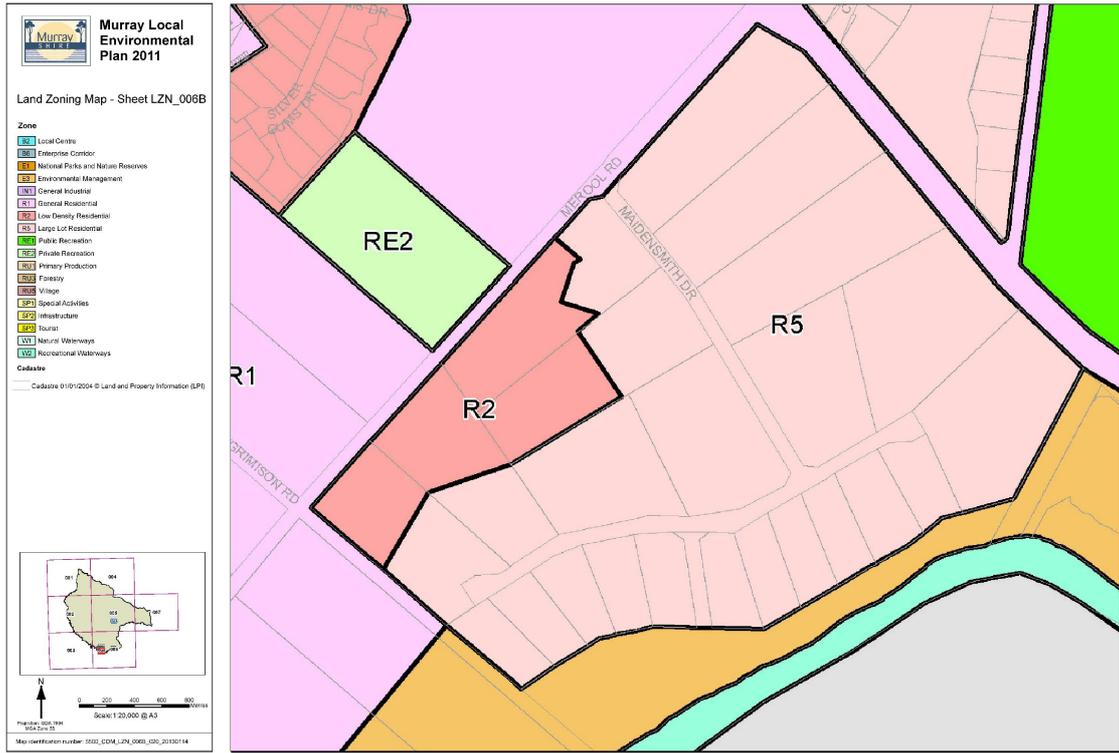
NSW Rural Fire Service will be consulted as required.

PART 4 – MAPPING

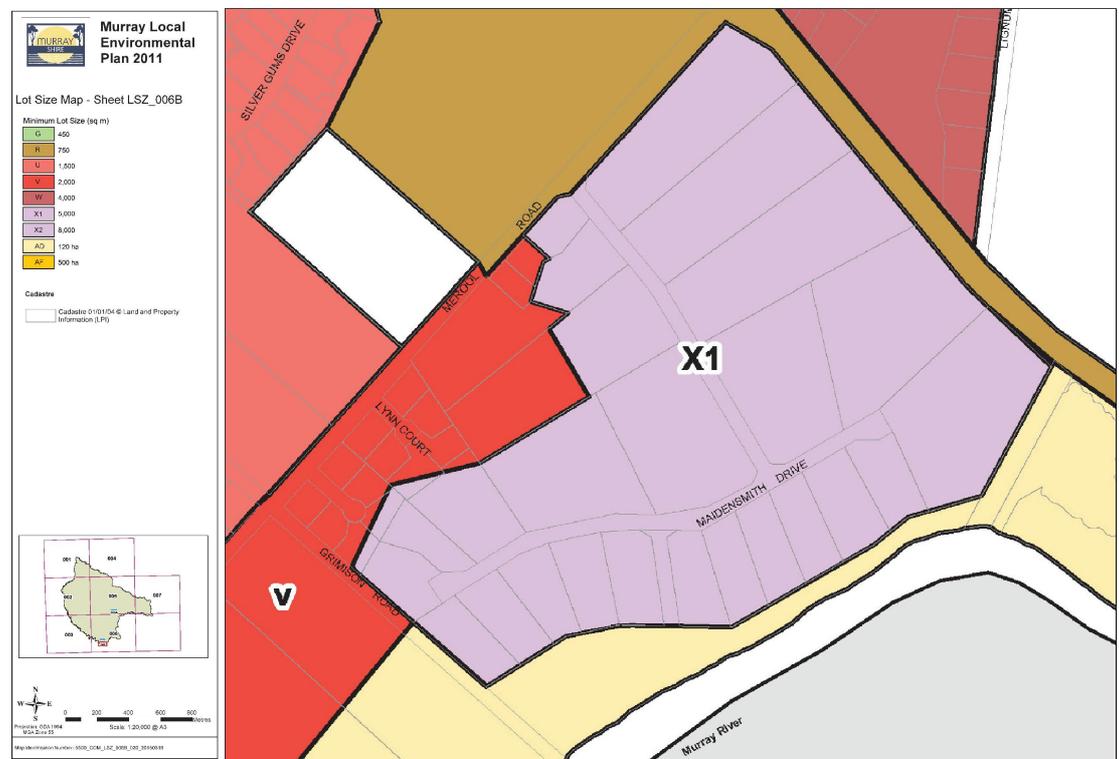
Land to which this Planning Proposal applies:



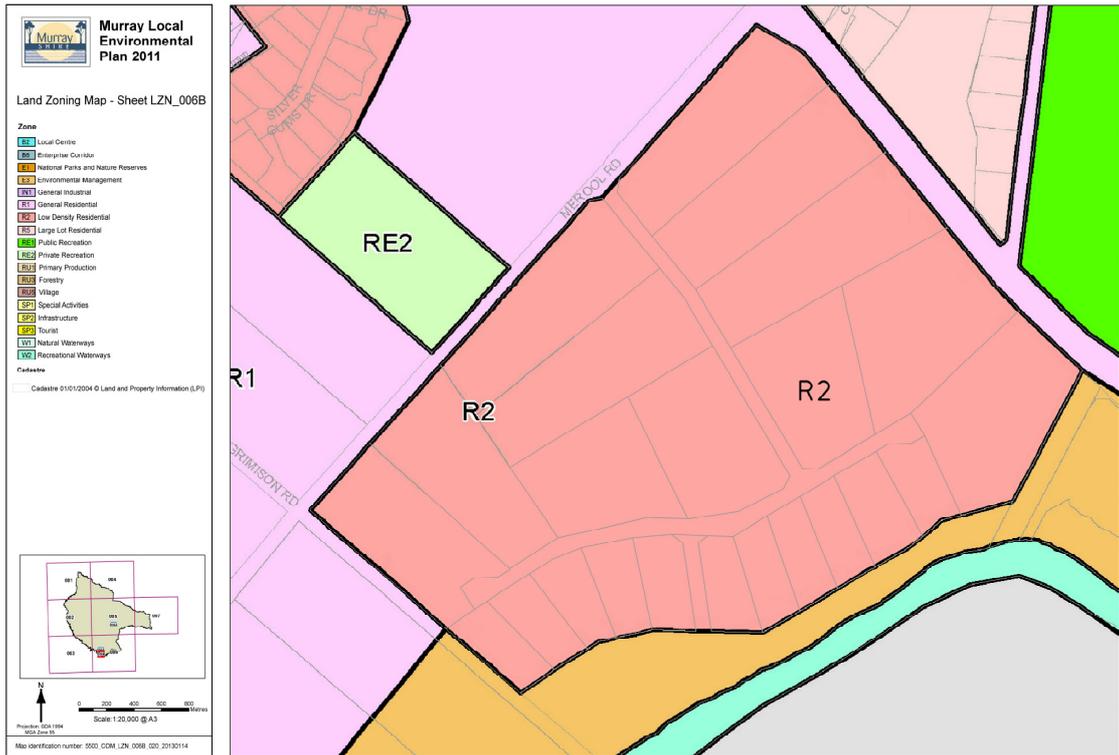
Current Zoning Map:



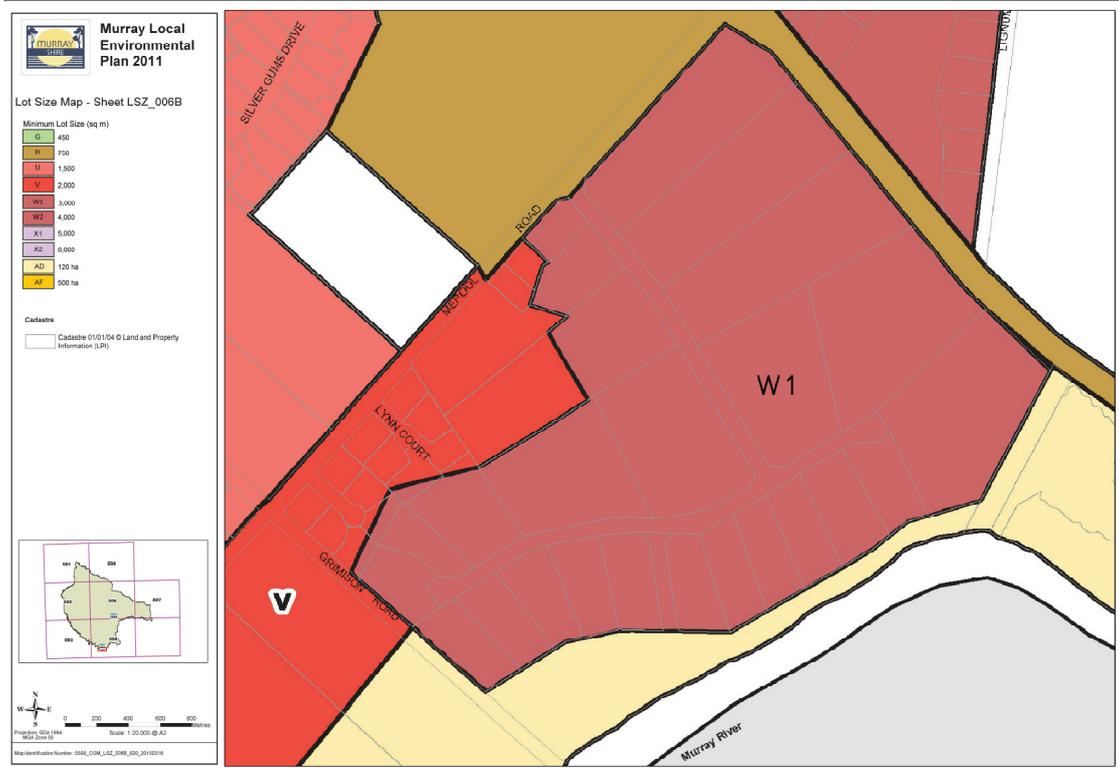
Current Lot Size Map:



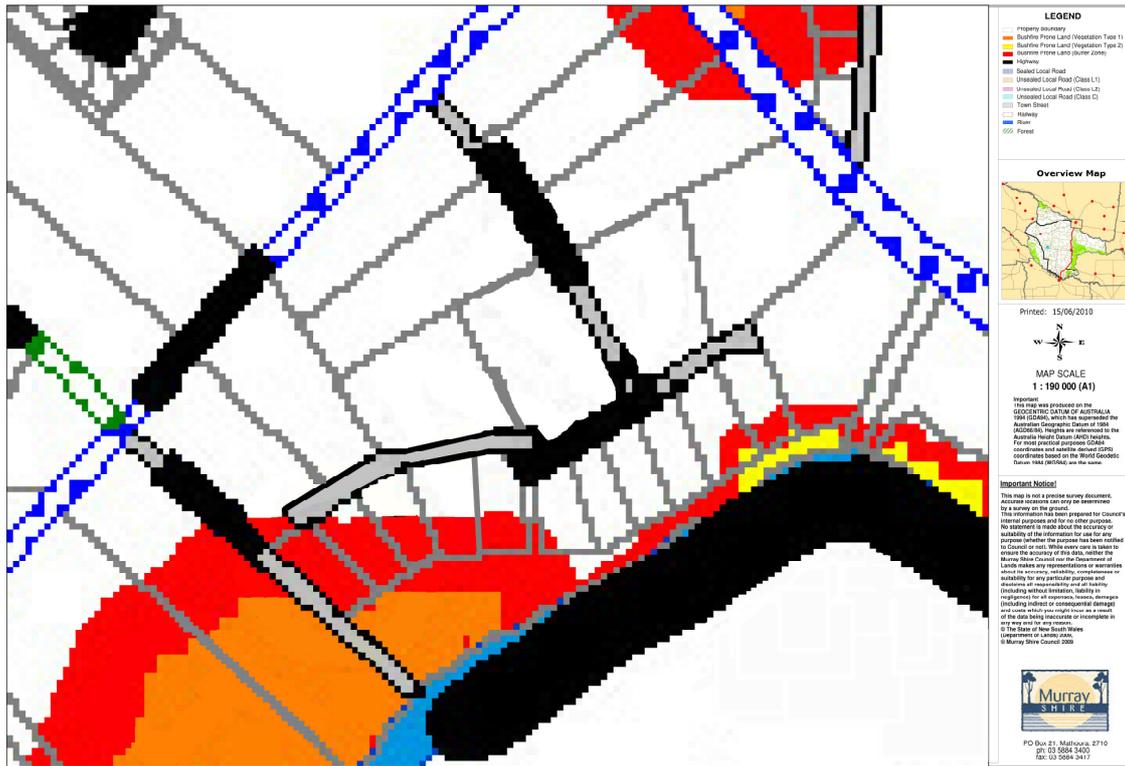
Proposed Zoning Map:



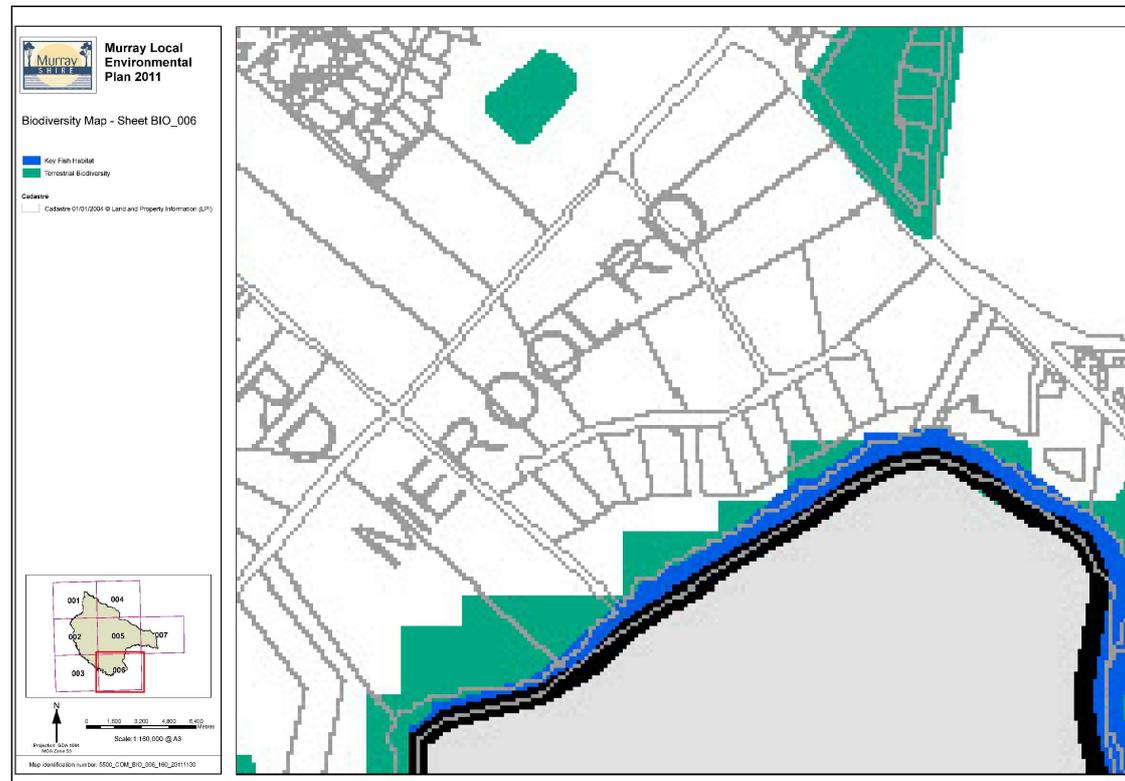
Proposed Lot Size Map:



Bushfire Map:



Biodiversity Map:



PART 5 – COMMUNITY CONSULTATION

- An exhibition period of 14-28 days is considered appropriate
- Public notification would be via:
 - Notice in local newspaper
 - Notice in writing to affected land owners

PART 6 – PROJECT TIMELINE

The suggested project timeline is as follows;

TASK	TIMING
Anticipated commencement date (date of Gateway determination)	December 2015
Anticipated timeframe for completion of required technical information	December 2015
Timeframe for Government agency consultation (pre and post exhibition as required by Gateway determination)	4 weeks
Commencement and completion dates for public exhibition	Mid January – Mid February 2016
Dates for public hearing (if required)	Not required
Timeframe for consideration of submissions	2 weeks
Timeframe for the consideration of the planning proposal following exhibition	2 weeks
Date of submission to the Department to finalise LEP	2 weeks
Anticipated date LEP will be made	March – April 2016