

Planning Proposal 06/2014

Council Assessment Report

1. Identification of subject land

The land is identified as Lot 5122 DP 1083390, Mitchell Highway, Narromine.

2. Objectives of the Planning Proposal

- To rezone the subject land from RU1 General Rural to R5 Large Lot Residential.
- To enable subdivision of land to 5 hectares lots to meet demand for future rural residential land. Based on the current lot size of 21.16 ha, this lot would provide four dwelling lots.

3. Applicable/proposed provisions

The proposed outcomes will be achieved by:

- Amending the Narromine Local Environmental Plan 2011 Land Zoning Map on the subject site in accordance with the proposed zone.
- Amending the Narromine Local Environmental Plan 2011 Lot Size Map on the subject site in accordance with the proposed minimum lot size.

4. Justification

a. Is the planning proposal a result of any strategic study or report?

The proposal justified by the recent Narromine Shire Agricultural Lands Strategy 2013. The site was identified as potential medium to long term rural residential development. The proposal is being supported to facilitate short term rural residential development in an area identified by a strategy, in the absence of other acceptable proposals.

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

The proposed rezoning is the best means of achieving the intended outcome.

c. Is the planning proposal consistent with the objectives and actions of the applicable sub-regional strategy?

Yes, the proposal is identified in the Narromine Shire Agricultural Lands Strategy 2013.

d. Is the proposal consistent with a Councils local strategy or other local strategic plan?

There are no additional local strategies or strategic plans relevant to this proposal.

e. Does the proposal have site specific merit and is it compatible with the surrounding land uses, having regard to:

i. The natural environment (including known significant environmental values, resources or hazards;

The land is identified as flood prone. The resulting subdivision would be required to consider this hazard in the subdivision design. Additionally, the land is identified as bushfire prone under Council's current Bushfire Prone Land mapping, however, this land is excluded in the recently reviewed data set which is currently with the Commissioner of NSW Rural Fire Service for endorsement.

ii. Existing uses, approved uses, and likely future uses of the land in the vicinity of the proposal; and

The development site is adjacent to existing rural residential development and is in close proximity to rural residential land uses. There are no proposed land uses in the vicinity of this development that would pose a land use conflict. The proposal is hence consistent with the current and future land uses.

iii. The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Yes, while this proposal will require the extension of electricity services, and it will be financially viable to do so.

f. Is the planning proposal consistent with applicable State Environmental Planning Policies?

State Environmental Planning Policy (Rural Lands) 2008

The proposal is consistent with the requirements of the SEPP in that the land:

- a) Is selected such that the site does not impact on productive agricultural land or agricultural activities,
- b) Provides opportunity for alternative rural residential development,
- c) Is not subject to biodiversity constraints,
- d) Does not require the extension or provision of local infrastructure, and
- e) Is consistent with a local strategy endorsed by the Director-General.

Additionally, the land has been selected as it:

- a) is near to existing rural residential land,
- b) Is consistent with the progression direction of development
- c) Is consistent with the surrounding lot layout.
- d) While is identified as flood prone, is also subject to Councils Floodplain Risk Management Study in which flood risks have been identified and managed.

g. Is the planning proposal consistent with applicable Ministerial Directions?

1.2 Rural Zones

The proposal is consistent with the recommendations of the Narromine Shire Agricultural Lands Strategy 2013.

1.5 Rural Lands

The proposal is consistent with the State Environmental Planning Policy (Rural Lands) 2008 as discussed in *f.* above.

4.3 Flood Prone Land

The proposal is consistent with this direction in that:

- a) It will not permit development in floodway areas.
- b) It will not permit development that will result in significant flood impacts to other properties.
- c) It will not permit a significant increase in development of the land.
- d) Is not likely to result in a substantial increase in required Government funding on flood mitigation measures.
- e) It will not permit development without consent other than agriculture, roads or exempt development.

h. 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?

There are no identified ecologically endangered communities identified on the site. The proposal and subsequent development is unlikely to affect any threatened species or habitats.

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

There are no additional environmental effects identified.

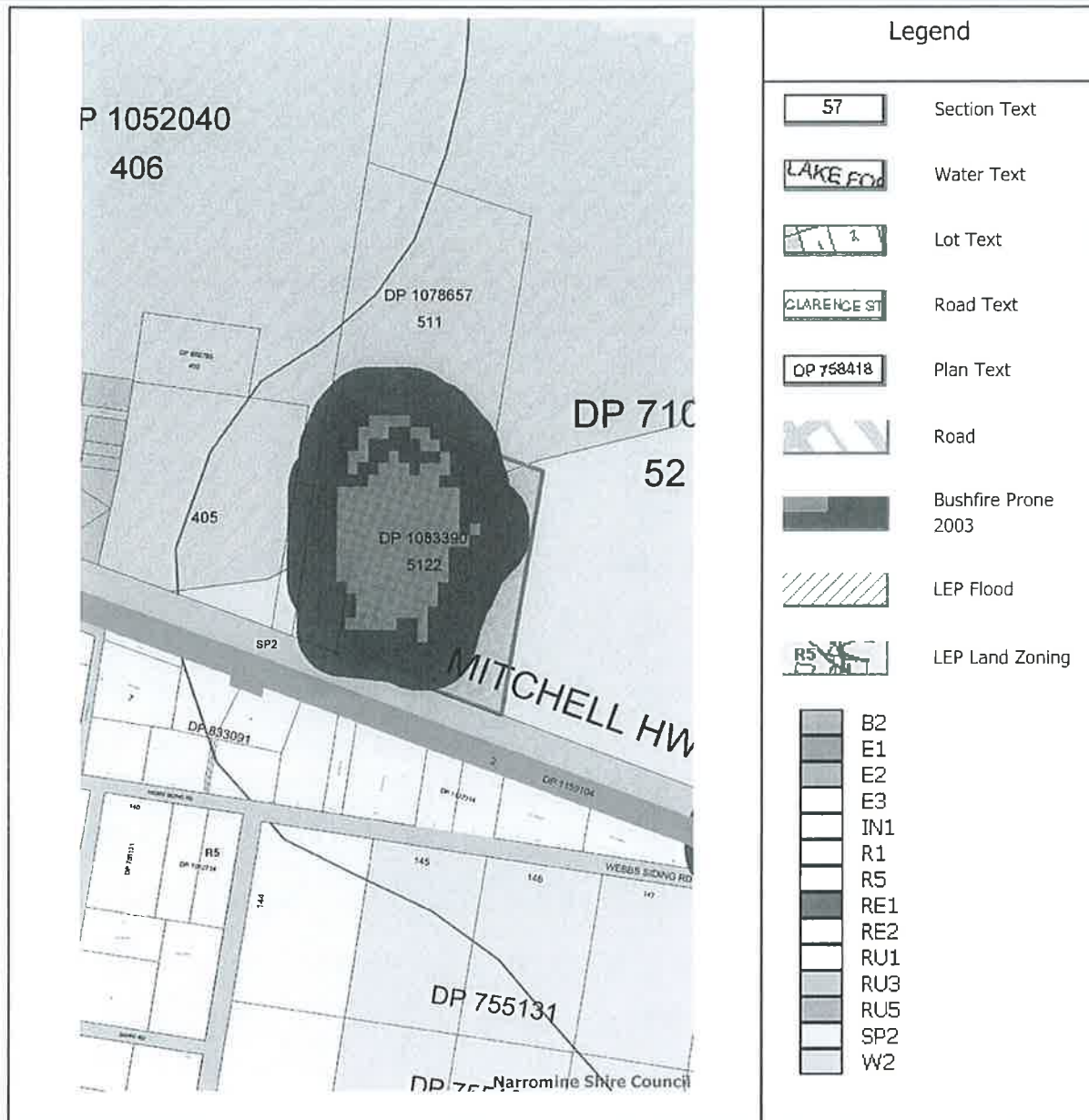
j. Has the planning proposal adequately addressed any social and economic effects?

Yes, the planning proposal suggests there is unlikely to be any negative social or economic effects from this proposal.

k. Is there adequate public infrastructure for the planning proposal?

Yes, the proposal would not require additional public infrastructure. As sealed road access is present and rural residential lots are not serviced with water and sewer services.

5. Mapping



6. Consultation

The proposal would be required to be placed on public exhibition under direction from the Minister for Planning & Infrastructure.

7. Recommendation

It is recommended that Council support this proposal.

see page 4 of planning report by J M Cook.

8. Inclusions

1. Planning Proposal Application