
6.2 Reports

6.2.1 Planning Proposal – Bellevue Road Mudgee

REPORT BY THE MANAGER STRATEGIC PLANNING TO 19 DECEMBER 2012 COUNCIL MEETING

COUNCIL PUBLIC 121219
A0100055, A0420249

RECOMMENDATION

That:

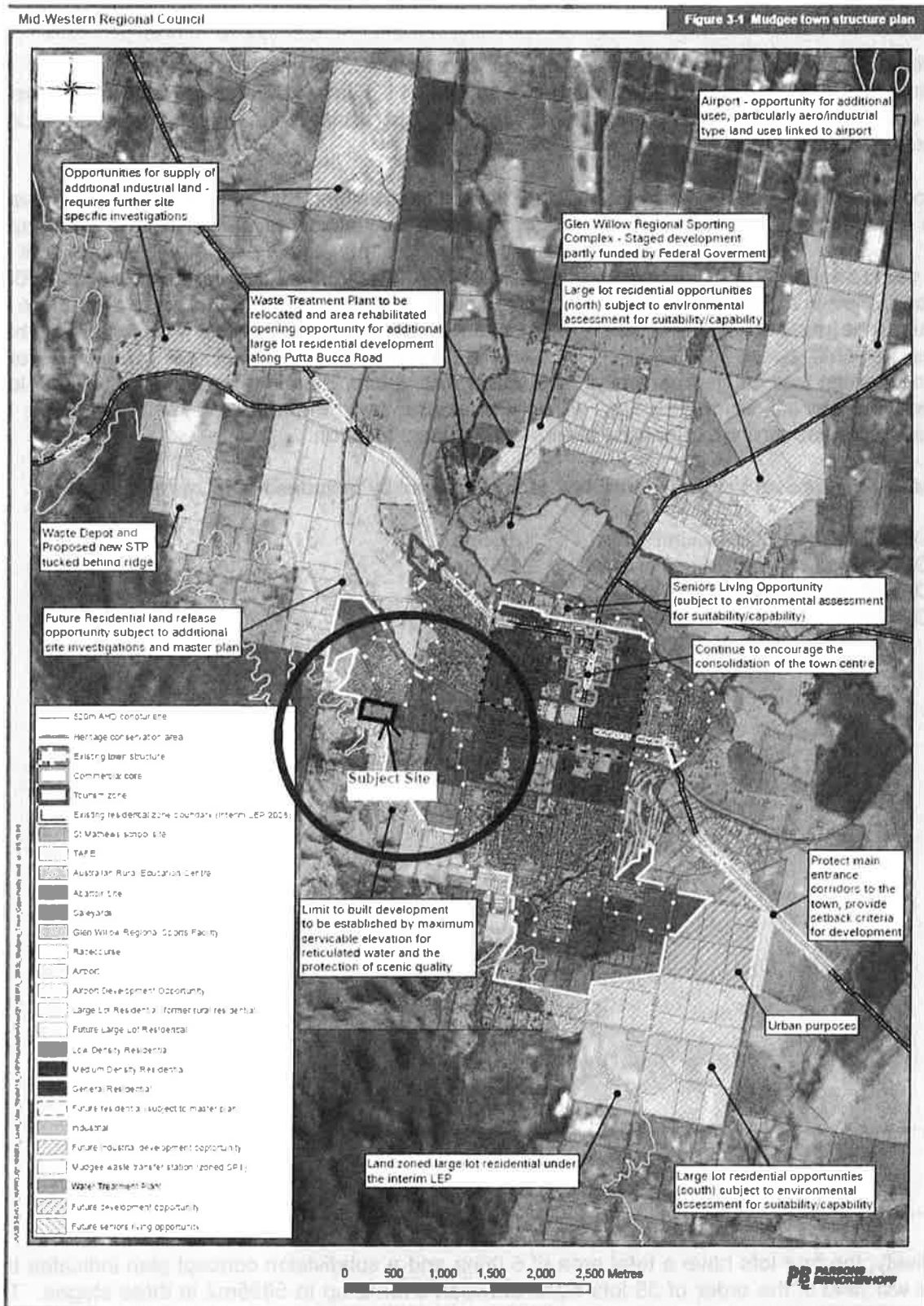
1. the report by the Manager Strategic Planning on the Planning Proposal – Bellevue Road Mudgee be received;
 2. Council prepare an amending Local Environmental Plan for Bellevue Road to provide for residential development;
 3. the Planning Proposal under section 55 of the Environmental Planning and Assessment Act for Bellevue Road Mudgee be forwarded to the Department of Planning and Infrastructure seeking a Gateway Determination;
 4. a further report be presented to Council upon the completion of the exhibition addressing any submissions.
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Executive summary

The purpose of this report is to resolve to prepare an amending LEP for land in Bellevue Road Mudgee (refer Figure 1 below). The Planning Proposal (PP) has been prepared by Minespex on behalf of Jabek Pty Ltd to rezone Lots 7&8 DP 842243 and Lots 7 &8 DP 1096571, Bellevue Road from R2 Low Density Residential (with a minimum lot size of 2000m²) to R1 General Residential (with a minimum lot size of 600m²). The PP includes a proposed subdivision layout which will include a range of lot sizes from 638m² to just under 6000m² to accommodate both the existing development on the site and environmental constraints.

Figure 1 Subject Site

The land was identified in the Comprehensive Land Use Strategy (figure 2 below) as being within the existing residential zone boundary (Interim Local Environmental Plan 2008) of Mudgee and maintained the equivalent zone in the new Local Environmental Plan 2012.



Detailed report

Council adopted a Comprehensive Land Use Strategy (CLUS) which was endorsed by the Department of Planning and Infrastructure in August 2011. The CLUS acknowledged the site as being within the exiting urban area and based on the urban zone under the Interim Local Environmental Plan 2008.

Unprecedented growth in the resources sector, in particular mining, has placed enormous pressure on the local housing market to a point where demand for vacant residential land is outstripping supply. A Local Services Assessment commissioned by the state government reports that the region could see the population increase to 33,100 by 2030 and result in a lot deficiency of 1200 in 2021 and 3896 in 2030. While this is the high growth scenario, there is no doubt that there will continue to be pressure on the property market above historic growth rates. This issue has been address to some extent by Planning Proposals for the Caerleon precinct (set to deliver around 1000 residential lots of various sizes) and Saleyards Lane Planning Proposal (350-400 lots), however, the smaller fringe rezoning will fill the shorter term demand and ensure that we can continue to provide a range of options in terms of housing location.

The Planning Proposal before Council has been prepared by includes the following land:

Lot 8 DP842243	Mr Gavin Foster	1.955ha
Lot 7 DP842243	Mr John Purcell	2.093ha
Lot 8 DP1096571	Mrs Kay Purcell	1.166ha
Lot 7 DP1096571	Ms Amanda Kenny	847



Collectively, the four lots have a total area of 6.06ha and a subdivision concept plan indicates that the site will yield in the order of 35 lots sized between 813m² up to 5895m² in three stages. The layout has been designed such that the development of individual parcels in separate ownership can be developed in isolation without compromising interconnectivity between the four holdings.

The land is currently zoned R2 Low Density Residential with a minimum lot size of 2000m².

The proposal includes:

- A concept plan a lot layout (above)
- An area for a detention basin (the site does not drain into the South Mudgee catchment, therefore onsite detention will be required)
- Connectivity through the site utilising extension of Albens Lane and Kilkenny Ave without the need to incorporate cul de sac development.

Servicing

Water and sewer are available and the site can be connected to the town water and sewer reticulation systems.

Provisions

The intended outcome of the planning proposal is to enable residential development across the precinct. The provisions will comprise of:

- An amendment to the Mid-Western Regional Local Environmental Plan 2012 Land Zoning Map to apply an R1 General Residential zone to the site; and
- An amendment to the Minimum Lot Size Map to reflect a minimum lot size of 600m2.

A the detailed Planning Proposal to be submitted for Gateway Determination is Attachment 1.

Financial implications

Not applicable.

Strategic or policy implications

The planning proposal will reinforce the direction of growth as set through the Comprehensive Land Use Strategy and provide certainty in terms of the ongoing supply of residential land in the short term.

ELIZABETH DENSLEY
MANAGER STRATEGIC PLANNING

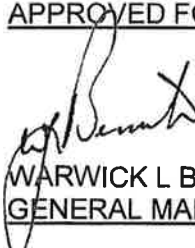


CATHERINE VAN LAEREN
GROUP MANAGER DEVELOPMENT AND
COMMUNITY SERVICES

3 December 2012

Attachments: 1. Planning Proposal (at the end of the Business Paper)

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

6.2.2 Planning Proposal – Black Springs Road Mudgee

REPORT BY THE MANAGER STRATEGIC PLANNING TO 19 DECEMBER 2012 COUNCIL MEETING

COUNCIL PUBLIC 121219

A0100055, A0420240

RECOMMENDATION

That:

1. **the report by the Manager Strategic Planning on the Planning Proposal – Black Springs Road Mudgee be received;**
2. **the Planning Proposal for Black Springs Road, Mudgee be forwarded to the Minister under section 58 of the Environmental Planning and Assessment Act requesting that the proposal proceed and that the Minister make the plan in accordance with section 59 of the Act.**

Executive summary

On 15 August Council resolved to proceed with the preparation of an amendment to the Local Environmental Plan 2012 which would facilitate the subdivision of land in Black Springs Road, having an area of approximately 32ha) into two lots. Council has now completed the administration required and it is recommended that the draft plan now be made.

Detailed report

The subject site is approximately 32 hectares and currently contains one dwelling (Refer figure 1 below). The Comprehensive Land Use Strategy adopted a sieve process for determining which land was suitable for additional lifestyle lots. The subject site is not identified as unconstrained by this process. However, the Planning Proposal provides a case that the site is suitable subdivision into two lots. Council concurred with this and the documentation was forwarded to the Gateway for Determination.

The Gateway Determination included conditions relating to consultation with Rural Fire Service and a two week public consultation period.

Council received comments from RFS to the effect that adequate access be provided for fire fighters safe access to the public road. This can be accommodated and will be further addressed in the actual development application for the subdivision of the site.

Council did not receive any public submissions relating to the proposal.