

# PLANNING PROPOSAL

## Land rezoning

Part 6 Belmore Place, TATTON (part Lot 334 DP1222593)

R1 General Residential Zone (903m<sup>2</sup>)  
*Wagga Wagga Local Environmental Plan 2010*

September 2017



**Prepared by:**

**Blueprint Planning**

**For:**

**Julianne Bourne**

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A DEVELOPMENT

## STATEMENT

*This Planning Proposal relates to:*

The proposed rezoning of part 6 Belmore Place, TATTON (part Lot 334 DP1222593) from:

- R5 Large Lot Residential Zone to R1 General Residential Zone (903m<sup>2</sup>); and
- with consequential changes to the Land Zoning Map and Lot Size Map,

*under the Wagga Wagga Local Environmental Plan 2010.*

*This Planning Proposal has been prepared in accordance with:*

- section 55 of the *Environmental Planning and Assessment Act 1979*;
- *A guide to preparing planning proposals* (Department of Planning and Environment, 2016); and
- *A guide to preparing local environmental plans* (Department of Planning and Environment, 2016).

*This report has been prepared by:*

James Laycock  
*BUrbRegPlan (NE), MBA (CS), MPIA, RPIA*  
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& DEVELOPMENT

Document Control



Ref.	Version	Date	Revision Details	Author
1237	1	07/09/17	Draft for Gateway Determination	JL
	2	18/09/17	Draft for Gateway Determination	JL



## EXECUTIVE SUMMARY

This Planning Proposal relates to land at 6 Belmore Place, Tatton NSW.

This report has been prepared in support of the rezoning change for the above land from 'R5 Large Lot Residential Zone' to 'R1 General Residential Zone' under the *Wagga Wagga Local Environmental Plan 2010* (LEP) with consequential changes to the LEP's Land Zoning Map and Lot Size Map.

The objective or intended outcome of these changes is to enable the land to be developed for residential purposes.

This report has been prepared in accordance with:

- section 55 of the *Environmental Planning and Assessment Act 1979*;
- *A guide to preparing planning proposals* (Department of Planning and Environment, 2016); and
- *A guide to preparing local environmental plans* (Department of Planning and Environment, 2016).

Consideration of the Planning Proposal against the above requirements and guidelines demonstrates that the land is suitable 'in principle' for the proposed rezoning because:

- the location, size, area, and shape of the land proposed to be rezoned represents a considered and orderly response to existing residential subdivision patterns and development; and
- the rezoning of the land in the way proposed is consistent with relevant strategies, State environmental planning policies, and directions.

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## GLOSSARY

Land	Part 6 Belmore Place, Tatton (part Lot 334 DP1222593) proposed to be rezoned in accordance with the Planning Proposal
Planning Proposal	rezoning of 903 square metres of the Land from 'R5 Large Lot Residential Zone' to 'R1 General Residential Zone' under the LEP, with consequential changes to the LEP's Land Zoning Map and Lot Size Map
Council; WWCC	Wagga Wagga City Council
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
ESD	ecologically sustainable development
LEP	<i>Wagga Wagga Local Environmental Plan 2010</i>
LGA	local government area
Proponent	Julieanne Bourne
SEPP	State Environmental Planning Policy

## 1.0 INTRODUCTION

### 1.1 Preliminary

This report contains word abbreviations and terms listed in the Glossary in the **Table of Contents** section above.

This report has been prepared in support of a request by the Proponent to Council for the rezoning of the Land from R5 Large Lot Residential Zone to R1 General Residential Zone under the LEP.

### 1.2 Scope

This Planning Proposal has been prepared in accordance with the legislative and guideline requirements listed in the **Statement** at the beginning of this report, and have been prepared by Blueprint Planning on behalf of the Proponent pursuant to *A guide to preparing local environmental plans* (Department of Planning and Environment, 2016, p. 4).

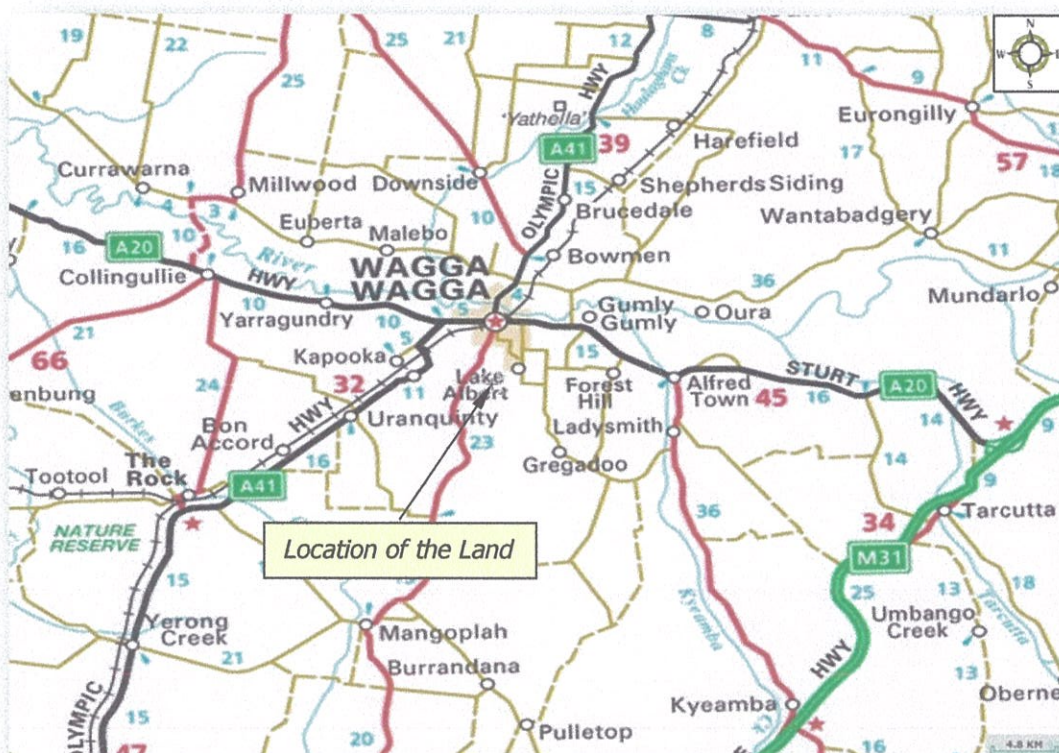
### 1.3 Site and context description

The Land is located in southern NSW approximately 5.8 kilometres to the south of the Wagga Wagga CBD in the suburb of Tatton, with access from Belmore Place and Brindabella Drive.

The Land proposed to be rezoned comprises approximately 903 square metres (subject to survey) and consists of vacant residential land.

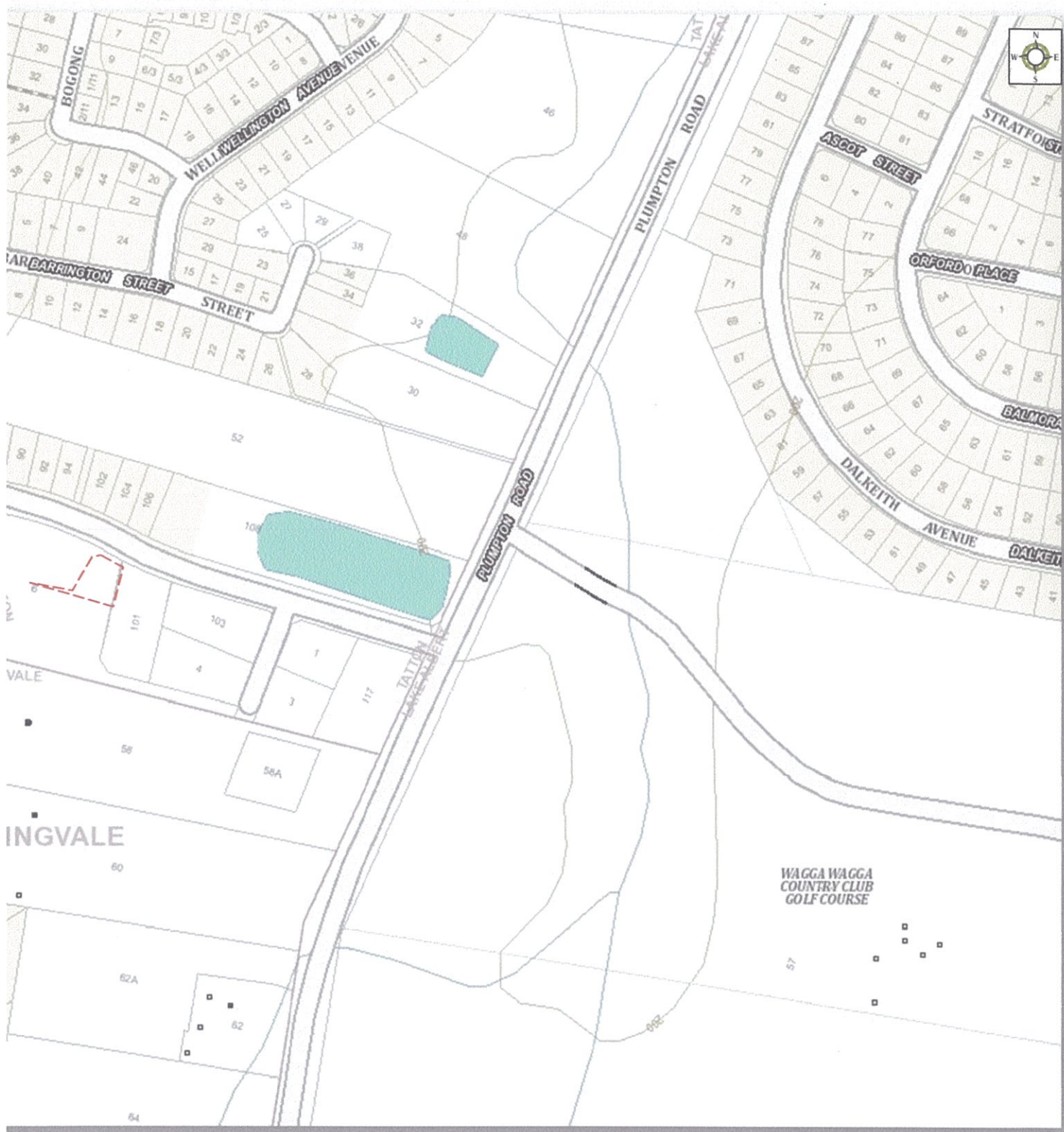
A Title diagram of the Land is shown in **Appendix A: Title diagram**. The location of the Land is shown regionally in **Figure 1: Regional location plan**, locally in **Figure 2: Local location plan**, and an aerial photograph is shown in **Figure 3: Aerial photograph of the Land**. A survey plan of the Land is shown in **Figure 4: Survey plan of the Land**. Photographs of the Land and the surrounding area are shown in **Appendix B: Photographs of the Land and surrounding area**.

**Figure 1: Regional location plan**



Source: Street Directory (2017).









Belmore Place

**nearmap**  
current : clear : change

10 m

Terms of Use





## 2.0 OBJECTIVES OR INTENDED OUTCOMES

To amend the *Wagga Wagga Local Environmental Plan 2010* to enable a part of the land at 6 Belmore Place, Tatton to be used for residential purposes consistent with the Brindabella Drive subdivision lot pattern and the R1 General Residential Zone.

A plan showing how the Land would be subdivided after the Land is rezoned is shown in **Figure 5: Proposed subdivision of the Land following rezoning.**<sup>1</sup>

## 3.0 EXPLANATION OF PROVISIONS

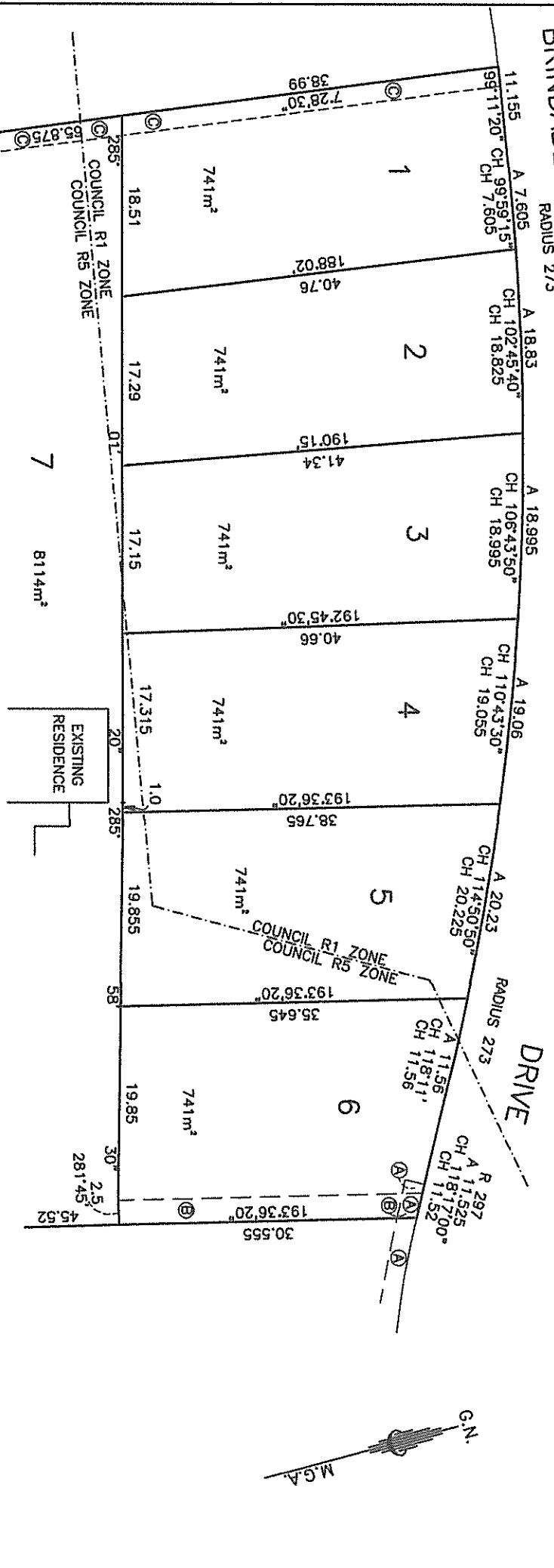
The objectives or intended outcomes mentioned in **Section 2.0: Objectives or intended outcomes** are to be achieved by amending the LEP as shown in **Table 1: Summary of LEP amendments** and **Figure 6: Proposed LEP mapping changes**.

**Table 1: Summary of LEP amendments**

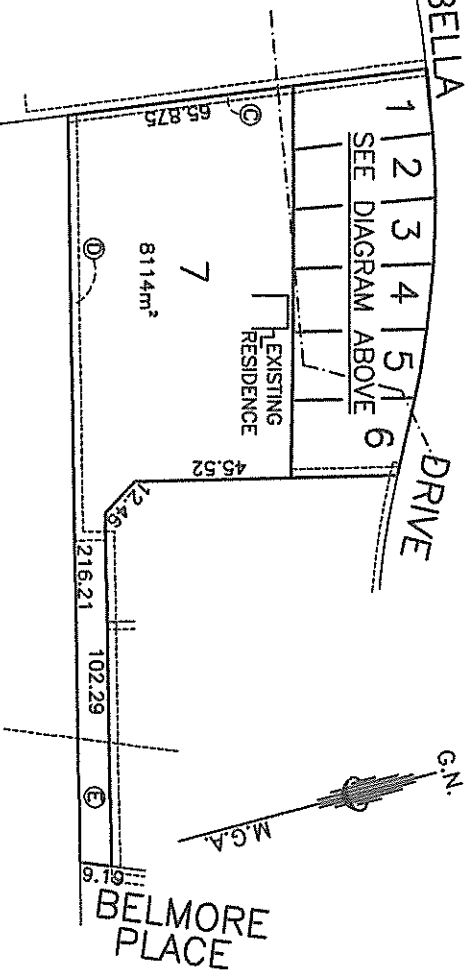
<i><b>LEP map proposed to be amended</b></i>	<i><b>Effect of proposed amendment</b></i>
<i>Land Zoning Map No. 4E</i>	Rezone the Land from R5 Large Lot Residential Zone to R1 General Residential Zone.
<i>Lot Size Map No. 4E</i>	Remove the minimum subdivision lot size of 2,000 square metres from the Land rezoned from R5 Large Lot Residential Zone to R1 General Residential Zone to be consistent with adjoining R1 General Residential Zone land.

<sup>1</sup> It is noted that such subdivision would be subject to a separate Development Application process including public notification and assessment by the Council.

ADAMS 273



DRIVE



- Ⓐ EASEMENT TO DRAIN SEWAGE 2 WIDE (DP 1222593)
- Ⓑ EASEMENT TO DRAIN WATER 2.5 WIDE (DP 1178026)
- Ⓒ EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE (1178026)
- Ⓓ EASEMENT TO DRAIN WATER AND SEWAGE 2.5 WIDE (DP 1155271)
- Ⓔ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (N.R. H955009)

**DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO COUNCIL APPROVAL AND FINAL SURVEY**

L.G.A.: Scale:  
WAGGA WAGGA 1:1500 & 1:400 (A3)

Locality:  
TATTON

Datum: N/A  
Origin: N/A

SKETCH PLAN SHOWING  
PROPOSED SUBDIVISION OF  
LOT 334 DP 1222593  
BRINDABELLA DRIVE, TATTON  
FOR PAUL BOURNE

**T.J. HINCHELITTE & ASSOCIATES P.C.**  
CONSULTANTS IN SURVEYING, PLANNING AND DEVELOPMENT  
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Mobile: 0402 009 795  
Email: [admin@wagga.wagga.nsw.gov.au](mailto:admin@wagga.wagga.nsw.gov.au)

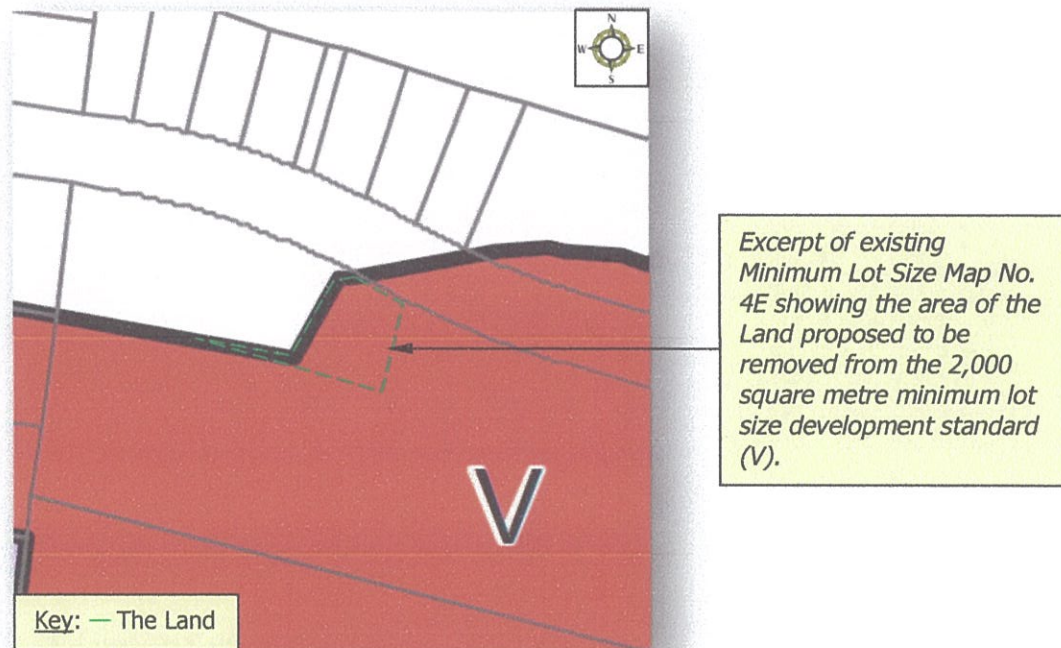
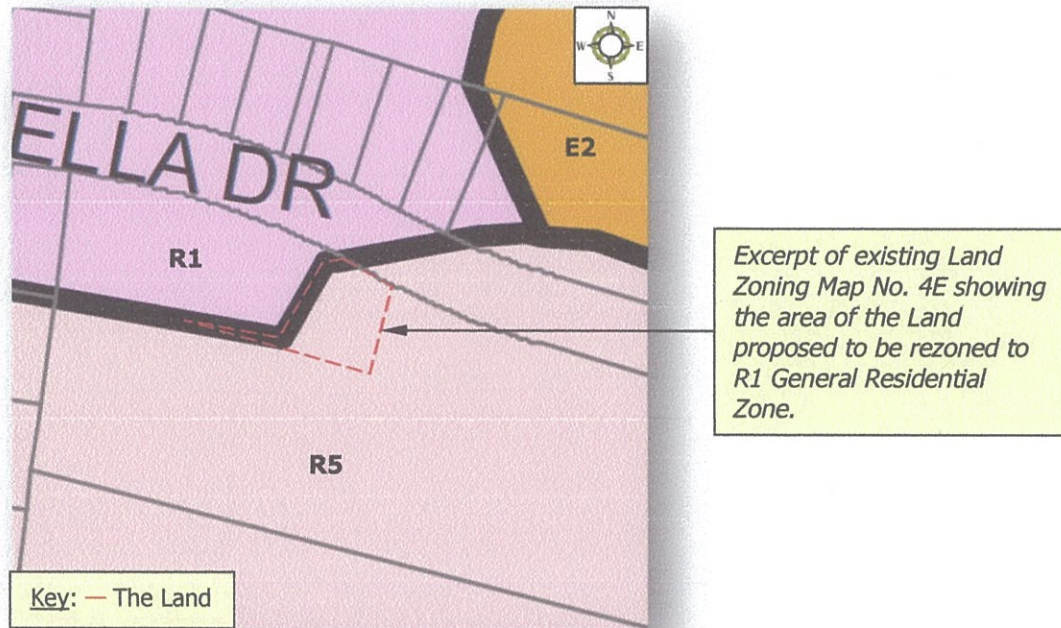
Date:  
27-09-2016

---

Reference:  
16281\_1

Reference:  
16281\_1

**Figure 6: Proposed LEP mapping changes**







## **4.0 JUSTIFICATION**

### **4.1 Need for the planning proposal**

#### **4.1.1 Is the planning proposal a result of any strategic study or report?**

The Planning Proposal is not a result of a specific strategic study or report. Instead the Planning Proposal arises from the opportunity to more appropriately define residential zone boundaries in the Brindabella Drive area now that residential estate development has progressed. The existing character of the R5 zone area to the east and south of the Land is not impacted as the single future R1 zone lot of approximately 740 square metres would front Brindabella Drive.

The practical effect of the Planning Proposal is that one additional residential lot would be created with frontage to Brindabella Drive at a lot size of approximately 740 square metres, which is consistent with adjoining residential subdivision lot pattern and character along Brindabella Drive.

#### **4.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The rezoning of the Land from R5 Large Lot Residential Zone to R1 General Residential Zone and removing the minimum subdivision lot size of 2,000 square metres as detailed in **Table 1: Summary of LEP amendments** is considered the best means of achieving the relevant objectives or intended outcomes mentioned in **Section 2.0: Objectives or intended outcomes**.

### **4.2 Relationship to strategic planning framework**

#### **4.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

The Planning Proposal is consistent with relevant objectives and actions of the *Riverina Murray Regional Plan 2036* (NSW Government, 2017) as set out in **Appendix C: Applicable goals and directions of the Riverina Murray Regional Plan 2036**.



#### 4.2.1.1 Strategic merit

- *Is the Planning Proposal consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment?*

The Planning Proposal is consistent with relevant goals and directions of the *Riverina Murray Regional Plan 2036* (NSW Government, 2017) as set out in **Appendix C: Applicable goals and directions of the Riverina Murray Regional Plan 2036**.

There are no specific corridor/precinct plans applying to the Land, including any draft regional, district or corridor/precinct plans released for public comment.

- *Is the Planning Proposal consistent with a relevant local council strategy that has been endorsed by the Department?*

The Planning Proposal is consistent with the *Wagga Wagga Spatial Plan 2013-2043*, in particular the following 'goal' and 'objective' (p. 78):

Goal	<b><i>We plan for resilient and sustainable built environments</i></b>
<b>Objective</b>	<i>Accommodating population growth through adequate supplies of well planned residential land, providing a variety of housing options to achieve housing choice and affordability.</i>

- *Does the Planning Proposal respond to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?*

The Planning Proposal responds to the practical implementation of the zone boundary interface between the R5 Large Lot Residential Zone and the R1 General Residential Zone now that residential estate development along Brindabella Road has progressed to its current extent.

The Planning Proposal is consistent with the *draft Wagga Wagga City Council Activation Strategy 2040* in regard to providing opportunities for infill development where services are available.

#### 4.2.1.2 Site-specific merit

- *Does the Planning Proposal respond to the natural environment (including known significant environmental values, resources or hazards)?*



The Land the subject of the Planning Proposal is not recorded or known to have any significant environmental values, resources or hazard attributes, being currently a 903 square metre area of an existing residential dwelling and garden curtilage area.<sup>2</sup>

- *Does the Planning Proposal respond to existing uses, approved uses, and likely future uses of land in the vicinity of the proposal?*

The Planning Proposal provides for an infill residential subdivision development opportunity (one additional residential lot of approximately 740 square metres in area) consistent with the existing residential streetscape, subdivision pattern, and density of Brindabella Drive to the west of the Land.

- *Does the Planning Proposal provide 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?*

The Land is already connected to reticulated water, sewer, stormwater, electricity, natural gas, and telecommunications services and with adequate capacity to accommodate the expected one additional residential lot. The eventual residential subdivision of the Land would be subject to the Council's normal 'developer contribution' fees and charges.

#### **4.2.2 Is the planning proposal consistent with a council's local strategy or other local strategic plan?**

The Planning Proposal is consistent with the *Wagga Wagga Spatial Plan 2013-2043*, in particular the following 'goal' and 'objective' (p. 78):

<b>Goal</b>	<b><i>We plan for resilient and sustainable built environments</i></b>
<b>Objective</b>	<i>Accommodating population growth through adequate supplies of well planned residential land, providing a variety of housing options to achieve housing choice and affordability.</i>

The Planning Proposal is consistent with the *draft Wagga Wagga City Council Activation Strategy 2040* in regard to providing opportunities for infill development where services are available.

<sup>2</sup> It is noted that any future development of the Land would be identified as "biodiversity compliant development" (within the meaning of Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*) as the LEP is a "biodiversity certified EPI" (within the meaning of Part 8 of Schedule 7 of the *Threatened Species Conservation Act 1995*) and the Site is not an 'area excluded from biodiversity certification'.





#### **4.2.3 Is the planning proposal consistent with applicable state environmental planning policies?**

The Planning Proposal is consistent with applicable state environmental planning policies as set out in **Appendix D: Applicable State Environmental Planning Policies**.

#### **4.2.4 Is the planning proposal consistent with applicable Ministerial Directions (section 117 directions)?**

The Planning Proposal is consistent with applicable directions as set out in **Appendix E: Applicable Directions under section 117(2) of the *Environmental Planning and Assessment Act 1979***.

### **4.3 Environmental, social and economic impact**

#### **4.3.1 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?**

Any future development of the Land in accordance with the Planning Proposal will comprise "biodiversity compliant development" (within the meaning of Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*) as the LEP is a "biodiversity certified EPI" (within the meaning of Part 8 of Schedule 7 of the *Threatened Species Conservation Act 1995*) meaning that any development of the Land is not likely to significantly affect any threatened species, population or ecological community or habitat.

#### **4.3.2 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 other likely environmental effects as a result of the Planning Proposal, noting that any residential development of the Land would require connection to reticulated services.



#### **4.3.3 Has the planning proposal adequately addressed any social and economic effects?**

The Planning Proposal provides for an infill residential subdivision development opportunity (one additional residential lot of approximately 740 square metres in area) which will (incrementally) contribute to the social and economic fabric of the Tatton area through (incremental) population growth.

The Land is not known or likely to have any European or Aboriginal cultural heritage significance.

### **4.4 State and Commonwealth interests**

#### **4.4.1 Is there adequate public infrastructure for the planning proposal?**

Adequate public infrastructure for the Planning Proposal already exists and will be made available to the Land through a separate development application to the Council for land subdivision under Part 4 of the EP&A Act.

#### **4.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Consultation will be carried out with the public authorities/agencies as required by the Gateway Determination issued by the Department of Planning and Infrastructure in accordance with section 56(2)(d) of the EP&A Act.

## **5.0 MAPPING**

The Planning Proposal requires LEP mapping changes as set out in **Table 1: Summary of LEP amendments** and **Figure 6: Proposed LEP mapping changes** being changes to Land Zoning Map No. 4E (LZN\_004E) and Lot Size Map No. 4E (LSZ\_004E).

## 6.0 COMMUNITY CONSULTATION

Community consultation is required under section 56(2)(c) of the EP&A Act and in accordance with *A guide to preparing local environmental plans* (Department of Planning and Environment, 2016) as follows:

- 28 day public exhibition period;
- notification provided to adjoining and surrounding landowners who may be directly or indirectly impacted;
- consultation with relevant government departments and agencies, service providers and other key stakeholders;
- public notices provided in local media i.e. The Daily Advertiser newspaper;
- static displays and supporting material in Council public buildings, nominally: Wagga Wagga City Administration Building, corner Baylis Street and Morrow Street, Wagga Wagga;
- electronically available via Wagga Wagga City Council's website including provision for electronic submissions;
- hard copies of all documentation being made available to the community free-of-charge; and
- electronic copies of all documentation being made available to the community free-of-charge.

## 7.0 PROJECT TIMELINE

The anticipated timeframe for processing the Planning Proposal is set out in **Table 2: Project timeline**.



**Table 2: Project timeline**

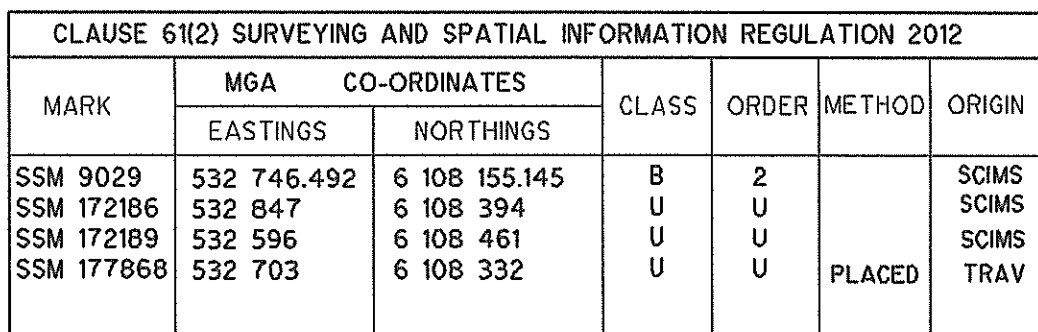
<b><i>Project milestone</i></b>	<b><i>Estimated commencement date</i></b>	<b><i>Estimated completion date</i></b>
<i>Anticipated commencement date (date of gateway determination)</i>	4 weeks	TBD
<i>Anticipated timeframe for the completion of required technical information</i>	1 week	TBD
<i>Timeframe for government department and agency consultation (pre and post exhibition as required by gateway determination)</i>	3 weeks	TBD
<i>Commencement and completion dates of public exhibition period</i>	4 weeks	TBD
<i>Dates for public hearing (if required)</i>	Not anticipated to be required.	Not applicable.
<i>Timeframe for consideration of public submissions</i>	2 weeks	TBD
<i>Timeframe for consideration of the Planning Proposal post exhibition</i>	2 weeks	TBD
<i>Date of submission of Planning Proposal to DPE for parliamentary counsel opinion</i>	1 week	TBD
<i>Anticipated date Council will make the plan (if delegated)</i>	TBD	TBD
<i>Anticipated date Council will forward the Planning Proposal to DPE for publication in the Government Gazette</i>	TBD	TBD

\*\*\*\*\*



## **APPENDIX A:**

### **Title diagram**



# BRINDABELLA

104° 56' 40" -- 105.40  
N.W. COR. LOT 334 to SSM.

109°17' - 95.781  
R 273 A96.279

(2)

99°11'20"  
11.155

104.865

7° 28' 30"

334

EMT to EMT (118.8)

(2.015)

LOT 334-

300

309

DP 1178026

M.G.A. ZONE 55

DP 1178026

A. ZONE 55

33


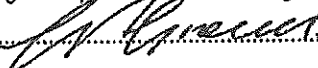
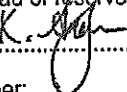
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C:X




## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Registered:  27.07.2016 Title System: TORRENS Purpose: SUBDIVISION	Office Use Only  Office Use Only  <b>DP1222593</b>
PLAN OF SUBDIVISION OF LOT 298  DP 1178026	LGA: WAGGA WAGGA Locality: TATTON Parish: SOUTH WAGGA WAGGA County: WYNYARD
Crown Lands NSW/Western Lands Office Approval I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: ..... Date: ..... File Number: ..... Office: .....	Survey Certificate I, GLENDYN PAUL GROVES..... of ESLER & ASSOCIATES, 64 HAMMOND AVE, WAGGA WAGGA a Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that:  *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on 21 <sup>st</sup> APRIL 2016.....  *(b) The part of the land shown in the plan (*being/*excluding) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation.  *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> . Signature:  ..... Dated: 6.7.16 Surveyor ID: 1153 Datum Line: : X (SSM 172186) TO Y (SSM 172189) policy 3 Type: *Urban The terrain is *Level-Undulating *Strike through if inapplicable. *Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.
Subdivision Certificate I, <u>KEITH SECHERS</u> ..... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  ..... Accreditation number: ..... Consent Authority: WAGGA WAGGA CITY COUNCIL..... Date of endorsement: 28 <sup>th</sup> JUNE 2016 Subdivision Certificate number: SC.16/0015 File number: DA.10/0635 *Strike through if inapplicable.	Plans used in the preparation of survey/compilation.  DP 1178026, DP 1155271  If space is insufficient continue on PLAN FORM 6A  Surveyor's Reference: 17163
Statements of intention to dedicate public roads, public reserves and drainage reserves. IT IS INTENDED TO DEDICATE BELMORE PLACE, SUBJECT TO EXISTING EASEMENTS, EASEMENT TO DRAIN SEWAGE 2 WIDE VIDE DP1155271 AND AN EASEMENT TO DRAIN WATER 2.5 WIDE VIDE DP1178026 AND EASEMENT FOR TRANSMISSION LINE 45.72 WIDE VIDE H955009 TO THE PUBLIC AS PUBLIC ROAD.	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only  
Registered:  27.07.2016

Office Use Only

PLAN OF SUBDIVISION OF LOT 298  
DP 1178026

DP1222593

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: SC 16/0015  
Date of Endorsement: 28<sup>th</sup> JUNE 2016

PURSUANT TO SECTION 88B, OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:-

- 1) EASEMENT TO DRAIN SEWAGE 2 WIDE
- 2) RESTRICTION ON THE USE OF LAND
- 3) POSITIVE COVENANT

*Bone*

LOT	STREET No:	STREET NAME	LOCALITY
328	117	BRINDABELLA DRIVE	TATTON
329	3	BELMORE PLACE	TATTON
330	1	BELMORE PLACE	TATTON
331	2	BELMORE PLACE	TATTON
332	4	BELMORE PLACE	TATTON
333	101	BRINDABELLA DRIVE	TATTON
334	6	BELMORE PLACE	TATTON

Mortgagee under Mortgage No. AE539018

Signed at WAGGA this 6<sup>th</sup> day of

JULY 2016 for National Australia Bank Limited ABN 12 004 044 937

by **REBECCA AYRES**  
its duly appointed Attorney under Power of Attorney No. 39 Book 4572

3  
Level Attorney  
Witness/Bank Officer  
Mark Dowling

Surveyor's Reference: 17163

## **APPENDIX B:**

### **Photographs of the Land and surrounding area**



Photograph 1:

The Brindabella Drive frontage of the Land (looking south from Brindabella Drive adjacent the Land).



Photograph 2:

The eastern lot boundary of the Land (looking south from Brindabella Drive adjacent the Land).



Photograph 3:

The Land (looking southwest from Brindabella Drive adjacent the Land).





Photograph 4:

The Brindabella Drive frontage of the Land (looking west from Brindabella Drive adjacent the Land).



Photograph 5:

Existing residential development adjacent the Land (looking northwest from Brindabella Drive adjacent the Land).



Photograph 6:

The western rezoning lot boundary of the Land (looking southwest from Brindabella Drive adjacent the Land).



Photograph 7:

The Land (looking south from Brindabella Drive adjacent the Land).



Photograph 8:

The Brindabella Drive frontage of the Land (looking east from Brindabella Drive adjacent the Land).



Photograph 9:

Existing residential development adjacent the Land (looking north from Brindabella Drive adjacent the Land).





Photograph 10:

Existing streetscape of Brindabella Drive (looking east from Brindabella Drive adjacent the Land).



Photograph 11:

Existing streetscape of Brindabella Drive (looking west from Brindabella Drive adjacent the Land).

## **APPENDIX C:**

### **Applicable goals and directions of the *Riverina Murray Regional Plan 2036***





<b>Goals and directions of the <i>Riverina Murray Regional Plan 2036</i></b>	<b>Planning Proposal consistency</b>
<b><i>Goal 4: Strong, connected and healthy communities</i></b>	
<ul style="list-style-type: none"><li><i>Direction 22: Promote the growth of regional cities and local centres</i></li></ul>	<b><u>Consistent:</u></b> The Planning Proposal provides for an infill residential subdivision development opportunity (one additional residential lot of approximately 740 square metres in area) which will (incrementally) contribute to the social and economic fabric of the Tatton area through (incremental) population growth.
<ul style="list-style-type: none"><li><i>Direction 23: Build resilience in towns and villages</i></li></ul>	
<ul style="list-style-type: none"><li><i>Direction 25: Build housing capacity to meet demand</i></li></ul>	
<ul style="list-style-type: none"><li><i>Direction 26: Provide greater housing choice</i></li></ul>	

## **APPENDIX D:**

# **Applicable State Environmental Planning Policies**



State Environmental Planning Policy SEPP No. 55 – Remediation of Land	Applicable? Yes (applies to NSW)	Aims of policy, if applicable? (1) The object of this Policy is to provide for a Statewide planning approach to the remediation of contaminated land. (2) In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment: (a) by specifying when consent is required, and when it is not required, for a remediation work, and (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements.	Consistent? Yes	Assessment The Planning Proposal does not derogate the aims of SEPP No. 55 – Remediation of Land. For the purposes of clause 6 of SEPP No. 55 – Remediation of Land and Managing Land Contamination: Planning Guidelines (DUAP & EPA, 1998) the Land: <ul style="list-style-type: none"><li>• Is not located within an “investigation area” which means land declared to be an investigation area by a declaration in force under Division 2 of Part 3 of the Contaminated Land Management Act 1997; and</li><li>• is not land on which development for a purpose referred to in Table 1 to the Managing Land Contamination: Planning Guidelines (DUAP &amp; EPA, 1998) is being, or is known to have been, carried out.</li></ul> The Land is not listed on Council's contaminated land register.
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## **APPENDIX E:**

### **Applicable Directions under section 117(2) of the *Environmental Planning and Assessment Act* **1979****





Local Planning Directions		Applicable?	Requirement	Consistency? (consistent, justifiably inconsistent, inconsistent)
<b>2. Environment and Heritage</b>				
2.1 Environment Protection Zones		Yes	Environmentally sensitive areas should be protected and conserved	Consistent: The Land is not known to contain any environmentally sensitive areas and the Planning Proposal does not derogate the objective of this Direction.
2.3 Heritage Conservation		Yes	Items, areas, objects and places of environmental heritage significance and indigenous heritage significance should be conserved	Consistent: The Land is not known to contain any items, areas, objects or places of Aboriginal or European cultural heritage significance and the Planning Proposal does not derogate the objective of this Direction.
2.4 Recreation Vehicle Areas		Yes	Sensitive land or land with significant conservation values should be protected from adverse impacts from recreation vehicles	Consistent: No recreation vehicle areas are proposed.
<b>3. Housing, Infrastructure and Urban Development</b>				
3.1 Residential Zones		Yes	A variety and choice of housing types to provide for existing and future housing needs is encouraged, as well as making efficient use of and providing access to existing infrastructure and services, and minimising the impact of residential development on the environment and resources	Consistent: The Planning Proposal provides for an infill residential subdivision development opportunity (one additional residential lot of approximately 740 square metres in area) and any future development of the Land would need to be consistent with the 'objectives' of the R1 General Residential Zone – <ul style="list-style-type: none"> <li>To provide for the housing needs of the community.</li> <li>To provide for a variety of housing types and densities.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.</li> </ul> Given the area of the Land it is anticipated that Land would be developed with one (1) dwelling house. Consistent: The Land does not contain any existing caravan parks or manufactured home estates and the Planning Proposal does not derogate the objective of this Direction.
3.2 Caravan Parks and Manufactured Home Estates		Yes	Providing for a variety of housing types and opportunities for caravan parks and manufactured home estates is encouraged	Consistent: The LEP already allows "home occupation" in the R1 General Residential Zone without the need for development consent.
3.3 Home Occupations		Yes	The carrying out of low-impact small businesses in dwelling houses is encouraged	Consistent: The Land has access to the local road network, with Brindabella Drive being a 'local road' under control of WWCC.
3.4 Integrating Land Use and Transport		Yes	Ensuring that residential land has access to the existing road and cycle networks is encouraged so as to facilitate access to jobs and services by walking, cycling and public transport, and thereby reduce dependence on cars and reduce travel demand including the number of trips generated and the distances travelled, especially by car	
<b>5. Regional Planning</b>				
5.1 Implementation of Regional Strategies		Yes		Consistent: The Draft Murray Regional Strategy 2009 is not relevant to this Direction.
5.10 Implementation of Regional Plans		Yes	Planning proposals must be consistent with a Regional Plan in terms of vision, land use strategy, goals, directions and actions	Consistent: The Planning Proposal is consistent with the Riverina Murray Regional Plan 2036 as set out in Appendix C: Applicable goals and directions of the Riverina Murray Regional Plan 2036.
<b>6. Local Plan Making</b>				
6.1 Approval and Referral Requirements		Yes	LEP provisions should encourage the efficient and appropriate assessment of development	Consistent: The Planning Proposal only proposes Land Zoning and Minimum Lot Size mapping changes.
6.3 Site Specific Provisions		Yes	Unnecessarily restrictive site specific planning controls are discouraged	Consistent: The Planning Proposal only proposes Land Zoning and Minimum Lot Size mapping changes.