



Our ref: HR – Q-14/15-13-33

6 November 2015

Attn: Jenna McNabb
NSW Planning & Environment
Western Region
PO Box 58
Dubbo NSW 2830

Dear Jenna

**RE: PLANNING PROPOSAL DEFERRED MATTERS, SPOT REZONING AND LAND
USE TABLE PERMITTED USE CHANGE, NARRANDERA**

In accordance with Clause 55 of the *Environmental Planning and Assessment Act 1979*, Narrandera Shire Council has prepared a planning proposal for the Narrandera Local Environmental Plan (NLEP) 2013.

The primary objectives and intended outcomes of this Planning Proposal are:

- To address deferred matters in the NLEP 2013.
These deferred matters are:
 - Deferred Matters Zones previously proposed as E4 Environmental Living;
 - Deferred Matters Zones previously proposed as RU4 Primary Production Small Lots.
- To propose a land use change to land zoned RU4 Primary Production Small Lots to allow Intensive Livestock Agriculture under Part 3 - Permitted With Consent.
- To rezone land located at Manderlay Road from E4 Environmental Living.

Under Clause 56, Narrandera Shire Council requests Gateway Determination of the Planning Proposal.

An overview of the planning proposal is as follows:

Land Proposed to be Zoned E4 Environmental Living

The land proposed to be zoned E4 Environmental Living will have minimum lot sizes of 40, 10, 4 or 3 hectares, where appropriately identified. This is intended to limit the construction and associated clearing on land that has been identified by the Office of Environment and Heritage as containing Endangered Ecological Communities (EEC) Grassy Box-Gum Woodland as well as threatened species habitat.

Other land that does not contain such environmental constraints remains available for the purposes of residential and low-density residential development, located in the RU5 Village zone.

The desirability of premium dwellings in vegetated areas can be accommodated through remaining sites and subdivision of existing large parcels. However, the inevitable clearing required to accommodate new dwellings on the subject sites, for dwelling site, asset protection and access roads cannot continue to occur without environmental impact.

Land proposed to be Zoned R5 Large Lot Residential

The land proposed to be zoned R5 Large Lot Residential zone with a minimum lot size of 5 hectares is intended to facilitate the future development of this area through a master-planned estate, supported by a Development Control Plan. This land, being relatively cleared and with proximity to the Narrandera township, has the ability to assist with meeting the demand for a large lot residential estate, identified within the Narrandera Shire Land Use Strategy 2011.

The land use strategy identified the need to provide housing choice and opportunities for the younger population. Providing a new large lot residential estate is key to responding to the desire of Council to support the attractiveness of the town to families, for both new residents and to retain existing residents desiring a premium home in a planned low-density estate. This need is hastened by the completion of the existing low-density estates in Narrandera where the majority of lots have been constructed upon.

The proposed five-hectare minimum lot size is intended to provide sufficient buffer for new development from existing small-scale agricultural uses. The proposed lot size will provide landowners with flexibility to develop their land at a suitable time, whilst integrating within a planned neighbourhood, thereby managing development costs. The provision of this Large Lot Residential estate is intended to form part of a range of mechanisms to enhance and diversify the local economy of Narrandera Shire through economic opportunity.

Inclusion of 'Intensive Livestock Agriculture' as permissible with consent in the RU4 Primary Production Small Holdings Zone

The introduction of 'Intensive livestock agriculture' as a land use that is permissible with consent in the RU4 Primary Production Small Holdings zone is in response to consistent enquiry and demand for such land use in these locations. The minimum lot size of 200 hectares is of sufficient size to accommodate economically viable proposals and buffer lands to manage neighbouring impacts. This land use should not be wholly prohibited within the zone and instead should be subject to investigation and assessment in order to maximise the potential for future agricultural investment and employment.

Spot Rezoning on Manderlay Road

The change of zone from E4 Environmental Living to E2 Environmental Conservation for the parcel on Manderlay Road is justified on the need to achieve greater environmental outcomes for this area, protecting existing native vegetation and reducing potential future land use conflict with existing industrial land located to the east.

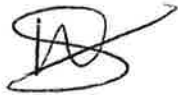
As this planning proposal applies to spot rezonings that are consistent with an endorsed strategy and surrounding zones and the Land Use Table Permitted Use Change is a local issue, Council wishes to exercise its delegation to make this plan.

As instructed, I include the following attachments:

- Completed initial request form
- Planning proposal and supporting report as adopted by Council (2 copies)
- Two copies of relevant maps
- Copy of Council's resolution relating to the planning proposal
- Completed Evaluation criteria for the delegation of plan making functions

Should you have any further enquiries regarding these matters please contact Council's Development and Environmental Services department; phone 02 6959 5510 or email council@narrandera.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Helen Ryan', written over a faint circular stamp or watermark.

Helen Ryan
Manager Development and Environmental Services

Enc

Request for Initial Gateway Determination

Instructions to Users

When forwarding a planning proposal to the Minister under section 56(1), the relevant planning authority must provide the information specified on this form. This form and the required information should be sent to your local Regional Office. Please note one (1) electronic copy and two (2) hard copies of the completed Planning Proposal must be sent to your local Regional Office.

Relevant Planning Authority Details

Name of Relevant Planning Authority: Narrandera Shire Council

Contact Person: Helen Ryan

Contact Phone Number and Email Address: (02) 6959 5510

helen.ryan@narrandera.nsw.gov.au

Planning Proposal Details - Attachments

1. **LAND INVOLVED** (If relevant - e.g. Street Address and Lot and Deposited Plan): See attached
Attached/Completed ☒
2. **MAPS (If applicable – 1 electronic and 2 hard copy)** ☒
 - o Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map').
 - o Existing zoning map showing the existing zoning of the site and surrounding land and proposed zoning change for the site/s (tagged 'comparative existing/proposed zoning')
3. **PHOTOS and other visual material (if applicable)** ☒
 - o Aerial photos of land affected by the Planning Proposal
 - o Photos of land involved and surrounding land uses
4. **COMPLETE PLANNING PROPOSAL (1 electronic and 2 hard copy)** ☒
 - o All matters to be addressed in a planning proposal – including Director-General's requirements for the justification of all planning proposals (other than those that solely reclassify public land) in accordance with a 'Guide to preparing a planning proposal' are completed prior to forwarding to the Regional Office in the first instance. See attached pro-forma.
4. **PLANNING PROPOSAL HAS BEEN SUPPORTED BY COUNCIL** ☒
 - o Council has considered the written planning proposal before it is sent to the Department of Planning.
 - o Attached is Council's resolution to send the written planning proposal to the Department of Planning.

Signed for and on behalf of the Relevant Planning Authority

DATE: DD/MM/YY



Helen Ryan

Manager Development & Environmental Services

06/11/15