

Our ref: HR - Q-14/15-13-41



10 December 2015

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

Dear Jenna

RE: PLANNING PROPOSAL AMENDMENT - NARRANDERA LEP

1. PROPOSED R5 LARGE LOT RESIDENTIAL ZONE, NARRANDERA

I write to provide further advice regarding the proposed R5 Large Lot Residential Zone for consideration by NSW Planning and Environment as part of a wider proposal addressing deferred matters, land use table amendment and a spot rezoning for the Narrandera Local Environmental Plan 2013.

The proposed R5 zone is in response to the issues and key findings identified by the **Narrandera Land Use Strategy 2011**, which was prepared on behalf of Narrandera Shire Council by Newland Planning in 2011. Council considers that inclusion of the proposed R5 zone will meet the strategic intent of providing sustainable housing choice and lifestyle alternatives that are not readily available in any other suitable area of the shire.

Further justification is provided below as extracted from the *Narrandera Land Use Strategy 2011*.

Land Use Strategy - Part A

Part A includes a **Shire Overview** that considers the demographics of Narrandera Shire, provides details of natural features of the land and provides comments regarding the current and future needs of the community in order to guide social and economic development of Narrandera into the future. The Land Use Strategy concentrates on planning for identified needs over the next 20 years. The desired planning response involves rezoning and master-planning to accommodate changes in people and places and proposes land use controls to achieve the aims of the strategy.

Community engagement and consultation with a wide range of stakeholders informed the preparation of the strategy.

The issue of new housing and subdivision, supporting the growth and development of new urban areas, is considered alongside a range of other land uses identified to meet future needs of Narrandera Shire.

The changes developed can be supported by development guidelines in a future Development Control Plan, if deemed necessary.

Looking closely at the overview of land use, settlement, economy and infrastructure, the Strategy provides detail regarding the current situation in Narrandera Shire:

- Housing Choice

Focusing on the issue of housing, the study found a strong, overwhelming preference for detached dwellings in the shire.

- Existing Large Lot Residential Development

Converging on the issue of Large Lot Residential housing, existing development of this type in Narrandera Shire consists of:

- The Bells Road estate adjacent to the golf course, which consists of 36 allotments of 3-4 hectares in size. This estate is fully developed.
- The Nallabooma estate on Irrigation Way consists of 32 allotments in a variety of sizes. This estate is also fully developed.
- The only other large lot residential area is adjacent to the village of Barellan, consisting of 36 lots with 15 currently developed. However, this estate is generally used for small scale grazing and cropping, not lifestyle purposes. The other less desirable factor is that this estate is not in proximity to the Narrandera township.

These existing land use characteristics led to the investigation by Council of the need to identify future land suitable for Large Lot Residential purposes.

- Land Use Percentages

In relation to the proportions of land use within Narrandera Shire, mapping of existing land uses in 2009 reported that 89% of the shire was used for either cropping or grazing purposes, with a further 3.2% used for logging and 4.6% of land held in vegetated reserves.

Urban uses are contained within just 0.6% of the shire, while the roads and airport contain 1.2% of land uses. The subject area will involve a minor extension to the existing urban land use boundary of the shire and not detrimentally impact on primary production resource areas.

- Utilities

Research into utility infrastructure, including water, sewer, electricity and gas services, has indicated extensive existing capacity to accommodate the proposed future development.

- Native Vegetation

White Cypress and Red Gums are significant vegetation within Narrandera Shire, supporting other native flora and fauna. Sensitive lands within the existing urban area are intended to be protected as part of a response to the Land Use Strategy. Further, having a planned estate to accommodate development reduces the pressure on other, more sensitive areas to be considered for development. This is in direct response to the recognition that native vegetation is one of Narrandera Shire's most important features. The strategy also seeks to avoid impacts on sensitive steep land and waterways, and avoid natural hazards of bushfire and flooding.

Land Use Strategy - Part B

Part B looked into the **Key Findings and Issues**. Retention of the rural population of Narrandera Shire is a key focus of Council. Global factors, changes in farming practices and a mobile workforce are changes that are beyond the control of Council. However, a flexible rural and urban lands policy seeks to respond to these issues, supporting innovation, changing farm circumstances and protecting prime agricultural land for the future.

The Strategy makes the following observation:

“With regard to the population mobility of the Narrandera township, the provision of opportunity for the younger population and the attractiveness of the town for families is potentially the key.”

The proposed R5 Large Lot Residential zoned land is in direct response to this statement.

Housing choice, alongside a range of employment opportunities, Government and private community services, infrastructure, retail, education and recreation opportunities must combine to provide Narrandera Shire with the strongest potential into the future, creating the ability to achieve sustainable growth.

Narrandera Shire must work actively to hold its existing population and retain those newly arrived to Narrandera who have moved for work, family or lifestyle reasons. The provision of new Large Lot Residential land is part of a broader choice of housing to accommodate both large and small dwellings. Narrandera Shire has a high proportion of affordable dwellings. However, there is also a need to cater for the premium end of the market. The new release land would respond to the market trend of a preference of prospective buyers to build their desired home where they have a budget of over \$300,000. The study found that it was the preference of these buyers to purchase and develop in a defined estate close to, or within, the township of Narrandera. Therefore, the existing Village zone with its fragmentation of ownership and connectivity is less capable of meeting this demand and hence securing this future population for Narrandera Shire.

The desire of the estate to have immediate proximity to the Narrandera township strengthens the suitability of the selected location. Further, with its relatively small parcel sizes, the loss of agricultural potential is considered to be minimal and reduce the likelihood of land use conflicts. This in turn maintains the orderly use of broad acre and intensive agricultural uses elsewhere in Narrandera Shire.

Land Use Strategy - Part C

Part C considers the **Strategies and Opportunities**. There is a strong desire of Council to strengthen the shire's economy and social structure. The study recognises that it is an important part of a Land Use Strategy to cater for every generation and each social group. By making additional Large Lot Residential land available as part of a broad and ongoing housing strategy, this provides for the upscaling of property, freeing up older homes for first home buyers, as well as investors to create much needed rental housing.

The Narrandera Housing Study identified an immediate demand for large lot residential lots close to or within the township. Previously identified large lot residential areas have since been investigated and ruled out due to environmental constraints, with existing native vegetation and proximity to existing industrial development preventing the development of these areas.

The land identified as part of this planning proposal represents the most suitable land to meet this identified need. The site has the features of:

- proximity to Narrandera township
- ability to be developed over time through a master-planned estate, supported by a Development Control Plan
- part of a connected estate, not fragmented or isolated lots within the Village zone, to create the social connection desired by future purchasers
- fewer environmental constraints than other options
- creating housing choice, alongside other choices of conventional residential and infill development, thereby catering to a broad market

2. LAND DESCRIPTION - PROPOSED R5 LARGE LOT RESIDENTIAL ZONE

In relation to the land description for parcels to be included in the R5 area, the following amended description is to replace the wording under point 2 (page 19) of the Planning Proposal previously submitted. The additional lots include small parcels noted as former closed roads.

- "amend the Land Zoning Map – Sheet LZN_002AA as it applies to the subject land, being: Lot 2 DP431450; Lot 1 DP169897; Lot 1 DP1048822; Lot 2 DP1048822; Lot 81 DP751719; Lot 2 DP576839; Lot 11 DP1193726; Lot 86 DP751719; Lot 85 DP751719, Pt Lot 7018 DP1068592, Lot 1 DP935954, Lot 6 DP978809, Lot 7 DP978809, Lot 8 DP978809, Lot 10 DP978809, Lot 11 DP978809, Lot 1 DP129551, Pt Lot 2 DP1200784, Lot 1 DP1118355, Lot 6 DP1200852, Lot 105 DP1201233, Lot 106 DP1201233, Pt Lot 20 DP1201738 from 'Deferred Matter' to 'R5 Large Lot Residential Zone' (in accordance with the proposed Land Zoning Map shown in Appendices), and ..."

In relation to total area, the approximate area subject to the proposed R5 rezoning is 182 hectares. Allowing approximately twenty percent for roads and other possible constraints, the expected additional lots would be approximately 30 lots based on a 5 hectare minimum lot size.

I thank you for the opportunity to provide further detail about this particular area and the specific parts of the Land Use Strategy that this rezoning seeks to achieve.

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



Helen Ryan
Manager Development and Environmental Services