

Workshop report to Narrandera Shire Council

PLANNING PROPOSAL AMENDMENT TO NARRANDERA LEP 2013 (Q-14/15-13)

1. Introduction:

Salvestro Planning (SP) have been commissioned to prepare a planning proposal in relation to the following:

1. Deferred Matters - land previously proposed as E4
2. Deferred Matters - land previously proposed as RU4
3. RU4 Zones landuse guide - proposed change.
4. Existing E4 Zone at Manderlay Road re-zoning.

The services involve:

1. Preparation of a planning proposal for the above items in accordance with NSW Planning Guide to Preparing Planning Proposals
2. Previously Proposed E4 zones – assess and determine appropriate zoning, based on location, surrounding zonings, land uses and initial draft LEP zoning.
3. Previously Proposed RU4 zones – review, assess and determine appropriate zoning, based on location, surrounding zonings, land uses and initial draft LEP zoning.
4. Existing RU4 zone landuse guide change to include intensive livestock agriculture as permitted with consent. Assess and consider if appropriate.
5. Manderlay Road E4 zone – determine appropriate zoning, based on location, surrounding zonings, land uses and initial draft LEP zoning

2. Methodology:

NSW Planning Guide to Preparing Planning Proposals has been used as the basis for undertaking these services. Council records, site inspections, agency reference publications and review of relevant agency consultations have also been relied upon in working towards delivering the appropriate outcomes for this project.

3. Gantt Chart – Timeframes:

The attached Gantt Chart provides an overview of the targeted sequencing of works and proposed timeframe.

4. Council Works:

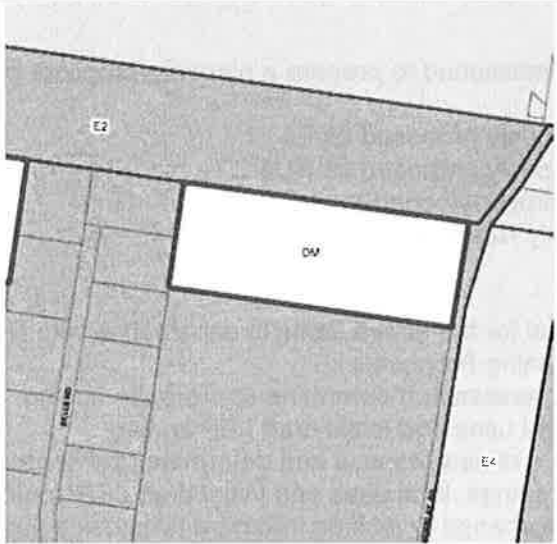
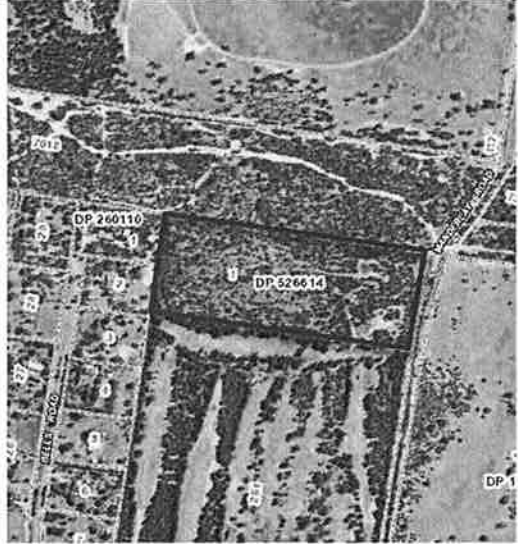
- Review the draft Planning Proposal
- Coordinate/host public meetings as deemed necessary, to be facilitated by SP.
- Coordinate any other processes and deemed necessary/agreed to with SP.
- Public advertising
- LEP mapping for NSW Planning approval

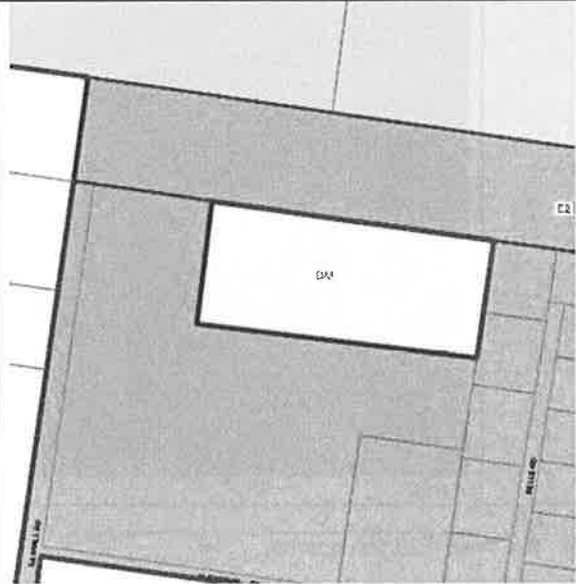
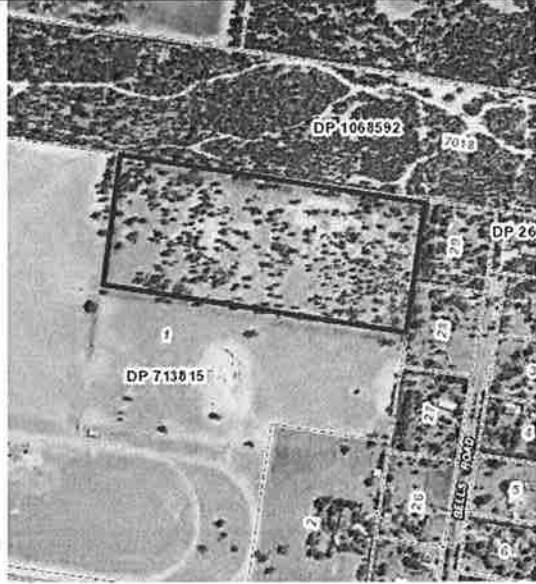
5. Preliminary Assessment:

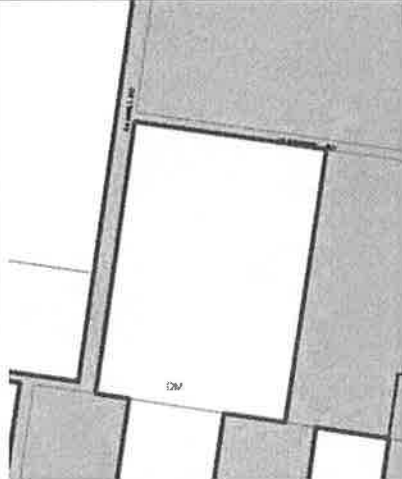
A review has been conducted of existing documents held by Council including strategic reports, submissions and other reports that have lead to the need for this planning proposal.

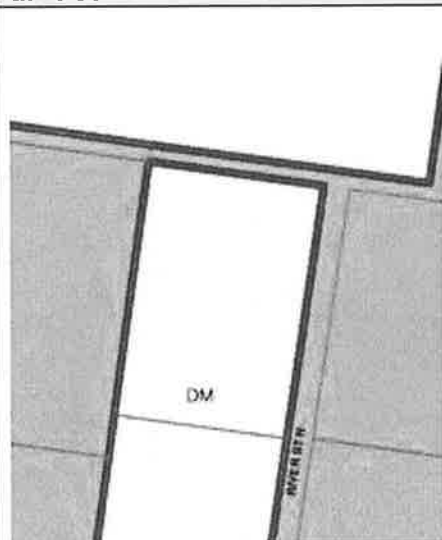
Together with other available data, agency comments and inspection of the sites the following preliminary assessment has been conducted prior to drafting the planning proposal.

Land Assessment Table

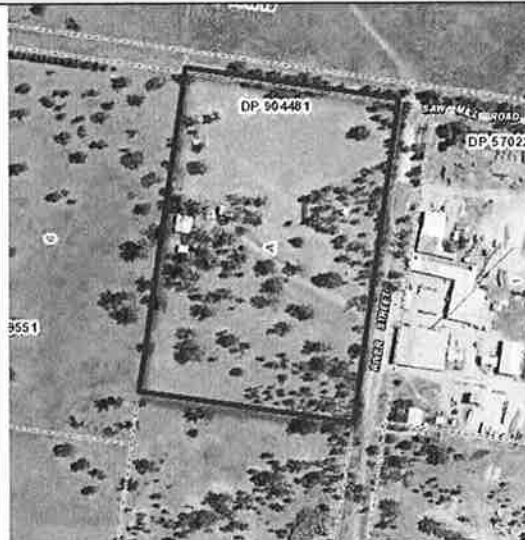
1. Deferred Matters - land previously proposed as E4	
a. Lot 1 DP526614	
	
Existing zoning Map	Aerial
Photo	
Description of subject land: The site has extensive vegetation. Site Area = 10 ha approx.	
Surrounding lands: Surrounding land is zoned RU5 Village, Golf course on southern boundary. Crown land on northern boundary with similar extensive vegetation.	
Existing LEP zonings: Deferred Matter	
E4 criteria – assess environmental values:	
The E4 Environmental Living zone has the objectives of:	
- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values. - To ensure that residential development does not have an adverse effect on those values.	
Is land identified in a LES or by other data sources/analysis? Yes OEH submission	
Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes	
Site inspection notes: Site has extensive vegetation	
Key features: Proximity to existing crown land that is zoned E2 Environmental Conservation	
Submission/Agency/OEH/Council comments: Specifically identified in OEH submission as are area of high conservation value	
Assessment of appropriate zoning: Requires an environmental zoning to protect existing vegetation and minimum lot size to prevent clearing for dwellings, access roads and outbuildings.	
Recommendation: Zone E4 Environmental Living. Minimum Lot size 10 hectares.	
WORKSHOP OUTCOME	
General agreement with the recommendation and progress to report to next Council meeting.	

b. Lot 1 DP713815	
	
Existing zoning Map	Aerial
Photo	
Description of subject land: This is part of an existing lot, with moderate-extensive vegetation. Site Area = 12ha approx. Crown land on northern boundary with similar extensive vegetation.	
Surrounding lands: Cleared land zoned RU5 Village.	
Existing LEP zonings: Deferred Matter	
E4 criteria – assess environmental values:	
Is land identified in a LES or by other data sources/analysis? Yes	
Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes	
Site inspection notes: The site is immediately adjacent to a dense area of vegetation to the north. The site is not readily accessible, accessed through an existing track through the crown reserve.	
Key features: Environmental value of existing vegetation	
Submission/Agency/OEH/Council comments: Identified in OEH submission	
Assessment of appropriate zoning: Requires an environmental zone to manage the expectation of clearing that would be associated with a RU5 Village zone	
Recommendation: E4 Environmental Living zone. Minimum lot size 10 hectares	
WORKSHOP OUTCOME	
General agreement with the recommendation and progress to report to next Council meeting.	

c. Lot 183 DP751719	
	
Existing zoning Map	Aerial
Photo	
Description of subject land: Scattered vegetation. Site Area = 23.5ha approx.	
Surrounding lands: Deferred zone to the west, possibly RU4 zone, RU5 Village zone to the north and east, extensively vegetated deferred zone to the south.	
Existing LEP zonings: Deferred Matter	
E4 criteria – assess environmental values:	
Is land identified in a LES or by other data sources/analysis? OEH submission	
Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes	
Site inspection notes: Not readily connected to existing residential areas	
Key features: Scattered trees amongst adjoining land that is largely cleared	
Submission/Agency/OEH/Council comments: Identified by OEH as containing EECs.	
Assessment of appropriate zoning: Requires an environmental zoning to manage the expectation of clearing associated with an RU5 Village zone. Minimum lot size of 3ha = 7 lot potential.	
Recommendation: E4 Environmental Living zone. Minimum lot size 3 hectares (not as heavily vegetated, OEH suggested 3Ha).	
WORKSHOP OUTCOME	
General agreement with the recommendation and progress to report to next Council meeting.	

d. Lot A DP904481

Existing zoning Map



Aerial

Photo

Description of subject land: Moderate levels of vegetation. Site Area = 6.2ha approx.

Surrounding lands: Deferred Matter to the north & south of the site. Land to the east zoned RU5 Village and is used for the purposes of a sawmill. RU5 to west.

Existing LEP zonings: Deferred Matter

E4 criteria – assess environmental values:

Is land identified in a LES or by other data sources/analysis? Yes OEH submission

Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes

Site inspection notes: Proximity to nearby vegetated land, existing saw mill opposite (active industrial activity).

Key features: Potential land use conflict of introducing further residential development adjoining an existing rural industrial use.

Submission/Agency/OEH/Council comments: OEH submission advises that the site has high conservation value and should not have further subdivision.

Assessment of appropriate zoning: Requires an environmental zone to protect existing vegetation and prevent future clearing. Also within buffer area of sawmill.

Recommendation: E4 Environmental Living zone. Minimum lot size 10 hectares

WORKSHOP OUTCOME

- Discussion on proximity to Saw Mill and requirement to maintain a suitable buffer.
- General agreement with the recommendation and progress to report to next Council meeting.

e. Lot B DP904481

Existing zoning Map



Aerial

Photo

Description of subject land: Scattered vegetation with existing development. Site Area = 6.2ha approx.

Surrounding lands: Land to the north is a deferred matter. All other adjoining land is zoned RU5 Village zone. Land to NE is used for the purposes of a sawmill. RU5 to west.

Existing LEP zonings: Deferred Matter

E4 criteria – assess environmental values:

Is land identified in a LES or by other data sources/analysis? Yes, OEH submission

Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes

Site inspection notes: Proximity to nearby vegetated land, existing saw mill opposite (active industrial activity).

Key features: Existing vegetation, potential land use conflict with industry to NE.

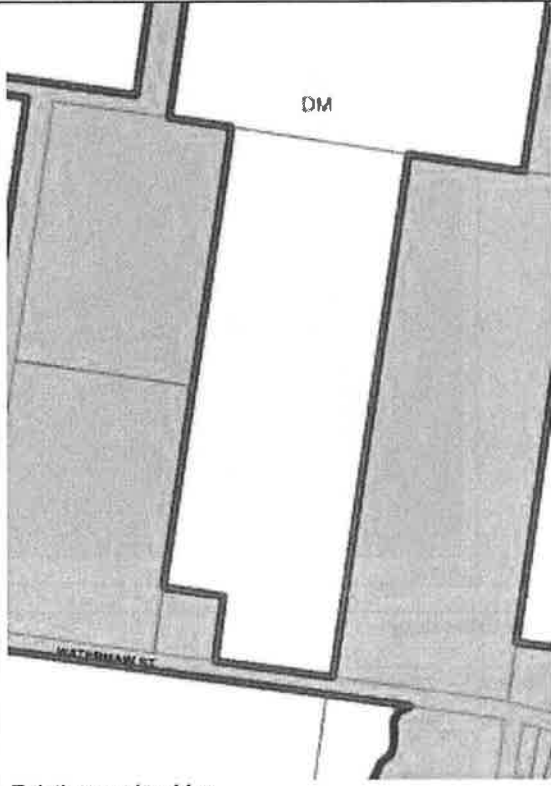
Submission/Agency/OEH/Council comments: OEH submission advises that the site has high conservation value and should not have further subdivision

Assessment of appropriate zoning: Requires an environmental zone to protect existing vegetation and prevent future clearing. Partly within buffer area of sawmill.

Recommendation: E4 Environmental Living zone. Minimum lot size 10 hectares

WORKSHOP OUTCOME

- Discussion on proximity to Saw Mill and requirement to maintain a suitable buffer.
- General agreement with the recommendation and progress to report to next Council meeting.

f. Lot 3 DP634848	
	
Existing zoning Map	Aerial
Photo	
Description of subject land: Moderately vegetated. Site area = 11.5ha approx.	
Surrounding lands: Adjoining land to the east and west is zoned RU5 Village. Land to the north and south are Deferred Matters. Sawmill on western boundary.	
Existing LEP zonings: Deferred Matter	
E4 criteria – assess environmental values:	
Is land identified in a LES or by other data sources/analysis? Yes OEH submission	
Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes	
Site inspection notes: Land to east and west is extensively cleared.	
Key features: Connectivity to adjoining vegetated land to the south and north	
Submission/Agency/OEH/Council comments: OEH have previously met the landowner onsite and confirm the existence of Endangered Ecological Communities (EEC) on this site. OEH acknowledge the wishes of landowners that the site have a residential zone, however the Threatened Species Conservation Act would still place restriction on the amount of subdivision that could be permitted without having a significant impact on threatened species or EECs. OEH support the use of E4 zone for this site.	
Assessment of appropriate zoning: Requires an environmental zone to protect existing vegetation from future clearing.	
Recommendation: E4 Environmental Living zone. Minimum Lot size 10 hectares	
WORKSHOP OUTCOME	
▪ Discussion on proximity to Saw Mill and requirement to maintain a suitable buffer. ▪ General agreement with the recommendation and progress to report to next Council meeting.	

g. Lot 187 DP751719	
	
<i>Existing zoning Map</i>	
<i>Photo</i>	
<i>Description of subject land:</i> Moderately vegetated land. Site area = 13.8ha approx.	
<i>Surrounding lands:</i> RU5 Village land on all sides, except for inset land zoned E2 Environmental Conservation	
<i>Existing LEP zonings:</i> Deferred Matter	
<i>E4 criteria – assess environmental values:</i>	
<i>Is land identified in a LES or by other data sources/analysis?</i> Yes OEH Submission identifies land as having high conservation value	
<i>Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values?</i> Yes	
<i>Site inspection notes:</i> Existing dwelling, existing vegetation.	
<i>Key features:</i> Moderately vegetated land amongst land that is zoned and used for village purposes	
<i>Submission/Agency/OEH/Council comments:</i> OEH seeks to preserve high conservation value of the site	
<i>Assessment of appropriate zoning:</i> Requires an environmental zoning in order to protect the land from future clearing that would be an expectation of an RU5 Village zone. Minimum lot size of 3ha = 4 lot potential.	
<i>Recommendation:</i> E4 Environmental Living Zone. Minimum lot size 3 hectares.	
WORKSHOP OUTCOME	
▪ Discussion on development of surrounding land. ▪ General agreement with the recommendation and progress to report to next Council meeting.	

h. Lot 1 DP531789	
	
<i>Existing zoning Map</i>	<i>Aerial</i>
<i>Photo</i>	
<i>Description of subject land:</i> Extensive vegetation. Site area = 11.2ha approx.	
<i>Surrounding lands:</i> RU5 Village to the west and north, IN1 General Industrial and RU5 Village to the south, deferred zone to the north.	
<i>Existing LEP zonings:</i> Deferred Matter	
<i>E4 criteria – assess environmental values:</i>	
<i>Is land identified in a LES or by other data sources/analysis?</i> Yes	
<i>Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values?</i> Yes	
<i>Site inspection notes:</i> Extensive vegetation	
<i>Key features:</i> Proximity to existing industrial uses. Potential for land use conflicts and requirements for clearing if any further residential development occurs on this site.	
<i>Submission/Agency/OEH/Council comments:</i> OEH submission identifies presence of EECs on this site.	
<i>Assessment of appropriate zoning:</i> Requires an environmental zone to protect existing vegetation and prevent future land use conflict with industrial uses.	
<i>Recommendation:</i> E4 Environmental Living zone. Minimum Lot size 10 hectares.	
WORKSHOP OUTCOME	
▪ Discussion on development of surrounding land. ▪ General agreement with the recommendation and progress to report to next Council meeting.	

i. Pt Lot 40 DP653269

Existing zoning Map



Aerial

Photo

Description of subject land: Has extensive vegetation. Site area = 6.3ha approx.

Surrounding lands: Deferred Matter to the west. Adjoining land on all other sides is RU5 Village.

Existing LEP zonings: Deferred Matter

E4 criteria – assess environmental values:

Is land identified in a LES or by other data sources/analysis? Yes through OEH submission

Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes

Site inspection notes: Extensively vegetated

Key features: Adjoins other extensively vegetated land to the west

Submission/Agency/OEH/Council comments: OEH have previously met the landowner onsite and confirm the existence of Endangered Ecological Communities (EEC) on this site. OEH acknowledge the wishes of landowners that the site have a residential zone, however the Threatened Species Conservation Act would still place restriction on the amount of subdivision that could be permitted without having a significant impact on threatened species or EECs. OEH support the use of E4 zone for this site

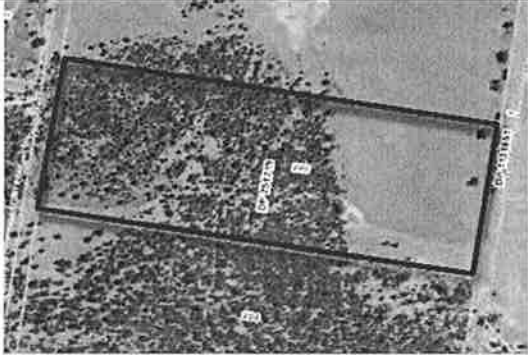
Assessment of appropriate zoning: Requires an environmental zone to protect existing vegetation and EECs.

Recommendation: E4 Environmental Living zone. Minimum lot size 10 hectares.

WORKSHOP OUTCOME

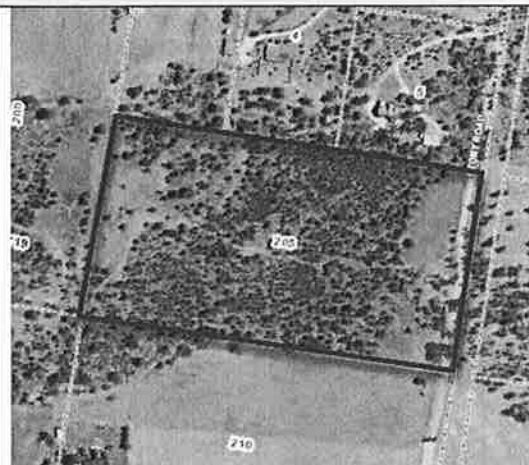
- Discussion on development of surrounding land. Noted irregular zoning boundary to allow flexibility of development of land less affected by native veg cover.
- General agreement with the recommendation and progress to report to next Council meeting.

j. Lot 294 DP751719	
	
<i>Existing zoning Map</i>	<i>Aerial</i>
<i>Photo</i>	
<i>Description of subject land:</i> Extensively vegetated land. Site area = 44.5ha approx.	
<i>Surrounding lands:</i> Adjoins extensive land zoned for public recreation to the west and south (Lake Talbot Precinct). Land zone RU5 Village to the north and RU4 Primary Production Small Lots to the east.	
<i>Existing LEP zonings:</i> Deferred Matter	
<i>E4 criteria – assess environmental values:</i>	
<i>Is land identified in a LES or by other data sources/analysis?</i> Yes	
<i>Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values?</i> Yes	
<i>Site inspection notes:</i> Extensive vegetation.	
<i>Key features:</i> Extensive vegetation, EEC.	
<i>Submission/Agency/OEH/Council comments:</i> OEH identifies EEC in this precinct	
<i>Assessment of appropriate zoning:</i> Requires an environmental zoning to protect existing vegetation from future clearing.	
<i>Recommendation:</i> E4 Environmental Living zone. Minimum Lot size 40 hectares. (OEH recommends no further subdivision).	
WORKSHOP OUTCOME	
General agreement with the recommendation and progress to report to next Council meeting.	

k. Lot 203 DP751719	
	
Existing zoning Map	Aerial
Photo	
Description of subject land: Extensively vegetated land on western side, cleared land on eastern side. Site area = 11.2ha approx.	
Surrounding lands: Land to north is RU5 Village, to the west is Deferred Matter, to the south is E4 Environmental Living and to the east is RU4 Primary Production Small Lots.	
Existing LEP zonings: Deferred Matter	
E4 criteria – assess environmental values:	
Is land identified in a LES or by other data sources/analysis? Yes	
Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes	
Site inspection notes: Extensively vegetated. Connection to adjoining extensively vegetated land to the south	
Key features: Existing vegetation	
Submission/Agency/OEH/Council comments: OEH identifies vegetation with environmental value	
Assessment of appropriate zoning: Requires an environmental zoning to protect existing vegetation from future clearing. Minimum lot size 4ha (consistent with E4 land to south) = 2 lot potential.	
Recommendation: E4 Environmental Living zone. Minimum Lot size 4 hectares.	
WORKSHOP OUTCOME	
▪ Discussion on development of surrounding land. ▪ General agreement with the recommendation and progress to report to next Council meeting.	

I. Lot 205 DP751719

Existing zoning Map



Aerial

Photo

Description of subject land: Extensively vegetated land. Site area = 7.1ha approx.

Surrounding lands: Land to the east is E4 Environmental Living. All other adjoining land is zoned RU5 Village

Existing LEP zonings: Deferred Matter

E4 criteria – assess environmental values:

Is land identified in a LES or by other data sources/analysis? Yes, identification through OEH submission

Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes

Site inspection notes: Extensive vegetation.

Key features: Connectivity with adjoining E4 zoned land to the east

Submission/Agency/OEH/Council comments: OEH identifies vegetation with environmental value

Assessment of appropriate zoning: Requires an environmental zoning to protect existing vegetation from future clearing. Minimum lot size 4ha (consistent with E4 land to south). No further subdivision.

Recommendation: E4 Environmental Living zone. Minimum Lot size 4 hectares.

WORKSHOP OUTCOME

- Discussion on development of surrounding land.
- General agreement with the recommendation and progress to report to next Council meeting.

2. Deferred Matters - land previously proposed as RU4**Various Lots as Shown -**

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

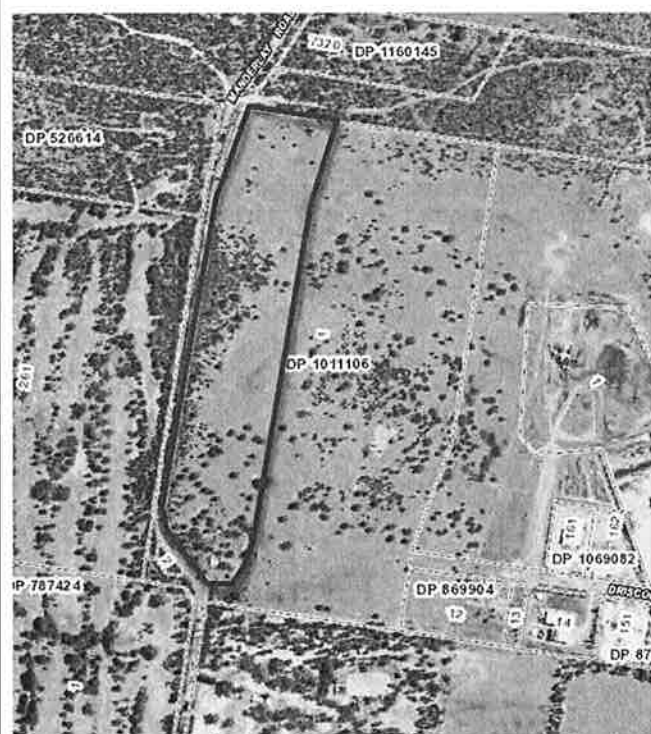


Existing zoning Map

Aerial
Photo

<i>Description of subject land:</i> Predominantly cleared land used for agricultural purposes. Mix of lot/holding sizes, average around 10+ha each.
<i>Surrounding lands:</i> Land to the north and north west is zoned RU4 Primary Production Small Lots. This land has a minimum lot size of 200 hectares and includes the Murrumbidgee River and adjoining riparian land. There is also a nearby R5 Large Lot Residential estate with a minimum lot size of 2 hectares. Land to North is zoned RU1 Primary Production and has a minimum lot size of 400 hectares. Land to the east and south is zoned RU5 Village (except for other deferred matters) and have no minimum lot size.
<i>Existing LEP zonings:</i> Deferred Matter
<i>E2 & E4 criteria – assess environmental values:</i> The site does not require an environmental zone as it is not identified in the terrestrial biodiversity or wetland and groundwater vulnerability maps. <i>Is land identified in a LES or by other data sources/analysis?</i> The LES identifies a demand for large lot residential development in a defined estate close to or within the existing township. Other land that is currently zoned RU5 Village may yet meet this demand. However, strategic assessment of the constraints and economic viability of these other potential sites requires further assessment as part of considering this area as an alternative location. <i>Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values?</i> No
<i>Min Lot Size assessment (DPI references):</i> DPI opposes any downgrading of minimum lot sizes, due to the potential fragmentation.
<i>Site inspection notes:</i> Site is largely cleared and used for agricultural purposes.
<i>Key features:</i> Proximity to Narrandera township, access to irrigation channel on western side
<i>Submission/Agency/OEH/DPI/Council comments:</i> Previous considerations of a smaller minimum lot size (20 hectares) with an RU4 zone appeared to be closer to a large lot residential use and could result in unintended environmental impacts on water resources and on biodiversity.
<i>Assessment of appropriate zoning and minimum lot size:</i> Existing cleared land and proximity to town supports R5 Large Lot Residential zone. 3 hectare minimum lot size to maintain separation for future dwellings from existing small scale agricultural uses.
<i>Recommendation:</i> R5 Large Lot Residential zone Minimum Lot Size 3 hectares.
WORKSHOP OUTCOME
▪ Discussion on development of surrounding land. ▪ Council see opportunity to establish an R5 zone and masterplanned estate similar to existing developed R5 estate off Leeton Road. ▪ Need to look a DCP provisions to guide development including masterplan layout and servicing standards. ▪ Note proximity to Saw Mill and need to maintain a buffer ▪ Minimum lot size provisions discussed. Appropriate size needs to be established via a site specific environmental study. Councillors considered a 3ha minimum, similar to recommendation for land to east, would be initial starting point, subject to further analysis. ▪ General agreement that recommendation should be R5 zoning with 3ha minimum lot size. ▪ <u>It is recommended however that the minimum lot size for the proposed R5 zone be 5ha.</u> This is consistent with comment from agencies where onsite effluent disposal is utilised.

3. RU4 Zones landuse guide - proposed change.
Various Lots as Shown
See LEP maps – A3 size. <i>Existing zoning Map</i>
See GIS maps – A3 size. <i>Aerial</i>
<i>Photo</i>
<i>Description of subject land:</i> Land located predominantly to the east, west and south of the Narrandera township, alongside and within proximity to the Murrumbidgee River
<i>Surrounding lands:</i> Land to the north is zoned RU1 Primary Production and is used for extensive agriculture
<i>Existing LEP zonings:</i> RU4 Primary Production Small Lots zone with minimum lot size of 200 hectares or 40ha with justification.
<i>Site inspection notes:</i> Currently intensive livestock agriculture is limited to the RU1 zone.
<i>Key features:</i> Provides the opportunity for applications for intensive livestock agriculture to be considered on their merits, with conditions to manage their impact. Increases the potential sites within Narrandera that could be investigated for intensive livestock purposes, enabling suitable sites to be identified.
<i>Submission/Agency/OEH/DPI/Council comments:</i> Council request for consideration due to potential agricultural opportunities.
<i>Assessment if appropriate – intensive livestock agriculture:</i> No further assessment required.
<i>Recommendation:</i> Include Intensive Livestock Agriculture as permitted with consent in land use table
WORKSHOP OUTCOME
▪ Discussion on appropriateness of intensive livestock activity across RU4 zoning. ▪ RU4 zoning background also discussed in detail ▪ General agreement with the recommendation and progress to report to next Council meeting.

4. Existing E4 Zone at Manderlay Road re-zoning.**Lot 1 DP1011106 (42 Manderlay Road)***Existing zoning Map**Aerial**Photo*

Description of subject land: Similar vegetation to land adjoining to the East.

Surrounding lands: Land located immediately to the east is zoned E2, with land further east zoned IN1 General Industrial. Land located to the west is zoned RU5 Village.

Existing LEP zonings: Currently zoned E4 Environmental Living with 1 hectare minimum lot size

<i>E2 & E4 criteria – assess environmental values:</i> The E2 Environmental Conservation zone has the objectives of: • To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. • To prevent development that could destroy, damage or otherwise have an adverse effect on those values. The E4 Environmental Living zone has the objectives of: • To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values. • To ensure that residential development does not have an adverse effect on those values. The E2 zone is appropriate to manage this area, and to protect similar vegetation to land located immediately east of this site that is already zoned E2 Environmental Conservation. <i>Is land identified in a LES or by other data sources/analysis? Yes, Council analysis</i> <i>Is the land identified as exhibiting high ecological, scientific, cultural or aesthetic values? Yes, similar ecological value to adjoining land.</i>
<i>Min Lot Size assessment (DPI references):</i> The 1 hectare minimum lot size creates an expectation for future residential development. This may result in direct conflict with the existing industrial land. A larger minimum lot size will avoid this expectation and conflict.
<i>Site inspection notes:</i> Site is similar to adjoining E2 land located east of this site.
<i>Key features:</i> Role as a buffer to prevent future land use conflicts with industrial land further East.
<i>Submission/Agency/OEH/DPI/Council comments:</i> Council has identified the risk of future land use conflicts with nearby industrial zoned land. Avoiding this conflict and taking away the potential for this land to be developed to include residential uses is a strategic approach that also protects the existing vegetation on this site.
<i>Assessment of appropriate zoning and minimum lot size:</i> Propose E2 zone. Min lot size 400Ha
<i>Recommendation:</i> E2 Environmental Conservation Zone. Minimum Lot Size 400 hectares.
WORKSHOP OUTCOME ▪ Discussion on development of surrounding land. Noted original intention of zoning was to facilitate attracting relocation of Harness Association track and facilities. This is now a redundant strategy. ▪ General agreement with the recommendation and progress to report to next Council meeting.

6. Planning Proposal (Draft):

A draft planning proposal addressing the above matters is provided in the following pages.

Amendment to Narrandera Local Environmental Plan 2013

Deferred Matters and Land Use Table Permitted Use Change

Prepared by

Salvestro Planning

September 2015

Planning Proposal

1. A statement of the objectives or intended outcomes of the proposed local environmental plan [Act s. 55(2)(a)].

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

- to address deferred matters in the Narrandera Local Environmental Plan 2013 (NLEP 2013). The deferred matters relate to the zoning of several lots, shown in the locality plan at Figure 1). 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.

2. An explanation of the provisions that are to be included in the proposed local environmental plan [Act s. 55(2)(b)]

This Planning Proposal seeks to amend NLEP 2013 as outlined below:

- amend the Land Zoning Map – Sheet LZN_002AA as it applies to the subject land, being: Lot 1 DP526614; Lot 1 DP713815; Lot 183 DP751719; Lot A DP904481; Lot B DP904481; Lot 3 DP634848; Lot 187 DP751719; Lot 1 DP531789; Pt Lot 40 DP653269 from 'Deferred Matter' to 'E4 Environmental Living Zone' (in accordance with the proposed Land Zoning Map shown in Appendices), and
- 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 from 'Deferred Matter' to 'R5 Large Lot Residential Zone' (in accordance with the proposed Land Zoning Map shown in Appendices), and
- amend the Land Zoning Map – Sheet LZN_002AA as it applies to the subject land, being: Lot 1 DP1011106 from 'E4 Environmental Living Zone' to 'E2 Environmental Conservation' (in accordance with the proposed Land Zoning Map shown in Appendices), and

- amend the Land Zoning Map – Sheet LZN_002AC as it applies to the subject land, being: **Lot 294 DP751719; Lot 203 DP751719; Lot 205 DP751719** from 'Deferred Matter' to 'E4 Environmental Living Zone' (in accordance with the proposed Land Zoning Map shown in Appendices), and
- amend the Land Zoning Map – Sheet LZN_002AD as it applies to the subject land, being: **Lot 294 DP751719**
- from 'Deferred Matter' to 'E4 Environmental Living Zone' (in accordance with the proposed Land Zoning Map shown in Appendices), and
- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 1 DP526614; Lot 1 DP713815; Lot A DP904481; Lot B DP904481; Lot 3 DP634848; Lot 1 DP531789; Pt Lot 40 DP653269** from 'no minimum lot size' to '10 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).
- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 183 DP751719; Lot 187 DP751719;** from 'no minimum lot size' to '3 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).
- amend the Lot Size Map – Sheet LSZ_002A 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** from 'no minimum lot size' to '5 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).
- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 294 DP751719** from 'no minimum lot size' to '40 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).
- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 203 DP751719; Lot 205 DP751719** from 'no minimum lot size' to '4 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).
- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 1 DP1011106** from '1 hectare' to '400 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).

Zoning Table changes.

- Amend the Land Use Table RU4 Primary Production Small Lots zone to include 'Intensive livestock agriculture' under the heading "Permitted with consent" and remove the words 'Intensive livestock agriculture' under the heading "Prohibited".

3. Justification for those objectives, outcomes and provisions and the process for their implementation [Act s. 55(2)(c)]

The primary purpose of this Planning Proposal is to address the indicated deferred matters, as well as incorporate a change to the RU4 land use table and rezone land from its existing E4 zone.

The justification of the planning proposal outcomes is as follows:

- 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.
- 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 masterplanned 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 Land Use Strategy. The 5 hectare minimum lot size is intended to provide sufficient buffer for new development from existing small scale agricultural uses.
- 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 demand for such land use in this location. 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.
- 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.

A. Need for the planning proposal

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

This Planning Proposal responds to the need for large lot residential (lifestyle) housing, identified in the Narrandera Shire Land Use Strategy 2011. The land use strategy identified the need to provide opportunity for the younger population. Providing a large lot residential estate is key to responding to the desire of Council to support the attractiveness of the town to families. The three hectare minimum lot size responds to the existing land uses located on the site. By managing development potential in land proposed to be zoned E4, Narrandera Shire will be able to preserve one its most important features, being biodiversity, as also identified in the Land Use Strategy. The planning proposal is also the result of a review of the submissions received during the exhibition of the draft NLEP 2013. In addition, it is a means to address two matters, namely the need for 'Intensive livestock agriculture' to be permissible with consent in the RU4 zone, and to rezone land to E2 Environmental Conservation to protect existing native vegetation and provide a further buffer to existing general industry. These two matters have arisen since the NLEP 2013 was made.

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

This Planning Proposal is considered the best means of achieving the relevant objectives and intended outcomes, being to zone land that was deferred when NLEP 2013 was made, provide the option of an additional land use to be permitted with consent and address a zoning issue that has arisen since the adoption of the NLEP 2013. No alternatives are available.

3. Is there a net community benefit?

There is a net community benefit to provide certainty to landowners about the zoning of their land under the NELP 2013. It is also of net benefit to the community

to allow options for reasonable development in a RU4 zone to be considered on its merits, rather than being prohibited. It is also of net community benefit that land that has high ecological value and also has a role in providing a buffer between potentially conflicting land uses, be protected from development that may compromise its value and in turn create land use conflict. Table 2 provides a net community benefit test for the planning proposal.

Overall, there is considered to be a net community benefit resulting from the amendments proposed.

B. Relationship to strategic planning framework

1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

There are no applicable regional or sub-regional strategies that apply to Narrandera Shire.

2. Is the planning proposal consistent with the local council's local strategy, or other local strategic plan?

The Narrandera Shire Council Community Strategic Plan is Council's local strategic planning document.

The Narrandera 2030 Plan includes the following relevant objectives and actions:

Objective 1.4.1 A community that actively protects its local environment, is supported by the actions:

Ensure that development within the shire integrates ecologically sustainable development principles

Support businesses, the farming community, and industry to implement environmentally friendly practices

Objective 1.4.4 Protection of our native flora and fauna, is supported by the actions:

Increase the amount of native vegetation that is actively managed for conservation ensuring that priority is given to high conservation value vegetation and habitat

Actively protect our native wildlife, in particular our koala population

Objective 2.3.1 Attract new industry and business to the shire

Objective 2.3.2 Support establishing and long term businesses within the shire

Objective 2.5.2 Increase our self-sufficiency through local food production

Objective 3.4.1 A range of residential opportunities for new residents, is supported by the following action:

Implement policies and facilitate sustainable growth and housing choices in line with Council's LEP and the community's vision

This Planning Proposal will, through the proposed rezonings and amendment to the land use table, seek to achieve the overarching aim of sustainable development. This involves actions that support new and existing businesses, including local food production, and allow permissible land uses that are managed in order to protect land with important environmental value.

3. Is the planning proposal consistent with the applicable state environmental planning policies?

This Planning Proposal is consistent with State Environmental Planning Policies (refer to Table 3).

4. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

This Planning Proposal is consistent with Section 117 Directions, with the exception of Direction 1.2 Rural Zones, 1.5 Rural Lands, Direction 2.3 Heritage Conservation and Direction 4.3 Flood Prone Land, where it is justifiably inconsistent (refer to Table 4).

C. Environmental, Social and Economic Impact

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?

This Planning Proposal seeks to manage potential adverse impacts upon areas of native vegetation that have been identified as potential habitats for threatened species, by proposing land use zones that recognise the special ecological values of these areas. This is balanced with the desire to provide investment and business opportunities that will support the economy of Narrandera Shire into the future.

This will result in requiring any proposal that seeks to further develop the subject land to be subject to development application, assessment (to consider likely impacts) and determination processes.

Clause 6.1 of the NLEP 2013 contains provisions for the impact assessment of development applications for land identified on the Natural Resource - Biodiversity maps, and provisions related to impact avoidance for that mapped land.

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

In relation to the sites proposed to be rezoned from E4, this Planning Proposal would support limited additional development of dwellings. This would be subject to consent from Council and would involve referral of applications to the Rural Fire Service in relation to developments that involve bushfire prone land.

The sites proposed for rezoning are not identified on the Flood Planning Map.

Land currently zoned RU4 Primary Production Small Lots is identified on the Flood Planning Map. Therefore, any proposal that seeks to further develop the subject land will be subject to development application, assessment (to consider likely environmental effects, including flooding) and determination processes.

3. How has the planning proposal adequately addressed social and economic effects?

The planning proposal will have positive social and economic effects for Narrandera Shire with the introduction of the additional land use of intensive livestock agriculture being permissible with consent. This has the potential to provide additional investment and employment opportunities on land that have been demonstrated to be suited to this purpose and relevant impacts of the development can be managed.

The social and economic effects of the proposed E4 zones provides preservation of important environmental areas that characterise the landscape of the Shire. The social and economic effects of the proposed E2 zone is to manage potential land use conflicts into the future, protecting important existing industry.

Finally, the proposed R5 Large Lot Residential zone lots provides for an area of future growth to meet demands for lifestyle lots, balanced with the desire to manage environmental impacts of this type of development and buffer existing small scale agricultural uses from new development.

D. State and Commonwealth Interests

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

Adequate public infrastructure is in place to support the proposed changes to NLEP 2013.

2. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

Preliminary consultation has been carried out at this stage with State and Commonwealth Public Authorities; however, further consultation will occur in accordance with the Gateway Determination if required.

4. Mapping

This Planning Proposal seeks to amend NLEP 2013 as outlined below:

- amend the Land Zoning Map – Sheet LZN_002AA as it applies to the subject land, being: **Lot 1 DP526614; Lot 1 DP713815; Lot 183 DP751719; Lot A DP904481; Lot B DP904481; Lot 3 DP634848; Lot 187 DP751719; Lot 1 DP531789; Pt Lot 40 DP653269** from 'Deferred Matter' to 'E4 Environmental Living Zone' (in accordance with the proposed Land Zoning Map shown in Appendices), and
- 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** from 'Deferred Matter' to 'R5 Large Lot Residential Zone' (in accordance with the proposed Land Zoning Map shown in Appendices), and
- amend the Land Zoning Map – Sheet LZN_002AA as it applies to the subject land, being: **Lot 1 DP1011106** from 'E4 Environmental Living Zone' to 'E2 Environmental Conservation' (in accordance with the proposed Land Zoning Map shown in Appendices), and
- amend the Land Zoning Map – Sheet LZN_002AC as it applies to the subject land, being: **Lot 294 DP751719; Lot 203 DP751719; Lot 205 DP751719** from 'Deferred Matter' to 'E4 Environmental Living Zone' (in accordance with the proposed Land Zoning Map shown in Appendices), and
- amend the Land Zoning Map – Sheet LZN_002AD as it applies to the subject land, being: **Lot 294 DP751719**
- from 'Deferred Matter' to 'E4 Environmental Living Zone' (in accordance with the proposed Land Zoning Map shown in Appendices), and
- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 1 DP526614; Lot 1 DP713815; Lot A DP904481; Lot B DP904481; Lot 3 DP634848; Lot 1 DP531789; Pt Lot 40 DP653269** from 'no minimum lot size' to '10 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).

- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 183 DP751719; Lot 187 DP751719;** from 'no minimum lot size' to '3 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).
- amend the Lot Size Map – Sheet LSZ_002A 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** from 'no minimum lot size' to '5 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).
- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 294 DP751719** from 'no minimum lot size' to '40 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).
- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 203 DP751719; Lot 205 DP751719** from 'no minimum lot size' to '4 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).
- amend the Lot Size Map – Sheet LSZ_002A as it applies to the subject land, being **Lot 1 DP1011106** from '1 hectare' to '400 hectares' (in accordance with the proposed Lot Size Map shown in Appendices).

5. Details of the community consultation that is to be undertaken on the planning proposal [Act s. 55(2)(e)].

Council proposes that the planning proposal be exhibited in accordance with the requirements of section 57 of the Environmental Planning & Assessment Act 1979 and A guide to preparing local environmental plans (April 2013).

It is proposed that the planning proposal will be placed on public exhibition for a minimum of 28 days as the proposal seeks to rezone land and alter the existing landuse guide. Written notification of the community consultation will be provided in a local newspaper and on Councils' website. In addition to this, adjoining landowners will be notified in writing. The written notice will contain:

- A brief description of the intended outcomes of the planning proposal;
- An indication of the land that is affected by the proposal;
- Information on where and when the planning proposal can be inspected;
- The name and address of Council for the receipt of submissions; and
- The closing date for submissions.

During the public exhibition period the following documents will be placed on public exhibition:

- The planning proposal;
- The Gateway determination;
- Relevant council reports; and
- Relevant maps.

6. Project Timeline

Table 1 provides a project timeline for the planning proposal

Table 1 – Project Timeline

No.	Description of Tasks	Task Commencement	Task Completion
1.	Gateway Determination	September 2015	September 2015

	Anticipated Gateway Determination (including any delegated authority)		
2.	Public Exhibition Agency and community consultation to be undertaken as part of the formal public exhibition of the Planning Proposal in accordance with any conditions of the Gateway Determination.	September 2015	September 2015
3.	Consider Submissions & Document Finalisation (only if any objections received) Post public exhibition, Narrandera Shire Council officers to consider, respond and report on any objections received and issues raised to Council and make any relevant changes to the Planning Proposal.	October 2015	October 2015
4.	Submission to the Department and/or Parliamentary Counsel Council to forward Planning Proposal to the department for finalisation following public exhibition (including any changes made).	November 2015	November 2015

Appendix

Figure 1 Map of subject land

Figure 2 Map of proposed zones

Figure 3 Map of proposed minimum lot sizes

Table 2 – Net Community Benefit Test

Evaluation Criteria	Comment
Will the LEP be compatible with agreed State and regional strategic directions for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	There are no State and regional strategic directions for development in Narrandera Shire.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	This is not applicable to Narrandera Shire.
Is the LEP likely to create a precedent or create a change in expectations of the land owner or other land owners?	The planning proposal seeks to address several matters in the one proposal. Firstly, the proposed R5 Large Lot Residential zone seeks to provide opportunity for lifestyle lots on land that has fewer environmental constraints and

	proximity to Narrandera township, as part of a masterplanned estate. This is a strategic land use to meet current and future residential needs. Secondly, the lots proposed to be zoned E4 Environmental Living with a minimum lot size of 3, 4, 10 and 40 hectares seeks to achieve a balance of permissible development with the sensitivity of land containing moderate levels of native vegetation. Thirdly, the land proposed to be zoned from E4 Environmental Living to E2 Environmental Conservation, with a 400 hectare minimum lot size seeks to address a buffer issue than has arisen since the adoption of NLEP 2013. Finally, the proposal to include 'Intensive livestock agriculture' as a use that is permissible with consent in the RU4 Primary Production Small Lots zone seeks to achieve a balance of allowing proposals for such uses to be considered on merit.
Evaluation Criteria	Comment
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	There are no spot rezonings that are relevant to this planning proposal.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	Not relevant to this planning proposal.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	By introducing a minimum lot size of 3, 4, 10 and 40 hectares to the lots proposed to be zoned E4 Environmental Living, this will limit the number of dwellings that could be constructed on these particular lots. However, there is sufficient land that is zoned RU5 Village that is not limited by a minimum lot size that could accommodate future residential demands. Land proposed to be zoned R5 Large Lot Residential is intended to support the identified need for future large lot residential development in an estate setting. This will support the attractiveness of Narrandera for new families, as well as providing land for development for existing families.
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	The permissibility of Intensive livestock agriculture could introduce demands on roads, rail and utilities. These matters would need to be considered as part of the assessment for a specific project. Servicing requirements for the land proposed to be zoned R5 Large Lot Residential will form part of the development assessment process. Given that the site is adjacent to land already zoned RU5 Village, the extension of existing services can be negotiated with providers.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	Not relevant to this planning proposal.

Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	The Planning Proposal will not significantly affect government investments, infrastructure services in the area.
Evaluation Criteria	Comment
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	The proposed minimum lot size of 3, 4, 10 and 40 hectares for land proposed to be zoned E4 Environmental Living zone seeks to manage the impact upon land that is identified as having environmental significance in the previous NLEP 2013 public exhibition. The land proposed to be zoned E2 Environmental Conservation seeks to further protect this area from land use conflicts that may arise due to existing IN1 General Industrial, located to the east of this site. It is not expected that the proposal to introduce 'Intensive livestock agriculture' as a use permissible with consent will create flooding issues as flooding will require assessment as part of future proposed land use investigations for specific developments.
Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The proposed R5 Large Lot Residential area is responsive to existing and nearby small scale agricultural land uses, with a 5 hectare minimum lot size proposed to avoid land use conflicts. Masterplanning the estate through a future Development Control Plan will provide further detail to avoid land use conflicts. Land proposed to be zoned E4 Environmental Living is consistent with other similar parcels that have moderate amounts of native vegetation, including the listed Endangered Ecological Community 'Grassy Box-Gum Woodland'. The extension of the existing E2 zoned land to land currently zoned E4 is intended to manage impacts on the community by expanding the buffer to existing industrial land and is compatible with surrounding land uses. The inclusion of the additional land use of 'Intensive livestock agriculture' is a compatible and expected land use that should be permissible with consent in an RU4 Primary Production Small Lots zone.
Evaluation Criteria	Comment
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	This is not applicable to this planning proposal.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	This is not applicable to this planning proposal.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	The public interest reasons for preparing the draft plan are to address matters that have been deferred since the making of NLEP 2013. The planning proposal also seeks to address two matters that have arisen since the induction of NLEP 2013. The implications of not proceeding (the 'do nothing approach') will mean that landowners

	affected by the deferred matters will continue to have uncertainty about future development of their land. If land identified to be rezoned to E2 zone remains as E4 zone, a situation of potential land use conflict could arise in the future. Finally, if intensive livestock agriculture remains prohibited in the RU4 Primary Production Small Lots zone, Narrandera Shire will continue to have the missed economic opportunities that this use being permissible with consent could bring.
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Table 3 – State Environmental Planning Policies Assessment

No.	SEPP Title	Applicable Planning Proposal to	Consistency
1	State Environmental Planning Policy – Development Standards	No, does not apply to land in the Narrandera LGA since gazettal of Narrandera LEP 2013	N/A
14	State Environmental Planning Policy – Coastal Wetlands	No, does not apply to the Narrandera LGA	N/A
15	State Environmental Planning Policy – Rural Landsharing Communities	No, does not apply to the Narrandera LGA	N/A
19	State Environmental Planning Policy – Bushland in Urban Areas	No, does not apply to the Narrandera LGA	N/A
21	State Environmental Planning Policy – Caravan Parks	Not applicable	N/A
26	State Environmental Planning Policy – Littoral Rainforests	No, does not apply to the Narrandera LGA	N/A
29	State Environmental Planning Policy – Western Sydney Recreation Area	No, does not apply to the Narrandera LGA	N/A
30	State Environmental Planning Policy – Intensive Agriculture	Not applicable	N/A
32	State Environmental Planning Policy – Urban Consolidation (Redevelopment of Urban Land)	Not applicable	N/A
33	State Environmental Planning Policy – Hazardous & Offensive Industry	Not applicable	N/A
36	State Environmental Planning Policy – Manufactured Home Estate	Not applicable	N/A

39	State Environmental Planning Policy – Spit Island Bird Habitat	No, does not apply to the Narrandera LGA	N/A
44	State Environmental Planning Policy – Koala Habitat Protection	Applicable to Narrandera Shire	The planning proposal seeks to respond to this SEPP through management of existing native vegetation, whilst balancing the need for future agricultural opportunities through the development assessment process.
47	State Environmental Planning Policy – Moore Park Showground	No, does not apply to the Narrandera LGA	N/A
50	State Environmental Planning Policy – Canal Estate Development	Not applicable	N/A
52	State Environmental Planning Policy – Farm Dams and Other Works in Land and Water Management Plan Areas	No, does not apply to the Narrandera LGA	N/A
55	State Environmental Planning Policy – Remediation of Land	Not applicable	N/A
59	State Environmental Planning Policy – Central Western Sydney Regional Open Space and Residential	No, does not apply to the Narrandera LGA	N/A
62	State Environmental Planning Policy – Sustainable Aquaculture	Not applicable	N/A
64	State Environmental Planning Policy – Advertising & Signage	Not applicable	N/A
65	State Environmental Planning Policy – Design Quality of Residential Flat Development	Not applicable	N/A
70	State Environmental Planning Policy – Affordable Housing (Revised Schemes)	No, does not apply to the Narrandera LGA	N/A
71	State Environmental Planning Policy – Coastal Protection	No, does not apply to the Narrandera LGA	N/A
	State Environmental Planning Policy (Affordable Rental Housing) 2009	Not applicable	N/A
	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Not applicable	N/A
	State Environmental Planning Policy (Exempt & Complying Development Codes) 2008	Not applicable	N/A
	State Environmental Planning Policy	Not applicable	N/A

	(Housing for Seniors & People with a Disability) 2004		
	State Environmental Planning Policy (Infrastructure) 2007	Not applicable	N/A
	State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007	No, does not apply to the Narrandera LGA	N/A
	State Environmental Planning Policy (Kurnell Peninsula) 1989	No, does not apply to the Narrandera LGA	N/A
	State Environmental Planning Policy (Major Development) 2005	Not applicable	N/A
	State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007	Not applicable	N/A
	State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	Not applicable	N/A
	State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No, does not apply to the Narrandera LGA	N/A
	State Environmental Planning Policy (Rural Lands) 2008	Applicable to Narrandera Shire	The planning proposal responds to the Rural Planning Principles contained within the SEPP
	State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	No, does not apply to the Narrandera LGA	N/A
	State Environmental Planning Policy (State and Regional Development) 2011	Not applicable	N/A
	State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No, does not apply to the Narrandera LGA	N/A
	State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not applicable	N/A
	State Environmental Planning Policy (Three Ports) 2013	No, does not apply to the Narrandera LGA	N/A
	State Environmental Planning Policy (Urban Renewal) 2010	Not applicable	N/A
	State Environmental Planning Policy (Western Sydney Employment Area) 2009	No, does not apply to the Narrandera LGA	N/A
	State Environmental Planning Policy (Western Sydney Parklands) 2009	No, does not apply to the Narrandera LGA	N/A

Table 4 – Section 117 Directions Assessment

Direction title	Direction objectives	Consistency
1.1 Business and Industrial Zones	The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres.	Not applicable
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	The planning proposal is inconsistent with this direction to the extent that a 'Deferred Area' currently use for small scale agricultural land uses is proposed to be rezoned to R5 Large Lot Residential zone. This is in response to a land use strategy that identifies the need for this type of residential land use. The proposed site is adjacent to land that is zoned RU5 Village zone. The minimum lot size of 5 hectares is intended to avoid land use conflict with these existing land uses
1.5 Rural Lands	The objectives of this direction are to: (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic development of rural lands for rural and related purposes.	The planning proposal is consistent with this objective as it responds to the Rural Lands SEPP in relation to the inclusion of 'Intensive livestock agriculture' as a land use that is permissible with consent on the RU4 Primary Production Small Lots zone. The planning proposal is inconsistent with this direction to the extent that it alters a rural zone boundary (land that is currently a deferred area that is used for small scale agricultural land uses). However, this alteration is justified by a land use strategy that identifies the need for additional land lot residential development in an estate setting. The proposed site is ideally located, as the site is adjacent to existing RU5 Village zoned land, has proximity to the Narrandera township and has fewer environmental constraints than other areas. By providing this type of

Direction title	Direction objectives	Consistency
		residential development in an area that is most suited to this use will reduce the likelihood of other residential type uses creating land use conflict in dedicated rural areas, as needs have been met in the preferred site,
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	The planning proposal is consistent with this objective as it includes provisions to facilitate the protection of environmentally sensitive areas.
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The planning proposal is inconsistent with this objective as the existing NLEP applies to the land.
3.1 Residential Zones	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	The planning proposal is inconsistent with this direction to the extent that the land proposed to be zoned R5 Large Lot Residential is located on the urban fringe. However, the need for this type of residential development is identified in a land use strategy, and is expected to be located on the urban fringe. The site is currently restricted in its use for primary production due to the adjacent RU5 Village zone. Clause 6.13 of NLEP 2013 provides for adequate arrangements for essential services for any new development.
3.2 Caravan Parks and Manufactured Home Estates	The objectives of this direction are: (a) to provide for a variety of housing types, and (b) to provide opportunities for caravan parks and manufactured home estates.	Not applicable
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Not applicable
3.5 Development Near Licensed Aerodromes	The objectives of this direction are: (a) to ensure the effective and safe operation of aerodromes, and (b) to ensure that their	Not applicable

Direction title	Direction objectives	Consistency
	operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and (c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	
4.3 Flood Prone Land	The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	The planning proposal is inconsistent with this direction to the extent that it introduces the potential for intensive livestock agriculture into land that is identified in the Flood Planning Map. However, the use, like other similar uses permitted with consent in this zone, is commensurate with flood hazard for this area. Therefore the inconsistency is justifiable.
4.4 Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	The planning proposal is consistent with the objectives of this direction.
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development	Not applicable
6.2 Reserving Land for Public Purposes	The objectives of this direction are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of	Not applicable

Direction title	Direction objectives	Consistency
	land for public purposes where the land is no longer required for acquisition.	

APPENDIX

Figure 1 Map of subject land



Figure 2 Map of proposed zones



