

# Planning Proposal – PPL2020/0001 – Mid Western Highway, West Wyalong



**Our Prosperity - Growing our population and jobs**

16.1 Ensure a sustainable environment for current and future generations through effective management and planning for the long term future by ensuring appropriate land is zoned and available to support business and industry growth.

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## Introduction

An application has been received by Council to amend the *Bland Local Environmental Plan 2011* to include a provision in Schedule 1 Additional Permitted Uses of the BLEP to allow from the subdivision of Lot 2 DP 625986 to create an additional lot with an area of not less than 1.8 hectares.



## Subject Land

The subject land adjoins existing SP2 Infrastructure land west of West Wyalong. The SP2 land comprises of the Cootamundra to Lake Cargelligo Railway line to the east and the Mid-Western Highway to the South. While the subject land and land in the locality are, zoned RU1 Primary Production the land use is predominantly residential. Other land use zones in the vicinity are B5 Business Development and IN1 General Industrial.

## Existing and Proposed Land Use Provisions of the Subject Site

### *Existing Land Use Provisions*

The land is currently zoned RU1 Primary Production, with a minimum lot size for subdivision of 200 hectares for purposes other than agriculture (ie dwelling). The provision prevents further subdivision for the purposes of dwelling on the subject land.

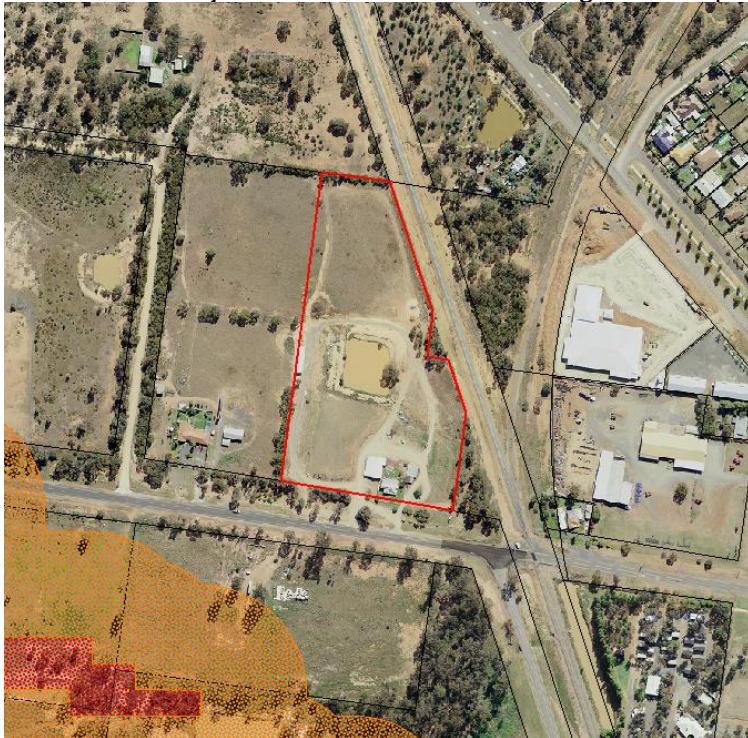
### *Proposed Land Use Provisions*

The planning proposal seeks to include the following in Schedule 1 Additional Permitted Uses:

*“The subdivision on Lot 2 DP625986 as having a minimum lot area size of 200 hectares are permitted to be subdivided into not more than 2 allotments with areas of not less than 1.8 hectares each. A building envelope with an area of not less than 1,000 square metres included with each proposed allotment not containing an existing dwelling-house as part of a development application seeking approval to subdivide and can accommodate construction of a future dwelling in accordance with applicable planning controls”*

## Natural Hazards

None of the subject land is identified as being bushfire prone land or flood prone land.



## **Consultation**

Should Council resolve to initiate the Planning Proposal and a Gateway Determination is subsequently issued by NSW Planning, Industry and Environment, the proposal is required to be exhibited in accordance with the Gateway Determination and relevant provisions of the Environmental Planning and Assessment Act 1979. Consultation with Government agencies and other stakeholders may also be required if specified within the Gateway Determination.

## **Financial Implications**

Costs associated with progressing the planning proposal are at the applicants cost.

## **Summary**

Council is in receipt of a planning proposal to reduce the minimum lot size for the erection of a dwelling on land zoned RU1 Primary Production. The planning proposal relates to Lot 2 DP 625986. The recommendation is to proceed with the planning proposal.

### **Recommendation**

#### **That Council:**

- 1. Support Planning Proposal PPL2020/0002 to amend the Bland Local Environmental Plan 2011**
- 2. Submit Planning Proposal PPL2020/0002 to the Department of Planning, Industry and Environment for Gateway Determination.**
- 3. Request that the Secretary of NSW Planning, Industry and Environment issue a written authorisation to Council to exercise delegation of the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979 in respect of Planning Proposal PPL2020/0002.**
- 4. Receive a further report if submissions are received during the exhibition period**
  - a. Addressing any submissions made in respect of the planning proposal**
  - b. Proposing adoption of the planning proposal unless there are any recommended amendments deemed substantial and requiring further public exhibition.**