



Mr Ray Smith
General Manager
Bland Shire Council
PO Box 21
WEST WYALONG NSW 2671

Attention: Lesley Duncan, Manager Development Services

Dear Mr Smith

Planning proposal [PP_2020_BLAND_001_00] – Bland LEP 2011 amendment to permit subdivision and erection of a ‘dwelling house’ at Lot 2 DP 625986, West Wyalong – Request for additional information

I am writing to you regarding Bland Shire Council’s request for a Gateway determination, received on 26 March 2020, to permit subdivision and erection of a ‘dwelling house’ at Lot 2 DP 625986, Mid-Western Highway, West Wyalong. The information provided in the planning proposal and supporting documentation does not contain enough evidence or discussion of strategic merit for the Department of Planning, Industry and Environment, Western Region to assess for a Gateway determination.

I direct you to our previous correspondence on 19 November 2019, regarding additional strategic merit justification required for the large lot residential subdivision planning proposal (PP_2019_BLAND_001_00) at Bellarwi Road, West Wyalong. As previously discussed with Council, the Department supports strategic land use planning to give clear direction and intent for future land use, and as the basis for changes to planning controls. Since then the Western Region team has been working with Council and Regional NSW staff to address the lack of residential development within the Shire. This investigation is still in its preliminary stages, however, is envisioned to help prompt residential development, given the availability of residential zoned land.

It is difficult for the Department to support planning proposals without strategic merit being established. This is partly due to there being no local strategic plan to which this proposal could respond to when drafted. Currently, it is unclear how this proposal will respond to the housing outcomes outlined in the draft Bland Local Strategic Planning Statement which will be publicly exhibited imminently. I request Council consider whether it wishes this matter to proceed to a Gateway determination or withdraw it while the local strategic planning and residential development investigation is undertaken.

Alternatively, the Department would suggest Council undertaking a study of the land west of Kings Lane, north of the Mid Western Highway and South of Lynch road, to understand the opportunity and implications of amending the zoning, minimum lots size, of rural land to increase residential development. This study should articulate the strategic intent for this area and should be prepared with and supported by the Department prior to any future planning proposal being submitted.

Should Council wish to proceed, please provide the strategic and site specific evidence which is currently missing. Specifically, the following matters will need to be addressed:

- Provide evidence of strategic merit of the proposal. The following analysis can assist in providing this evidence:
 - Analysis of available stock of equivalent residential land across West Wyalong with a minimum lot size around 2ha to demonstrate the need for this proposal.
 - Assessment of the proposal at a larger scale than the single lot considering the surrounding development pattern and land uses.
 - Discussion of consistency of the proposal with the draft Bland Local Strategic Planning Statement.
- Discussion of how the proposal meets the objectives of the RU1 Primary Production zone.
- Discussion of consistency with the *State Environmental Planning Policy (Primary Production and Rural Development) 2019*.
- Discussion of consistency with section 9.1 Ministerial Directions, specifically Directions 1.2 Rural Zones, 1.5 Rural Lands, 5.10 Implementation of Regional Plans and 6.3 Site Specific Provisions.
- Outline a high level timeframe, or at a minimum specify a requested number of months to make the plan.

If you have any more questions, please contact Ms Nikki Pridgeon, Planning Officer, at the Department of Planning, Industry and Environment, Western Region office on 5852 6800.

Yours sincerely



3.4.20

Damien Pfeiffer
Director Western Region
Local and Regional Planning