

12 ENVIRONMENTAL SERVICES**12.1 DRAFT PLANNING PROPOSAL - ARIAH PARK****File Number:** REP20/206**Author:** Town Planner**Authoriser:** Director of Environmental Services**Attachments:**

1. Draft Planning Proposal - Ariaiah Park
2. SEPP 55 Report - Ariaiah Park

REPORT

Council officers have prepared a planning proposal that relates to Ariaiah Park village. The proposal involves rezoning part of the subject land from RU1 Primary Production to R5 Large Lot Residential, rezoning part of the subject land from RU1 Primary Production to RU5 Village and rezoning part of the subject land from R5 Large Lot Residential to RU1 Primary Production.

The proposal will also involve a change to the minimum lot size to part of the subject land currently zoned RU1, from 40 hectares to one hectare where the land is proposed to be zoned R5, from 40 hectares to 2000m² where land is proposed to be zoned RU5 and a change from 2 hectares to 40 hectares where the land is proposed to be zoned RU1.

The intended outcome of the Planning Proposal is to support existing land uses, where land within the study area is already used for village or large lot residential purposes, despite being zoned RU1 Primary Production zone, due to historic land subdivision. The proposal will also support the limited potential for additional subdivision adjacent to these existing village and rural lifestyle type developments. Further, the proposal will also change the zoning of land that was zoned R5 Large Lot Residential in 2010 to return to RU1 Primary Production, which is more consistent with the current and future land uses of this area. The objective is to support efficient use of the available land, encourage new residential and village development, support agricultural land uses and manage potential land use conflict.

By enabling the identified land to have greater options for future development, it is envisaged that this will boost the economic attractiveness of Ariaiah Park village into the long term, provide additional residential development options and support a diversified local economy.

Figure 1 shows the proposed new zone boundaries.

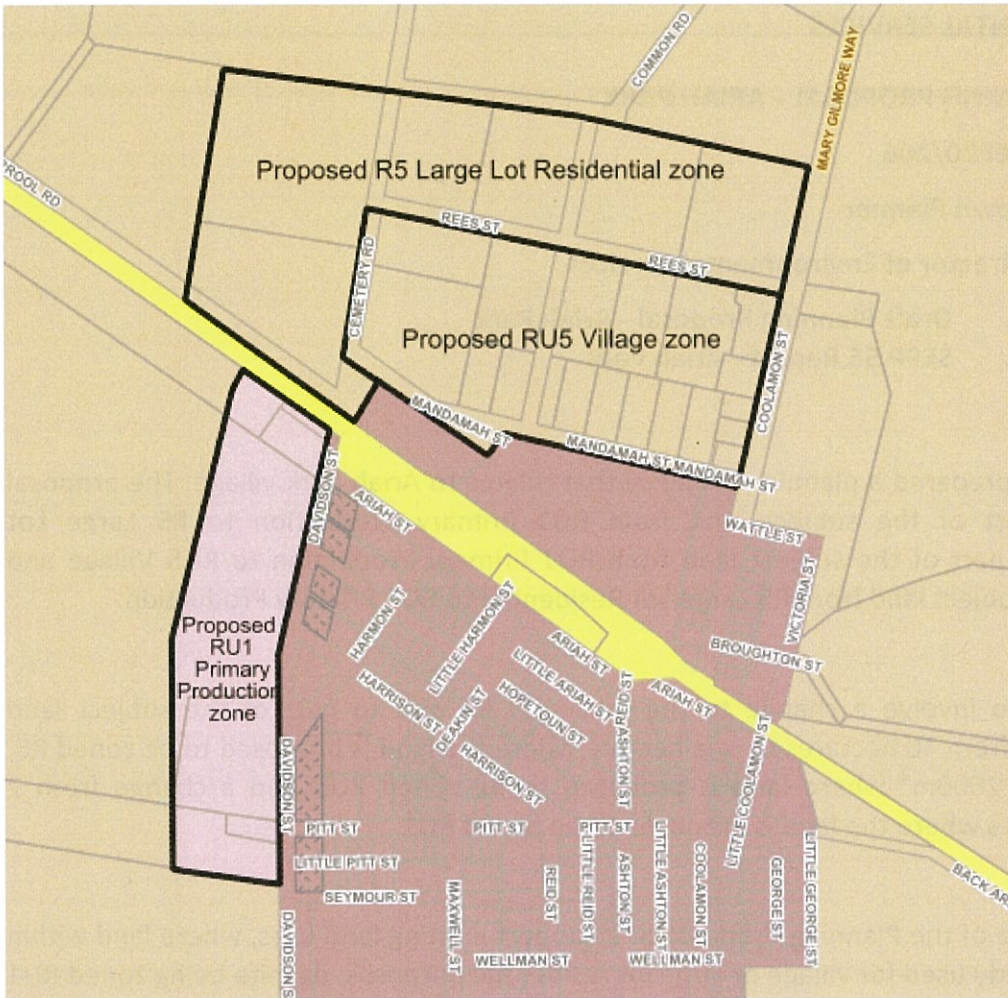


Figure 1: Proposed new zone boundaries Aria Park village

RESOLUTION 67/2020

Moved: Cr Claire McLaren

Seconded: Cr Lindy Reinhold

It was resolved that Council:

1. Endorse the draft planning proposal,
2. Forward the draft planning proposal to the NSW Department of Planning and Environment,
3. Place the draft Planning Proposal on public exhibition once approval from the NSW Department of Planning and Environment is received, and
4. Receive a future report on the outcomes of the public exhibition

CARRIED

Report by Claire Golder