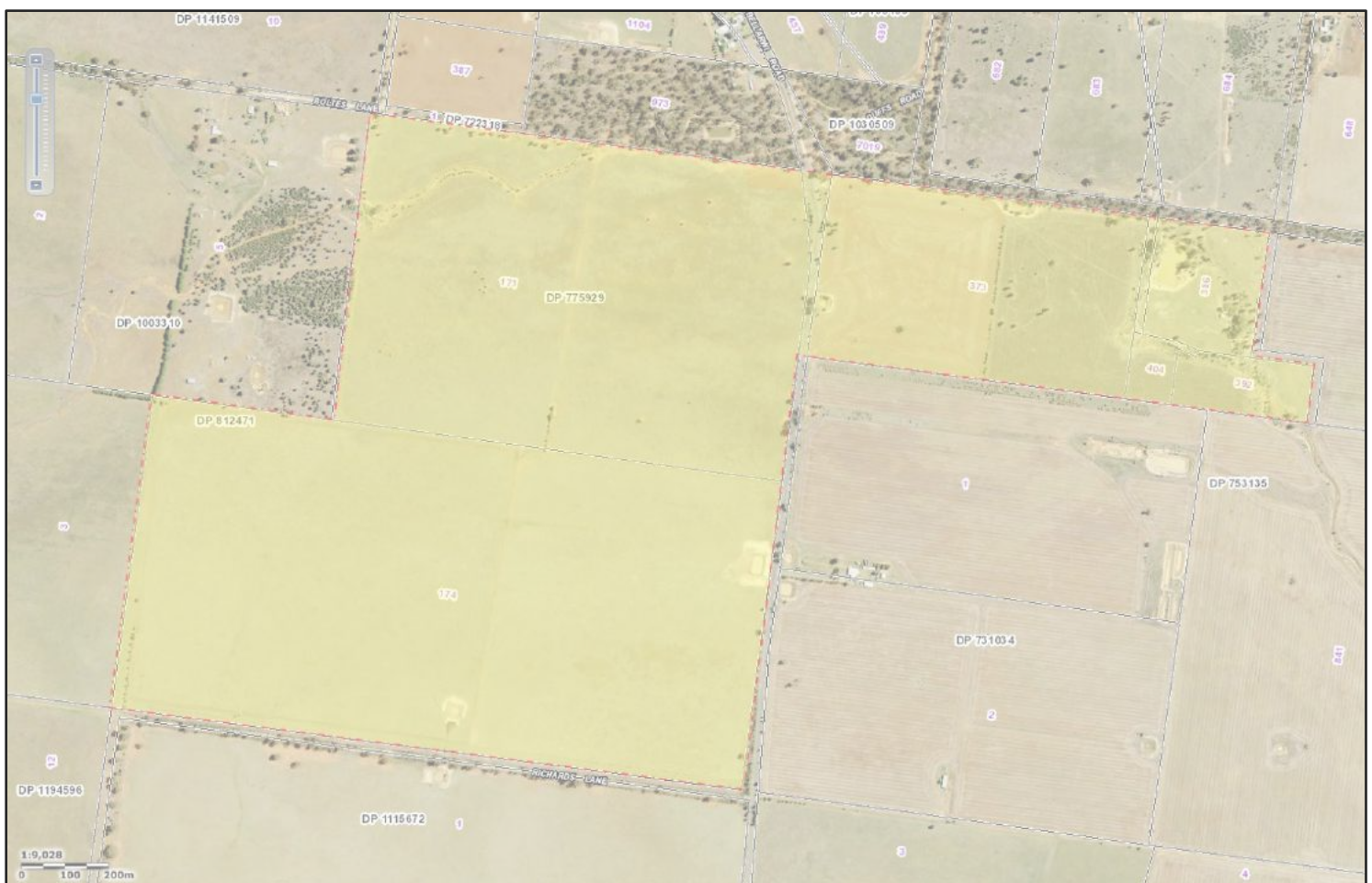


PLANNING PROPOSAL



Proposed Minimum Lot Size Change

Bellarwi Road
West Wyalong



Prepared for S Donaldson
Rev 2.0 – Aug 2019



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Proposed Minimum Lot Size Change

Bellarwi Road, West Wyalong

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Proposed Minimum Lot Size Change

Bellarwi Road, West Wyalong

1 INTRODUCTION

The following planning proposal seeks to amend the existing minimum lot size provision under the Bland LEP from 200ha to 40ha as applicable to the subject land identified in the table and figure below. The proposal is to be read in conjunction with the attached supporting Local Environmental Study. The subject parcels of land include the following lots:

Table 1: Subject Land Details

Legal Description	Street Address
Lot 171 DP775929	155 Bellarwi Road
Lot 174 DP812471	155 Bellarwi Road
Lot 373 DP753135	155 Bellarwi Road
Lot 386 DP753135	155 Bellarwi Road
Lot 392 DP753135	155 Bellarwi Road
Lot 404 DP753135	155 Bellarwi Road

The subject land comprises a total area of approximately 220 hectares (ha) with access from Bellarwi Road and Boltes Lane. It is located on the southern edge of the current urban area boundary, approximately 3.0 kilometres by road south of the town centre/main street CBD and Council Chambers. Current zoning is RU1 Primary Production, with a Minimum Lot Size provision of 200ha under the Bland Local Environmental Plan 2011 (LEP2011).

The proposal would enable the creation of five (5) x 40ha rural lots with rural dwelling potential.

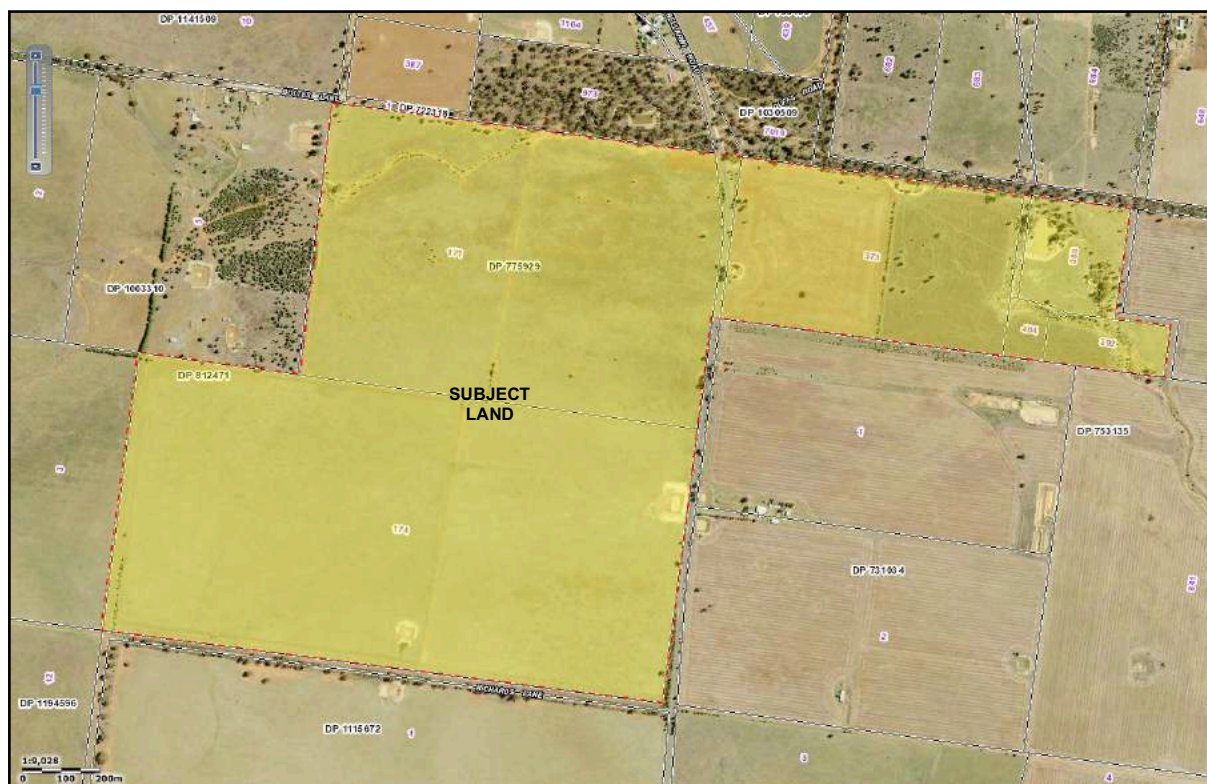


Figure 1: Subject Land (Source: SIX Maps 2018)

2 OBJECTIVES

The objectives of this planning proposal are:

- To amend the minimum lot size provision that applies to the subject land from 200 hectares to 40 hectares to facilitate further subdivision and rural dwelling opportunities;
- To create opportunities for other rural development that will sustain the natural attributes of the local area, avoids or minimises impacts on environmental values and protects environmentally sensitive areas; and
- To enable the development of land that is adequately serviced by public infrastructure and connected to essential community resources and support networks.

The above objectives are consistent with the current landuse strategies and directions of the local area and will continue to achieve the objectives of the existing RU1 Primary Production zoning.

The objectives are also consistent with the objectives of the Environmental Planning and Assessment Act 1979 including those that encourage:

- *The proper management, development and conservation of natural and artificial resources;*
- *The promotion of social and economic welfare of the community and a better environment;*
- *The coordination of orderly and economic use and development of land;*
- *The provision and coordination of communication and utility services; and*
- *The protection of the environment.*

3 EXPLANATION OF PROVISIONS

The proposed outcome of this planning proposal will be achieved by amending the minimum lot size provision that applies to the subject land from 200ha to 40ha. This will involve preparing an amendment to Bland Local Environmental Plan 2011 – Maps LSZ_007, LSZ_007D and LSZ_007F. The proposed Minimum Lot Size map changes are shown below.

There are no other amendments required to the LEP2011 to progress this Planning Proposal. The existing RU1 zoning will remain unaltered.

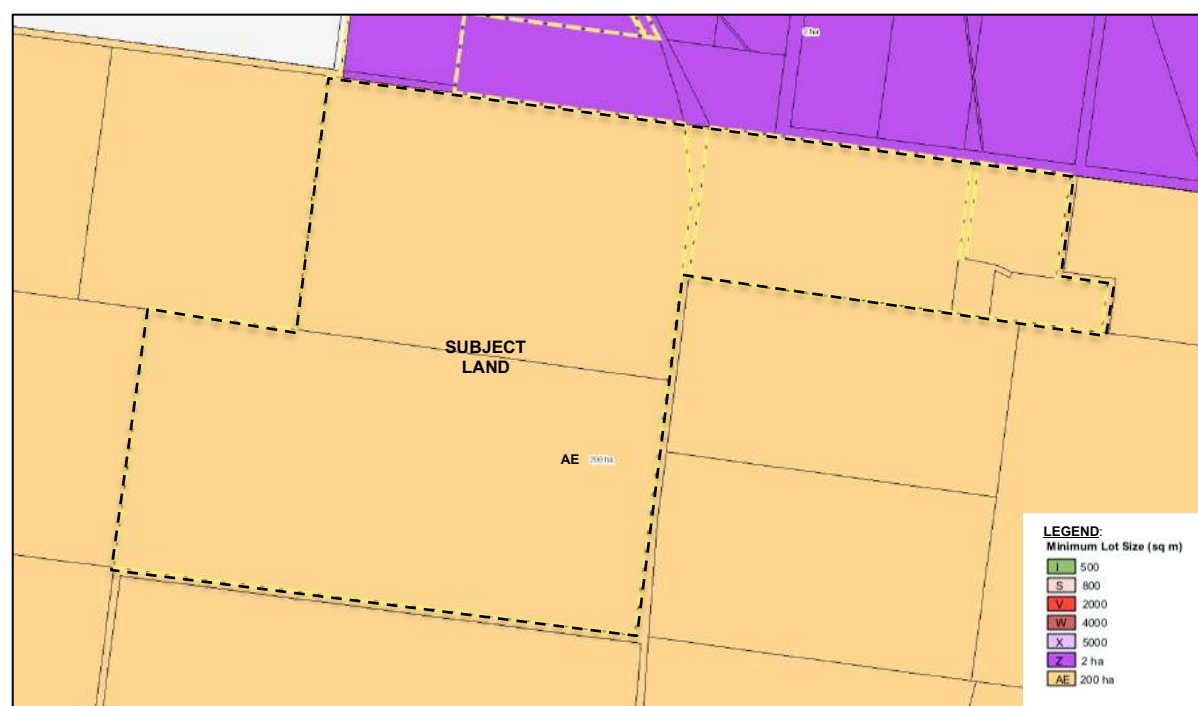


Figure 2: Existing Minimum Lot Size (Source: ePlanning Spatial Viewer – LEP2011)

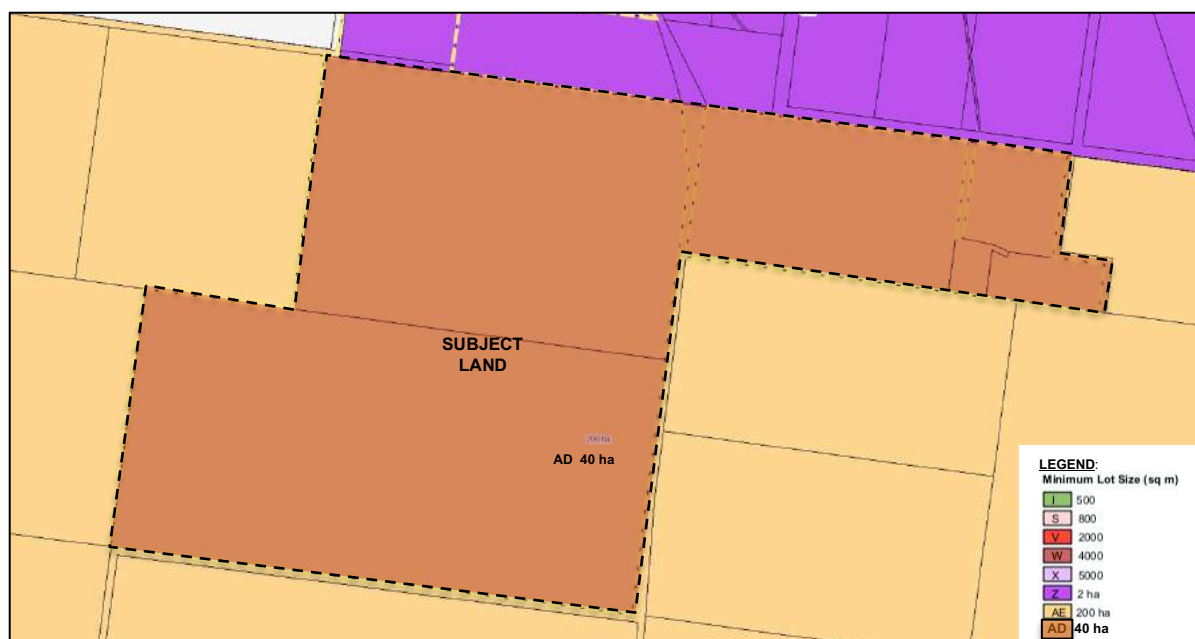


Figure 3: Proposed Minimum Lot Size (Source: ePlanning Spatial Viewer – LEP2011 & SP2019)

4 JUSTIFICATION

Justification for the proposal, including its strategic relevance, is outlined in the sections below and within the accompanying Local Environmental Study (LES). The planning proposal seeks to reduce the minimum lot size currently applicable to the subject land in order to encourage further subdivision and rural dwelling development at a 40ha density in a primary production zone that adjoins similar development. The land also adjoins other rural small holding development, is in close proximity to the town centre and associated infrastructure and public services, and is in a locality with minimal environmental constraints.

The LES has concluded that the proposal is strategically justified for the following reasons:

- *The subject land area is located in a key transitional area between an established large lot residential area and existing agricultural land. The subdivision pattern of the immediate area indicates rural residential lots to the north, large 40ha lots to the west, large parcel of land for airport purposes to the northwest, and general rural lots to the east and south.*
- *The proposed lot size minimum will enable the continuance of agricultural activities with the benefit of lifestyle choice.*
- *The land is adjacent to an earlier 40ha subdivision created under a previous plan that has provided an alternative lifestyle choice and has successfully coexisted with adjoining landuses with no know issues of land use conflict.*
- *The current LEP has limited choice of lot size opportunities beyond the 2.0ha minimum that is generally applied to Large Lot Residential zones. The introduction of a 40ha minimum lot size will achieve the objective of promoting lifestyle choice.*
- *The subject land area will potentially create the opportunity for five additional lots with dwelling potential, which is sufficient to meet the current demands of the local population.*
- *The proposal will contribute to the dwelling lot land use mix with minimal impact on general residential land as the primary delivery of sustainable residential living development in the local area.*
- *The proposal will access existing infrastructure services and have minimal impact on the sustainable delivery and maintenance of those services.*

4.1 Need for the planning proposal

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

The planning proposal is not the result of a specific local strategic study or report. A supporting LES accompanies this planning proposal that addresses need and strategic justification.

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

The planning proposal is considered to be the best means of achieving the objectives and intended outcomes. Alternative methods were considered, including rezoning the site in conjunction with a minimum lot size amendment, but it was considered that only a minimum lot size change was appropriate as the land would continue to achieve the objectives of the RU1 and have minimal change to the rural landscape in the immediate area.

4.2 Relationship to strategic planning framework

4.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The proposal is consistent with the directions of relevant plans, including the NSW State Plan, Premiers Priorities and Riverina Murray Regional Plan 2036. The relevant goals outlined in the Riverina Murray Regional Plan 2036 include:

- *Direction 22: Promote the growth of regional cities and local centres – increase the supply of housing*
- *Direction 23: Build resilience in towns and villages – help contribute to growth and prosperity, facilitate drivers of population change.*
- *Direction 25: Build housing capacity to meet demand - single detached dwellings, with some larger residential lots and rural lifestyle options. As the population grows and changes, there will be demand for new housing and a greater variety of housing. Making more housing available in existing urban areas will be more sustainable because it takes advantage of existing infrastructure and services.*
- *Direction 26: Provide greater housing choice*
- *Direction 27: Manage rural residential development – identify suitable locations to avoid fragmentation of productive agricultural land, minimise environmental impact and land use conflicts.*

In relation to Bland Shire in general, the plan identifies the following as key priorities:

- *Support agriculture, including broadacre cropping and grazing, and agribusiness diversification.*
- *Support the mining and resources sector and associated businesses.*
- *Leverage opportunities from the shire's location to support diverse industries, including freight and logistics industries.*
- *Support tourism opportunities in the shire.*

The proposal is not inconsistent with these priorities and will assist in providing greater diversity in living lifestyle to meet the needs of the population that will be stimulated from local economic growth.

4.2.2 Is the planning proposal consistent with a council's local strategy or other local strategic plan?

BLAND LOCAL ENVIRONMENTAL PLAN 2011

The Bland LEP2011 reflects the current strategic land use planning direction for the Shire. Its particular aims are:

- (a) to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources,*
- (b) to encourage a range of housing, employment, recreation and facilities to meet the needs of existing and future residents of Bland,*
- (c) to promote the efficient and equitable provision of public services, infrastructure and amenities,*
- (d) to conserve, protect and enhance the environmental and cultural heritage of Bland,*
- (e) to promote the twin townships of West Wyalong and Wyalong as the major commercial and community service centres for Bland,*
- (f) to encourage the sustainable growth of the villages of Bland.*

The proposal has potential to support the intent of the particular aims by:

- Creating large parcels of rural land that can continue to be utilised for productive agricultural activities whilst offering an alternative choice of lifestyle living in close proximity to existing town services and facilities.
- Utilising land for more efficient development in a location that does not detrimentally impact on existing natural and agricultural resources.
- Creating additional parcels of land with dwelling potential that may contribute to the sustainable growth of the township, promoting economic and social wellbeing for the local community.

COMMUNITY PLAN FOR BLAND SHIRE 2011-2016

The current Community Plan has been prepared by Council in consultation with the local community and is aimed at delivering common goals to achieve community aspirations. In implementing the Community Plan, the initial priorities and objectives are identified as:

- *Strengthening and building community capacity*
- *Planning and Leadership*
- *Partnerships and Advocacy*
- *Providing community services and events*
- *Facilitating engagement with the community*
- *Ensuring we are a sustainable community*

The five key strategies and initiatives that are directing the Shire include:

- 1. Growing our population and jobs*
- 2. Pride in our shire*
- 3. Telling our stories*
- 4. Connected and accessible*
- 5. Giving life to the plan*

In relation to the subject of Environmental Wellbeing, the proposal best aligns with achieving the recommendation of:

"Develop and implement environmental management plans. Promote sustainable living to all residents"

Relevant existing program: *"Local Environmental Plan"*

Proposed Program/Initiative: *"Make changes to LEP"*

4.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The proposal is consistent with applicable State Environmental Planning Policies (SEPPs), as identified in the table below.

Table 2: Applicable SEPPs

SEPPs Relevant to the Planning Proposal	
SEPP Title	Consistency
SEPP55 – Remediation of Land	Current Council records do not identify the subject land as potentially contaminated land. However, the majority of the land is identified as having agricultural uses conducted post European settlement as well as current stock grazing and agistment activities. A small parcel of the subject land is known to have historic activity involving the processing of tailings from earlier gold mining in the local area, dating from around the late 19 th and early 20 th century. There is no known remnant evidence of the activity and an initial evaluation of the site has been undertaken that is included in the accompanying LES document. SEPP55 matters have been taken into consideration with this proposal.
SEPP - (Primary Production and Rural Development) 2019	The proposal will enable the continuance of agricultural activities on the land as well as enabling greater rural lifestyle choice in the Shire. Future development will be orderly and efficient due to the its proximity to the local urban centre, other similar sized parcels of land and having sufficient separation to avoid land use conflicts.

4.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table outlines the relevant s9.1 directions and the level of consistency this planning proposal achieves.

Table 3: s9.1 Directions

Ministerial Directions applicable to the development	
Direction title	Consistency
1.2 Rural Zones	The proposal is consistent with this direction as it does not propose a change from the existing rural zone. The proposed minimum lot size change will enable development to continue to achieve the objectives of the zone.
1.5 Rural Lands	The proposal is consistent with this direction as it has considered the potential impacts and whether development in accordance with the amendment will be compatible with the predominant land uses in the locality. Consideration has been made of the rural planning principles contained in clause 5.16 of the Bland LEP.
3.3 Home Occupations	Consistent, the proposal does not alter provisions relating to Home Occupations.
3.5 Development Near Regulated Airports and Defence Airfields	The proposal is consistent with this direction, as it has taken into consideration the proximity of the existing airport land and proposing a subdivision density that will enable sufficient continued separation of future dwellings from airport ANEF and OLS boundaries.
4.4 Planning for Bushfire Protection	The proposal is consistent with this direction as it has taken into consideration the proximity to identified bushfire prone land in accordance with bushfire planning guidelines. Future development will be able to avoid locating sensitive uses within designated bushfire protections zones.
5.10 Implementation of Regional Plans	The proposal is consistent with this direction by ensuring the proposal achieves relevant Goals/Directions of the Riverina Murray Regional Plan 2036, including those referring to promoting regional growth, building resilient communities and facilitating drivers of population change, providing housing choice and managing rural landuse conflicts.
6.1 Approval and Referral Requirements	The proposal is consistent with this direction as it does not introduce any unnecessary provisions to the development assessment process.

6.3 Site Specific Provisions	<p>The proposal is generally consistent with this direction as it does not propose additional permissible uses other than as exist under the current land zoning, rezone the land or introduce any other development standards in addition to those that are already contained in the LEP.</p> <p>The site specific minimum lot size change is a minor inconsistency, as the existing zoning will remain unchanged and the proposal will achieve the objectives of that zone.</p>
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4.3 Environmental, Social and Economic Impact

4.3.1 *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?*

There is little likelihood that any critical habitat or threatened species, populations or ecological communities or their habitats to be adversely affected by the proposal. The site is significantly cleared of major vegetation and has been used for grazing and cropping activities since post European settlement. The surrounding area is a mix of established and ongoing development, with no significant flora or fauna identified in the immediate vicinity.

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

There are no other significant environmental impacts envisaged as a result of this planning proposal. The density of subdivision development is consistent with surrounding development and minimal change would be experienced to the local amenity and general rural character.

4.3.3 *Has the planning proposal adequately addressed any social and economic effects?*

The proposal will contribute to building community in the local area, building stronger connections with established infrastructure including community facilities, schools, neighbourhood centres and transportation networks.

West Wyalong is continuing to attract population growth, primarily as a result of the ongoing expansion and development of the local gold fields (Evolution Gold Mining - Cowal). Development of this land will help contribute positively to the local economy and construction industry through employment and supply of materials. Additionally, further settlement of the area will make more economic use of valuable resources and services, further contributing to ongoing income generation for local businesses and public agencies.

4.4 State and Commonwealth Interests

4.4.1 *Is there adequate public infrastructure for the planning proposal?*

The development envisaged as a result of this planning proposal will continue to be primarily rural in nature. Any dwelling construction on the subject land will have access to electricity and communications networks. The provision of water supply is feasible due to the close proximity of existing service mains in Bellarwi Road.

The large parcels of land that will potentially be created under this planning proposal will have adequate site area to accommodate on site effluent treatment for domestic purposes.

The land is also within close proximity to existing public community infrastructure.

4.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter.

5 MAPPING

The planning proposal seeks to amend the following maps:

- Minimum Lot Size Map – LSZ_007
- Minimum Lot Size Map – LSZ_007D
- Minimum Lot Size Map – LSZ_007F

6 COMMUNITY CONSULTATION DETAILS

Community consultation will be undertaken in accordance with relevant sections of the Act and Regulation. In addition, the Gateway determination will confirm the extent and nature of community consultation to be undertaken for the purposes of this proposal.

7 PROJECT TIMELINE

Following lodgement of the planning proposal, Council will develop a project timeline including Council acceptance, Gateway determination, public exhibition, reporting, Ministerial (or delegated) approval and implementation.

18073: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	20/03/19	Garry Salvestro Director	GS	For internal review
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ATTACHMENT 1: LOCAL ENVIRONMENTAL STUDY