

Received 31/10/11

PLANNING PROPOSAL No. 2

Amended following RU4 Lands around Young Study

ZONE RU4 LANDS LOCATED AROUND YOUNG TOWN



YOUNG SHIRE COUNCIL

Date Council resolved to prepare: 21 April 2010
Date council resolved to amend PP: 15 June 2011
Date sent to LEP Review Panel:
Date Gateway Determination received:
Date Council Meeting resolved to place on public exhibition:
Date Council determined submissions:
Date of gazettal:

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective is to amend the Lot Size Map (LSZ) for the land nominated in Part 2 below so as to reflect the outcomes of the planning study titled “RU4 Lands around Young Township and Murringo Village”. No land around Murringo Village is to be amended.

Lot Size Mapping (LSZ) is the only mapping affected by this Planning Proposal.

PART 2 – EXPLANATION OF THE PROVISIONS

As a result of the findings of the planning study changes to minimum lot size are proposed.

Changes to minimum lot size (LSZ) existing and proposed are shown in the following table.

To assist the Community at public exhibition stage, three maps have been prepared:

- Existing zone map for the affected area;
- Existing minimum lot size map for the affected area;
- Proposed minimum lot size map for the affected area.

The following Table identifies:

- Each area by number that has changed on the proposed minimum lot size map;
- Location description for each area;
- Proposed change in hectares.

Area No and LSZ map number	Location Description Land generally in the area of the following roads – not necessarily boundaries of the area	Proposed Amendment
1 LSZ_	Henry Lawson Way, Allandale Road, McMahon’s Road, Chillingworks Road and the Railway Corridor	From 4 hectares To 2 hectares [from Z2 to Z1]
2 LSZ_	Whites Road and Wickham Lane	From 4 hectares To 2 hectares [from Z2 to Z1]
3 LSZ_	Spring Creek Road and Rules Road	From 4 hectares To 2 hectares [from Z2 to Z1]

4 LSZ_	Noonans Road, Warks Road and Spring Creek Road	From 4 hectares To 2 hectares [from Z2 to Z1]
5 LSZ_	Noonans Road, Warks Road and Olympic Highway South	From 4 hectares To 12 hectares [from Z2 to AB1]
6 LSZ_	Noonans Road, Ratho Road, Rhodes Road and Stanley Park Road	From 4 hectares To 24 hectares [from Z2 to AB2]
7 LSZ_	Stanley Park Road, Boundary Road, Berkeley's Road, Olympic Highway South and Noonan's Road	From 4 hectares To 2 hectares [from Z2 to Z1]
8 LSZ_	Moppity Road, Bourkes Lane and Murringo Road	From 2 hectares To 12 hectares [from Z1 to AB1]
9 LSZ_	Olympic Highway North, Donges Road and Murringo Road	From 4 hectares To 12 hectares [from Z2 to AB2]
10 LSZ_	Olympic Highway North, Isaacs Road and Commons Road	From 4 hectares To 2 hectares [from Z2 to Z1]
11 LSZ_	Olympic Highway North, Donges Road, Murringo Road and escarpment	From 4 hectares To 24 hectares [from Z2 to AB2]

PART 3 – JUSTIFICATION

Section A – Need for the planning proposal

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

Yes. Consultants Sue Haertsch Planning in conjunction with David lock Associates (Mapping) ^{April} May 2011 conducted the RU4 Lands around Young Study (the Study) that is the basis for this planning proposal.

The Study found that the objective of this planning proposal can best be achieved by implementing the minimum lot sizes for land as identified in the map in Attachment 1.

The study was a comprehensive examination of the affected lands. In particular the Consultants in conjunction examined the competing interests of protecting rural productive lands and understanding existing development rights of landowners to construct a dwelling on their land.

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

Justification for the planning proposal as the best means of achieving the objectives is based on the comprehensive nature of the Study process including Councillor involvement as explained below:

- The planning proposal examined, by means of detailed mapping, relevant issues including existing land use, suitability of land for agriculture, topography, distance from the Young CBD and related infrastructure;
- Options were drawn from the detailed mapping and examined by Consultants, Council planning staff and Councillors;
- Councillors Workshop was conducted to enable open discussion of related issues;
- Council at its Ordinary Meeting on 15 June 2011 resolved to adopt the minimum lot sizes as shown on the map in Attachment 1.

Council is not aware of any alternative means of comprehensively examining the issues as that which was conducted.

3 Is there a net community benefit?

Net community benefit is examined in the context of jobs generated, local and regional economic effects and infrastructure implications.

Protection of rural productive land means protection of the large pool of jobs in the agricultural sector generally.

Existing infrastructure will be protected and reinforced by minimising new dwelling construction three kilometres or more from Young CBD.

Net community benefit is an intended outcome for this planning proposal.

Section B – Relationship to strategic planning framework

4 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney metropolitan Strategy and exhibited draft strategies)?

There are no regional or sub-regional strategies applying to land in Young Shire.

5 Is the planning proposal consistent with the local Council's Community Strategic Plan?

Not relevant. Council has not yet prepared Council's Community Strategic Plan.

6 Is the planning consistent with applicable state environment planning policies?

SEPP	Relevance	Consistency	Implications
SEPP (Rural Lands) 2008	Aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes.	Yes.	RU4 Lands around Young Study adopted this principle.
SEPP (Infrastructure) 2007	Aims to more efficiently facilitate the delivery of infrastructure through the establishment of consistent planning provisions for infrastructure and services.	Yes	RU4 Lands around Young Study adopted this principle.
SEPP No 62 Sustainable Aquaculture	Aims to encourage the sustainable expansion of sustainable aquaculture (pond-based and tank-based).	Yes.	RU4 Lands around Young Study adopted this principle.
SEPP No 55 Remediation of Land	Aims to prevent the development of land that is unsuitable for a proposed use because it is contaminated and provided	Yes.	No land requiring remediation was found..

	standards for remediation where contamination has been identified.		
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7 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

S117 Ministerial Directions impose certain requirements on the preparation of a draft LEP.

Ministerial Direction	Relevance	Consistency	Implications
1.1 Business and Industrial Zones	Aims to encourage employment growth and protect employment land in business and industrial zones and support the viability of strategic centres.	Yes.	Employment in the agriculture sector is protected by this planning proposal.
1.2 Rural zones	Direction requires the protection of agricultural production value of rural land.	Yes.	Planning proposal achieves this objective.
1.5 Rural Lands	Direction protects agricultural production value of rural land and facilitates orderly and economic development of rural lands for rural and	Yes.	Planning proposal achieves this objective.

	related purposes. It is relevant to SEPP (Rural Lands) 2008.		
2.1 Environment Protection Zones	Direction facilitates the protection of environmentally sensitive land.	Yes.	No such land was identified in the Study.
3.1 Residential Zones	Direction seeks to optimise housing choice and location whilst minimising impact of residential development on the environment and resource lands.	Yes.	Existing dwelling entitlements for rural living have been protected generally.
3.3 Home Occupations	Direction requires a draft LEP to contain provisions that a Home Occupations are permissible without consent.	Yes.	Young LEP 2010 satisfies this direction.
3.4 Integrating Land Use and Transport	Direction requires consistency with State policy in terms of positioning of urban land use zones.	Yes.	Young Shire Strategic Landuse Study Towards 2030 is the adopted local environmental study and it satisfies this direction.
4.4 Planning for Bushfire Protection	Direction applies to land that has been identified as bushfire prone and requires consultation with the NSW Rural Fire Service, among	Yes.	No land requiring bushfire protection was found.

	other requirements.		
6.1 Approval and Referral Requirements	Direction minimises provisions in a draft LEP that require concurrence, consultation or referral to a Minister or public authority.	Yes.	Young LEP 2010 satisfies this direction and any amendment must also comply.

Section C – Environmental, social and economic impact

- 8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely effected as a result of the proposal?**

No such land was identified in the Study.

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

No such land was identified in the Study.

- 10 How has the planning proposal adequately addressed any social and economic effects?**

Net community benefit above has addressed this issue.

Section D – State and Commonwealth Interests

- 11 Is there adequate public infrastructure for the planning proposal?**

Yes. The Study examined this issue.

- 12 What are the views of State and Commonwealth public authorities consulted in accordance within this gateway determination?**

Council will conduct consultation as determined by the Gateway Determination.

PART 4 – COMMUNITY CONSULTATION

Council will conduct consultation as determined by the Gateway Determination.

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