

PLANNING PROPOSAL

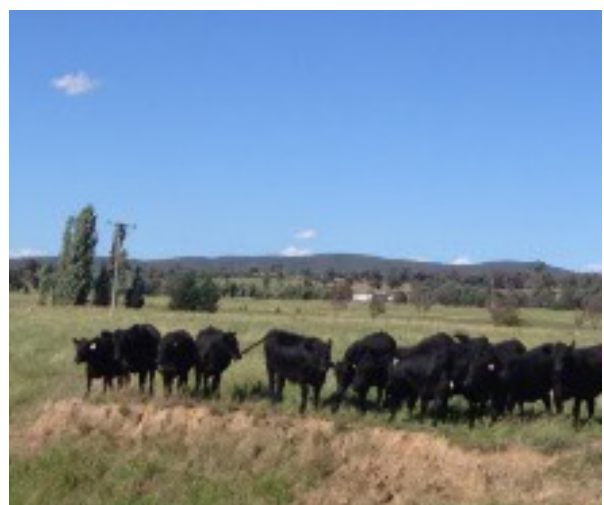
Amended Rezoning - Part of
“Coolawin” Gundaroo, NSW.
For A&T Goodfellow

APRIL 2020



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1 INTRODUCTION

1.1 DOCUMENTATION

1.1.1 Documentation Intention

This document has been compiled by PHL Surveyors (consultants) and AJ and TL Goodfellow (proponents) as an Amended Planning Proposal for the rezoning of Part of "Coolawin", Gundaroo.

The land borders 8 small lots with development consent at the northern edge of the Village and opposite a recently rezoned area that has current DA submissions with Yass Valley Council (YVC) for 13 lot and 50 lot subdivisions.

This Amended Planning Proposal supersedes the 2016 proposal submitted to Yass Valley Council (Council) and subsequently placed on hold by Council.

We believe Council should consider this proposal for rezoning to support the Master Plan for Gundaroo Village in restricting the existing Gundaroo Village development footprint. It is proposed to provide an opportunity to overcome the exposure to village creep by providing generous lifestyle blocks, with no further subdivision potential, on this unprotected northern front.

This proposal both acts consistently with Master Plan and enables a transition from village to farming land using an agricultural interface with minimum exposure to the main road.

This new arrangement will potentially provide a small selection (5 lots) of two (2) to four (4) hectare rural lifestyle blocks located adjacent to 2000m² village lots. These new lots will ultimately restrict the further expansion of the village in this area and reduce urban/agricultural activity conflicts.

The proposal is for R5 Large Lot Residential lots to reflect site characteristics of the land, "retained in large lots to reflect environmental and topographical features of the land" as suggested in the Gundaroo Master Plan Implementation document. The inclusion of the large rural lifestyle blocks also recognises Councils planning position on providing a transition zone between villages residential to agricultural activities.

This planning proposal documentation is to replace the previous Planning Proposal from the proponents and is to now rezone a small part of "Coolawin" from RU1 to R5.

This Planning Proposal utilises the information requirement found in the documents:

1. "A guide to preparing planning proposals, NSW Government/Planning and Infrastructure; and
2. Yass Valley Councils (YVC) "PLANNING PROPOSALS SEP-POL-1". Document.

1.1.2 Locality and Current Land Parcel Information

Gundaroo is an historic village (circa 1830's) located north east of Canberra and within 20kms of the ACT border by motor vehicle. The Village falls within the Yass Valley Council's local government area.

The parcel that this proposal is attached to is part of Lot 6 DP1056285 that adjoins another large allotment owned by the proponent. The proposed area lies adjacent to the northern end of Gundaroo Village and is bounded by the Gundaroo Road on the east, the Village on the south, and rural lands on the northern and western sides. The land is currently zoned Rural (RU1) under the Yass Valley LEP 2013.

The proposed area nominated for rezoning is within lot 6 DP1056285 (101ha) and adjacent to Lot 2 DP869863 (114ha), also owned by the proponent and is approximately 16 ha in size. This subject area is potentially made up of 2 x 2.4Ha, 1 X 3.4 Ha, 1 x 4.3 Ha and 1 x 2 Ha R5 lots.

The proposed site is generally quite flat with some minor undulations and includes well drained sandy loam and clay loam soils. The site is void of vegetation apart from some small woody weed types. McLeods Creek meanders through the southern part of the land to the Yass River. The western boundary of the proposed area to be rezoned is adjacent to the existing grazing paddocks.



Figure 2. Aerial Image showing original Lot.



Figure 2. Aerial Image showing Amended Planning Proposal Area and indication of development arrangement.

2 OBJECTIVES AND INTENDED OUTCOMES

2.1 WHY HAS THE PROPONENT LOOKED AT REZONING THE LAND

There are currently two (2) village style Planning Proposals that have recently been approved to expand the Gundaroo Village by approximately 120 dwellings in the initial stages. During this planning process ground water quality concerns have been highlighted by members of the community, neighbouring properties and some NSW Government agencies including NSW Department of Planning, Industry and Environment (Formerly DPE) and NSW Department of Planning, Industry and

Environment - Water / NSW Natural Resources Access Regulator (formerly NSW Office of Water)

In response to this the proponent submitted a planning proposal "Rezoning – Part Coolawin, NSW. - 2016" that included the implementation of an STP to service the new developments and service the existing Village. Four (4) years have passed and with much debate and angst somewhat fracturing the broader community Yass Valley Council could not obtain enough support from the Gundaroo Village residents to implement an STP for Gundaroo.

One of the main drivers for some people's rejection of the STP was that they were concerned that by implementing an STP there would be further expansion of the Village that they did not want. This amended proposal will continue the peripheral zoning changes around the village to ultimately halt any further creep of the Village.

2.2 OBJECTIVES AND INTENDED OUTCOMES

The main objective of this amended planning proposal is to seek Councils support to rezone the land to provide a transition Zone between village residential lots and agricultural lands whilst at the same time limiting village creep.

This planning proposal has aims and objectives to;

- ✓ Establish planning controls (lot sizes and zonings) that promote sustainable development.
- ✓ Not include large numbers of high density lots.
- ✓ Protect and enhance the character of the Village.
- ✓ Encourage solar passive building development by shaping and orientating blocks in such a way to allow future residents to make the best of the solar aspect for each block.
- ✓ To protect and enhance the environmental and biodiversity potential of McLeods Creek.
- ✓ Maintain the rural aspect of the Village entrance
- ✓ Limit access points to Gundaroo Road

Intended outcomes and benefits for the community and the environment include;

- ✓ The supply of large Environmental living and rural lifestyle blocks that are of close proximity to the Village services and adjacent to the current Village boundary.
- ✓ Create a rural transition zone adjacent to the Village so as to restrict the future subdivision of land opposite the current 50+ lot subdivision.
- ✓ Continuation of larger lots slowly surrounding the village, ultimately "locking up" the village from further subdivisions.
- ✓ Create a transition zone between the existing Village, new subdivisions and agricultural areas, so as to reduce the urban/agricultural land use conflicts.
- ✓ To remove future opportunities for a small lot (2000m²) subdivision, similar to across the Gundaroo Road and adjacent, if this land was rezoned to a smaller lot.

3 EXPLANATION OF PROVISIONS

To achieve the intended outcome as explained in part 2.2 of the Planning proposal. The intent of this Amended Planning Proposal is to rezone part of Lot 6 DP1056285 (part "Coolawin" that also includes Lot 1 & 2 DP869863 and other) located adjacent to the Gundaroo Village. The rezoning is required to achieve a variety of rural/ residential and environmental provisions by providing a continuation of larger lots slowly surrounding the village, ultimately "locking up" the village from further subdivisions. As can be seen in Figure 2. The recent rezoning that has occurred on the north and south of the Village has included a mixture of zones including E2,E3,E4 & R2. This proposal continues on with this planning process.

The area proposed for re zoning has been under various zones in the past however, is currently zoned RU1 Primary Production.

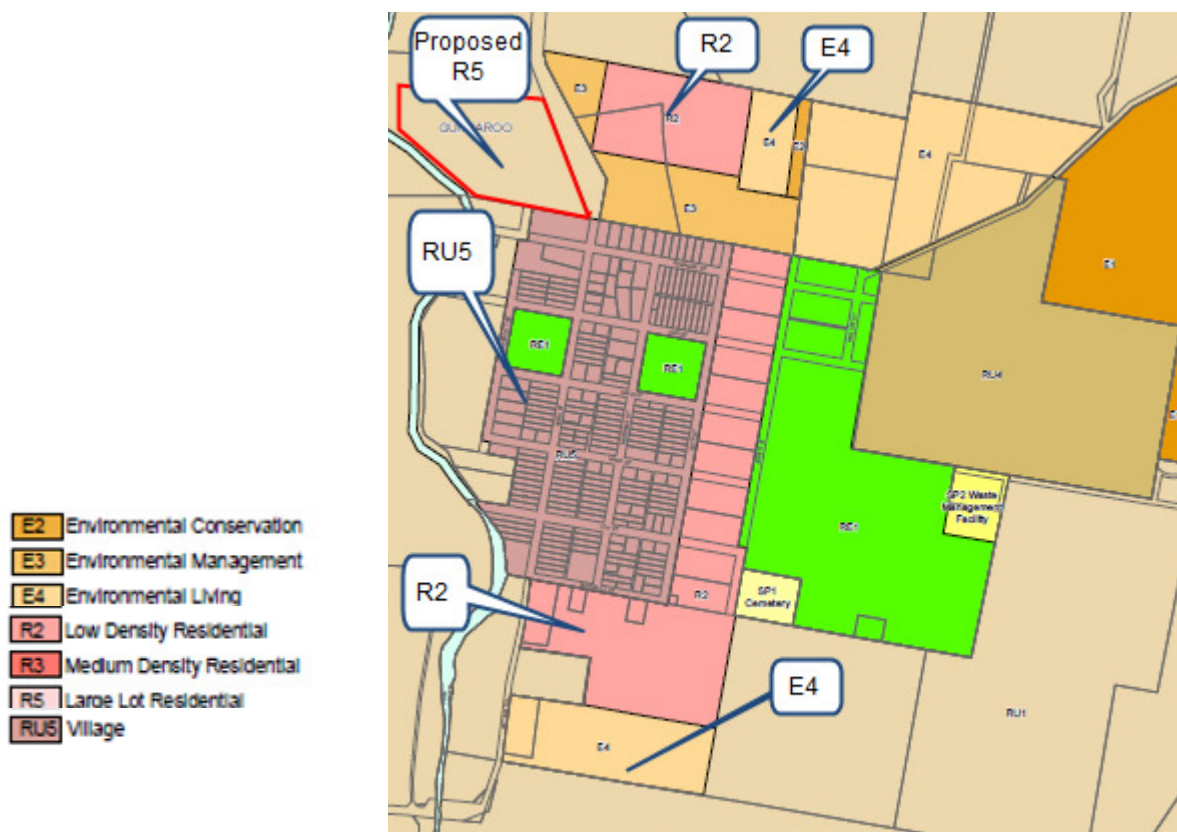


Figure 3. Current Land Use Zoning also showing Proposed New Zoning (original source. Yass Valley LEP2013 Land Zoning Map-Sheet LZN_005E, see Attachment 1).

3.1 PROPOSED LAND USE ZONING

The subject area is proposed to be rezoned into the following zone. This zone is based on the Yass Valley Council LEP 2013 Land Use Table.

3.1.1 Zone R5 Large Lot Residential

3.1.1.1 *Objectives of zone*

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that adequate provision has been made for water supply and the disposal of sewage.

3.1.1.2 *Permitted without consent*

Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations

Permitted with consent

Animal boarding or training establishments; Bed and breakfast accommodation; Bee keeping; Camping grounds; Caravan parks; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Exhibition homes; Farm buildings; Group homes (transitional); High technology industries; Home industries; Information and education facilities; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Signage; Tank-based aquaculture; Truck depots; Veterinary hospitals

Minimum Lot Sizes

The R5 land is proposed to have a minimum lot size of 2 ha reflecting the land capability and desired level of development. With the constraints of McLeods Creek this may result in an estimated 5 to 6 lot yield.



Figure 4. Proposed Zoning Arrangement

3.2 FEATURES OF PROPOSAL, IN LINE WITH YASS VALLEY LEP 2013 AIMS

The majority of features found within this Planning Proposal have been developed in accordance with the Yass Valley LEP 2013 – Aims of Plan

The particular aims of the Yass Valley LEP 2013 that relate to this proposal are as highlighted;

- (a) to establish planning controls that promote sustainable development,**
- (b) to protect high quality agricultural land and encourage emerging agricultural industries including glass house and intensive containerised vegetable production,**
- (c) to encourage housing diversity,**

-
- (d) to promote employment-generating tourism,
 - (e) to provide for commercial development (permitted R5 requirements, eg Home Based Childcare, bee keeping, caravan parks) ,
 - (f) to encourage the establishment of professional services in urban locations,
 - (g) to protect and enhance the character of each of the villages in Yass Valley,**
 - (h) to enhance service provision in each of the villages in Yass Valley, by allowing reasonable size allotments that can be developed for services like child care, renewable energy, tourism, caravan parks and other service based enterprises not currently being able to be offered in small lots.**
 - (i) to protect and conserve the cultural heritage and history of Yass Valley,**
 - (j) to protect and enhance the environmental and biodiversity values of Yass Valley,**
 - (k) to minimise land use conflicts.**

The main purpose of this amended Planning Proposal is to provide sustainable development that includes the introduction of some Environmental Living zones whilst having a minimal effect on agricultural land and reducing land use conflicts between agriculture and the new subdivisions and existing Village lots.

The land to be rezoned is of average quality agricultural land with poor water holding capacity and the McLeods Creek area has a watercourse that rarely holds water due to the existence of a very large dam/reservoir upstream and located within the new subdivision across the road. The water course is currently dry and has been now for over 12 months.

3.3 HOW THE OBJECTIVES AND INTENDED OUTCOMES ARE TO BE ACHIEVED

An outline of how some of the objectives are to be achieved have been mentioned in Section 2.2. Further detail on these points are presented below.

3.3.1 Planning Controls Promoting Sustainable Development

In line with those zones identified above, the planning controls represent a good option that is highlighted by the following;

- Supply of a range of very large lifestyle lot sizes and shapes that allow larger choices and promote a mix of dwelling shapes and styles.
- Promote the use of solar passive housing. The large blocks are shaped and configured to easily provide correct orientation for the building of solar passive homes.
- The lots have been designed in such a fashion so as to have minimum impact on Riparian areas.

-
- Building envelopes will be included as part of the DA stage. No lots will have access to the Yass River and there will be minimal to no impact on McLeods Creek.

3.3.2 Siting of the development in relation to the current Flood Study

A Gundaroo Flood Study –Yass Valley Council, DRAFT FINAL REPORT was completed by WMA Water in December 2015. This planning proposal has located the majority of the proposal area outside of the 1:100 year "modelled" flood levels (1% AEP design Flood Depths and Levels). Some minor earthworks may be required to divert some over land flow from impacting on the eastern side of the proposal area if future landholders require. It is anticipated that other earthworks may be carried out to alleviate the penetration of 1:100 floodwater into some small areas. According to the flood study "model data" these minor areas of impact may only fall within the <0.1M to 0.5M (natural surface) zones. Given the size and layout of the lots, construction of dwellings with floor heights above these levels and associated services can be easily achieved.

Please note that Lidar data has been used to develop the flood study model for the region that includes the subject area. The owner considers that with a detailed ground survey, some areas, may not be impacted as badly as suggested in the model. Attachment 2, shows modelling for the 2010 flood, and the 2011 flood. The following plan identifies the subject area (in yellow) and the Hydraulic Hazard (Source. Gundaroo Flood Study, Figure 33 Gundaroo 1% AEP Preliminary Hydraulic Hazard) for a 1:100 Year Flood, identifying minimal impact. The reader should also be aware of the modelled impact on a large percentage of the Village, according to the modelling.

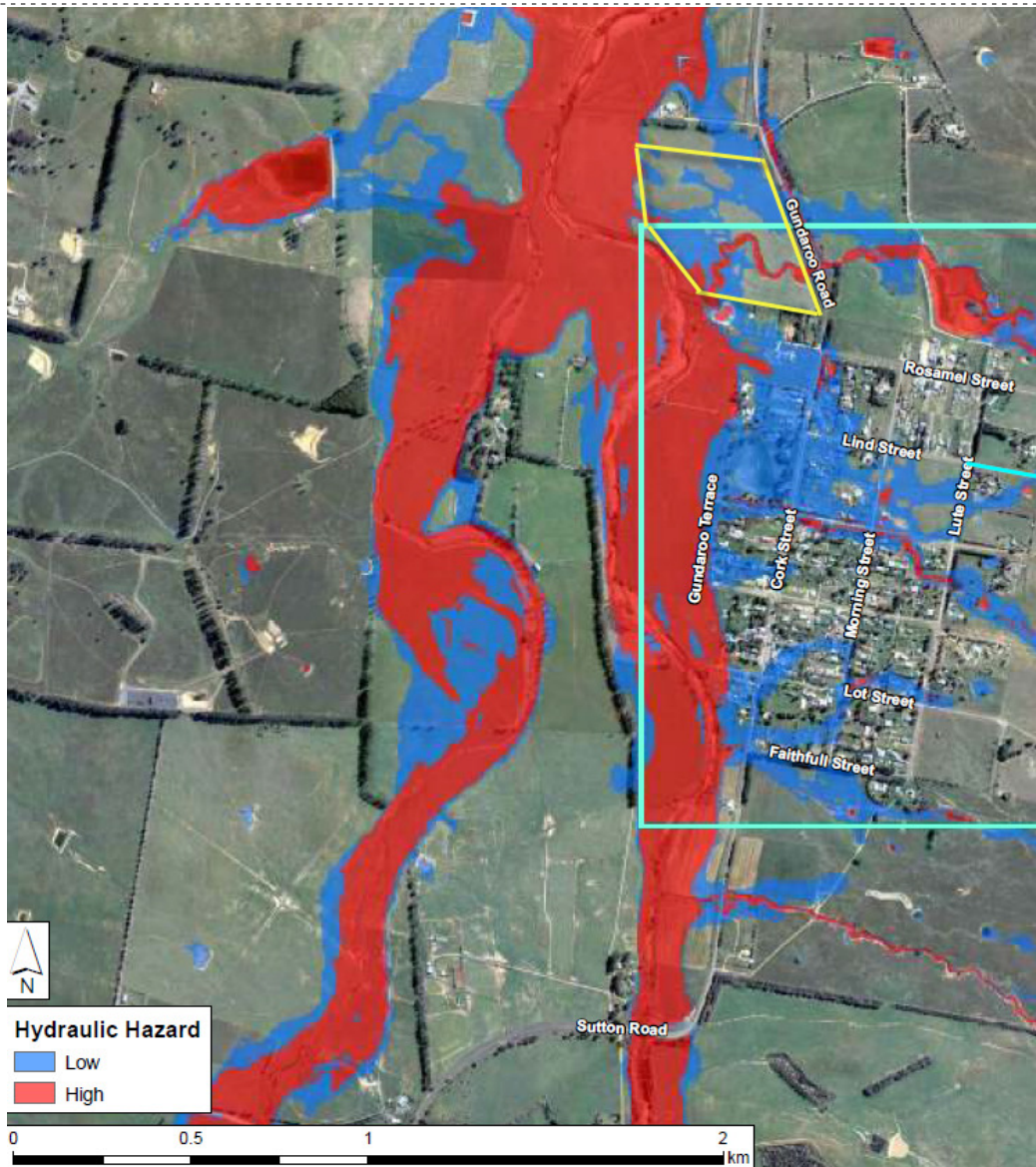


Figure 4. 1% AEP Preliminary Hydraulic Hazard (subject area in Yellow)

According to the modelled data, the subject area will be less impacted by flooding than a fair portion of the existing village. The image on the right (Below Fig 5.) identifies a large portion of the area impeded by the “modelled” flood levels as only having 100mm to 500mm cover over the natural surface.

The minimal impact of flooding on the subject area is further supported by the following plan (below left Fig 5.) that identifies the 570.5 contour that runs through the residence of the house at the top of the left hand side image, when directly compared to the image from the flood study (below right). Given historical data where water has not in the past impeded on the residence or house area, this validates the fact, flooding levels may be far lower than that portrayed in the study as the house and areas of similar levels have never been impeded by flood water. This supports the survey data and indicates that the levels taken by the lidar data may misrepresent flood water encroachment across this area of land. It is important also to note that the flood study shows a >100 year old wool shed impeded by flood water that the proponent doubts may never have happened and was originally built to be out of the flood level !

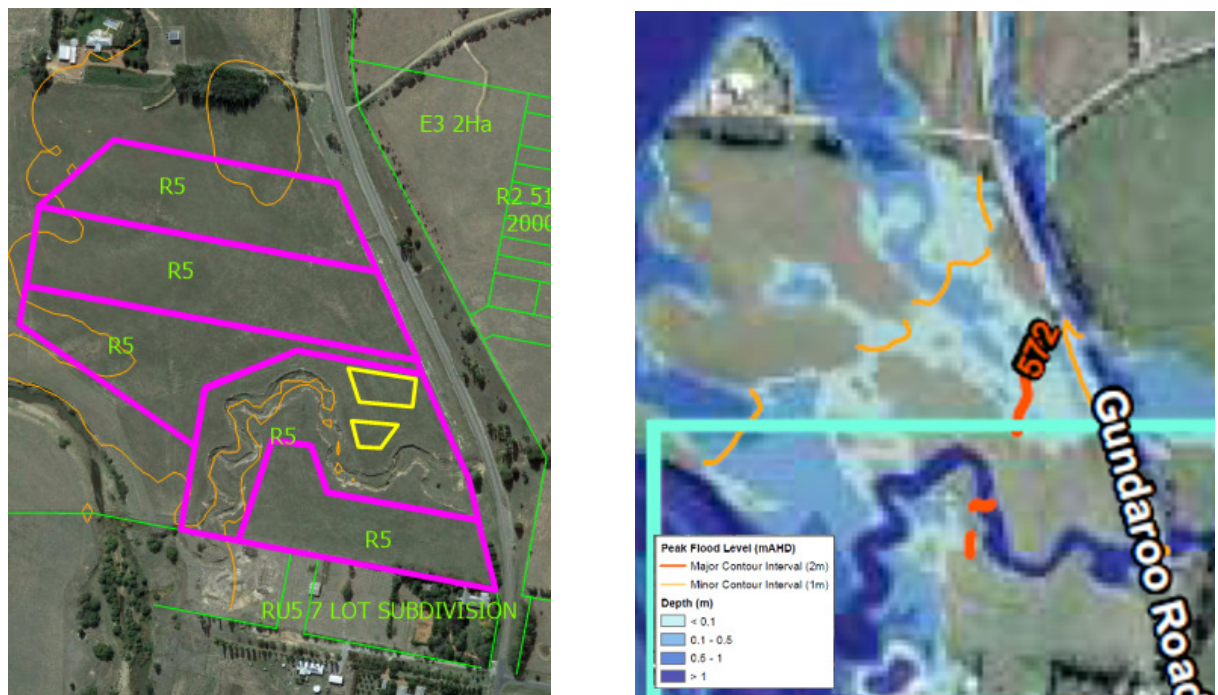


Figure 5. Contour 570.5 (in burnt orange) and modelled 1% AEP Flood Depths and Levels

Given this data flood water will have minimal to no impact on the subject area.

3.3.3 Bush Fire, House Fire and Emergency Access

The Planning Proposal provides for access onto Gundaroo Road for each block and another from the south off Rosamel Street via the crown road/reserve.

Due west and north of the subject area is the Yass River and open grazing farmland. These areas are quite accessible by the RFS.

3.3.4 Flora, Fauna and Biodiversity Study.

An Environmental Report undertaken by NGH Environmental confirms that the Planning Proposal area

"represents a low constraint to development on the basis of environmental values and risks"

See Attachment 3, for the full Environmental Report.

There are also no areas of biodiversity nominated by YVC (see Attachment 7, YVC LEP 2013 Natural Resources Biodiversity Map –Sheet NRB_005)

3.3.5 Aboriginal Cultural Heritage Assessment

An extensive field analysis/site inspection of the study area was undertaken by NGH Environmental. Two artefacts were identified along with two potential archaeological deposit (pad) sites that are located underneath the existing powerline and on the western fringe of the development area. The results from this investigation have enabled the proponent to site the current proposal in such a fashion so as to have minimal impact on the areas. See [Attachment 3](#).

3.3.6 Lot sizing and Arrangement

A minimum lot size of 2 ha is proposed. The draft layout shows 5 lots ranging from approximately 2 Hectares to 4.3 Hectares. The lot shapes for solar aspect has been taken into consideration and maintain a typical east west arrangement similar to the balance of the village. These shapes also lend themselves to the fitting of "off grid" style solar arrays.

Careful consideration has been given to the layout of some blocks so as to accommodate biosecurity and riparian corridors.

These larger lifestyle lot sizes will allow a softer perimeter to the village development and encourage more rural and recreational type activities. These lot sizes will also enhance the rural and aesthetic nature of Village entry from the north, whilst being screened by trees from the Gundaroo Road, according the Gundaroo Master Plan.

3.3.7 Supply of Water

Gundaroo Village currently does not have access to any reticulated potable or non-potable water. The village relies on a mix of rain water collection and bore water. Whilst the proposed site, as with the majority of the Village, lies in a ground water vulnerability area (see [Attachment 8](#), YV LEP 2013, Riparian Lands and Watercourses Map, Groundwater Vulnerability Map- Sheet CL2_005) a landholders right to extract water will remain, similar to the two Planning Proposals that have recently been granted gateway approval. Minimum tank sizes for the two >50 lot subdivisions have been nominated at 50,000L to 100,000L and 90,000L. Whilst the minimum requirement will be ultimately nominated at the DA stage, the proponent's recommendation for this development proposal is that a minimum of 100,000L water tank should be installed, given historical requirements for this area for a house servicing a family of four (4).

The layout and design of the lots has been mindful of riparian rights that could apply if any of the lots traversed the Yass River. The proponent has therefore excluded access to the river as this would be a more favourable approach to support NSW Department of Planning, Industry and Environment (Formerly DPE) and NSW Department of Planning, Industry and Environment - Water / NSW Natural Resources Access Regulator (formerly NSW Office of Water), thinking.

3.3.8 Other Essential Services

3.3.8.1 *Electricity*

Three phase power currently runs through this site. The power is currently sourced from the Queanbeyan grid and terminates at the front gate of 4083 Gundaroo Road, Gundaroo. At this point there is an isolation switch that provides separation from the Yass and Queanbeyan supplies. In times of outage this switch has been opened so as to service those areas that have experienced a prolonged outage.

The power infrastructure is currently being upgraded on this land to service other new subdivisions in the area.

3.3.8.2 *Gas*

There is currently no reticulated gas in the Village. All gas utilised in the Village is supplied by delivered bottle.

3.3.8.3 *Communications*

Telstra have a main trunk line running along the Gundaroo Road that appears to be available to the development. There is also an Optus tower located within approximately one (1) kilometre of the planning proposal area.

3.3.9 Salinity

Minor assessment by the proponent of the eroded McLeod's Creek area prior, during and post rainfall events found no visual signs of excessive salt material. No long term effects of rising water tables have been known to exist on the area to be developed.

The majority of the site is well drained as a result of the sandy loam structure. The ability for the soil to hold water that can contribute to rising water tables and increase in salinity is limited due to the structure and texture of the soils found within the planning area. No deep testing of the site has been carried out to identify any salinity at depth (i.e. > 1 metre).

There are also no mapped areas by YVC of dryland salinity or high soil erodibility on the site. (See [Attachment 4](#), YV LEP 2013, Natural Resources Land Map- Sheet NRL_005) There is evidence however of moderate erosion within the McLeods Creek that has been controlled by reducing grazing pressures on the areas over recent times.

3.3.10 **Gundaroo Rural Village Heritage and Character**

The proposed land does not include any items of heritage significance. The Gundaroo Village is built with a mixture of heritage listed buildings constructed in the early, mid and late 1800's along with gradual infill of newer dwellings that have not followed any specific heritage building code or restrictions. Most of the older homes resemble cottage style dwellings with newer homes being of transportable, brick veneer, and weatherboard types. The majority have metal roofs. Unlike the architecture in Yass, there are very few grand historical buildings apart from a few heritage listed properties in the main street. It should be noted that a 50 lot subdivision directly across the road is at DA stage and the proposed subject area is adjacent to the village lots of 2000m².

The subject land is intended to be a transition area similar to a proposed RU6 zone noted in the Yass Valley Strategy 2016 (October 2017). In this case it will be achieved by introducing the R5 zone. This zone will provide a transition between Village lots (2000m²) and RU1 Zones where agricultural activities are currently carried out. This will be consistent with Yass Valley Council planning position.

Given its location this proposal will not impact on existing Village values.

There are also no mapped areas by YVC of Heritage (Conservation, Aboriginal General or Archaeological) on the site. (See [Attachment 7](#), YV LEP 2013, Heritage Map- Sheet HER_005EA and YV LEP 2013, Heritage Map- Sheet HER_005)

4 DEMONSTRATING THE JUSTIFICATION

4.1 NEED FOR THE PLANNING PROPOSAL

The shape and zoning around the Village has changed considerably since the Town and Villages study of 2010. The village is now surrounded by E4, RU4 and R2 Land Use Zones.

This amended Planning Proposal is the result of recent subdivisions adjacent to this land that has seen substantial growth north of the village (63 lots). This Planning Proposal presents an opportunity to cap adjacent areas to the Gundaroo village from future smaller subdivisions whilst reducing the issue of rural-urban conflict as discussed in the Yass Valley Strategy 2036 (October 2017) document. The addition of these new zones makes good planning sense given the recent inclusion of similar zones around the perimeter of the village and fills a glaring gap in the Gundaroo Master Plan.

Presently the proponent has the option to subdivide this land down to a 40 Hectare lot (possibly 20Ha, pending averaging, Yass Valley LEP 2013, Part 4. Clause 4.1B). If this was carried out this would allow any future owners to submit subdivision proposals in the future. The subject land is adjacent to the current village and across the road from a current 50 lot subdivision and is in a prime location for future subdivisions in the future.

By allowing this Planning Proposal to be accepted it will reduce the ongoing angst within the community over expansion of the village and assist YVC Planning/Council by eliminating the further need for planning proposals involving this area in the future. The new zoning will allow a flow on of larger lots adjacent to the existing village as found on the north, northwest and south of the village, (see Figure 6. below), ultimately locking up the village from future development on this fringe.

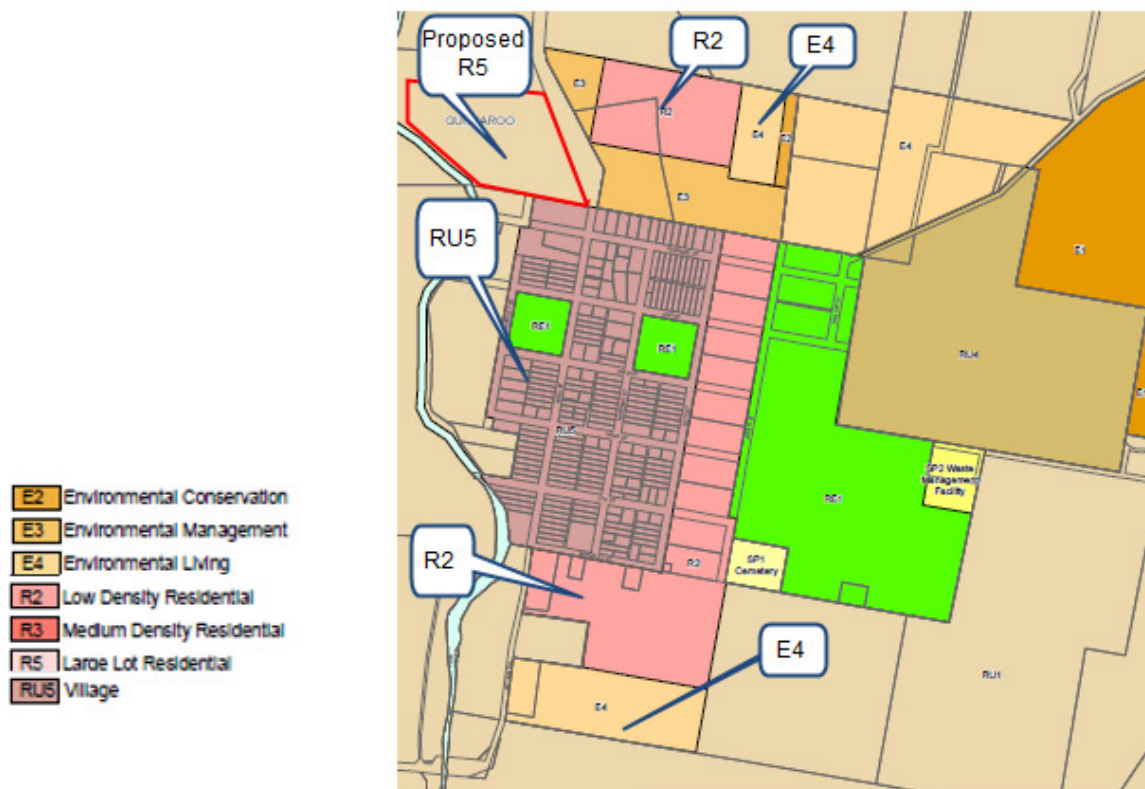


Figure 6. Current Land Use Zoning also showing Proposed New Zoning (original source. Yass Valley LEP2013 Land Zoning Map-Sheet LZN_005E, see Attachment 1).

4.2 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

This Amended Planning Proposal will achieve the intended outcomes of continuing areas of larger lifestyle lots around the village, creating a transition zone and controlling this section of the village boundary from further development.

This proposal will remove an agricultural zone that currently borders the village and has a 50 Lot development opposite. By removing this zone and replacing it with the transitional zones it will reduce any ongoing rural-urban conflicts due to their incompatibility, as the subject land is now bordered on two sides by residential urban lots.

4.3 RELATIONSHIP WITH STRATEGIC PLANNING FRAMEWORK

4.3.1 IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS OF THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY?

There are many aspects found within the South East and Tablelands – Regional Plan - 2036 that are supported by this proposal. One action (8.2) that is very much associated with this proposal is to..

"8.2 Protect identified important agricultural land from land use conflict and fragmentation and manage the interface between important agricultural land and other land uses through local environmental plans."

"8.4 Minimise biosecurity risks by undertaking risk assessments that take into account biosecurity plans, and applying appropriate buffer areas."

It is considered that the recent subdivisions across the road and adjacent to the subject land will increase the potential for rural land conflict especially in respect to animal production and animal protection from noise, lighting and domestic animal attack.

The proposal does not include large numbers of lots across a large area. The proposal places a small footprint across a small parcel of land that involves the development of potentially 5 Lots that have been nominated to change from RU1 zoning to R5 zoning. This will create a transitional zone between current and new urban lot development and agricultural activities. They will also provide a flow on effect of similar zones that have been included recently around the perimeter of the Village.

4.3.2 IS THE PLANNING PROPOSAL CONSISTENT WITH LOCAL STRATEGY OR LOCAL STRATEGIC PLAN?

4.3.2.1 **The Yass Valley Local Environmental Plan 2013 - Aims**

The Yass Valley Local Environment Plan 2013 outlines a number of particular aims. This Planning Proposal has reviewed, identified and commented (below) on the proposals consistency, in line with the Yass Valley LEP 2013 aims.

- ✓ **To establish planning controls that promote sustainable development.**
 - a. Providing well designed lots to allow correct orientation for solar passive housing,
 - b. protecting and enhancing areas of vegetation and soil degradation
- ✓ **To protect high quality agricultural land.**
 - a. Provide a development by sacrificing a small footprint of recently used poorer agricultural land.
 - b. Create a transition zone between urban and agricultural lands and protect agricultural lands from further urban development.
- ✓ **To encourage housing diversity.**

-
- a. A mixture of house lots and lifestyle size lots have been included.
 - ✓ **To protect and enhance the character of each of the villages in the Yass Valley**
 - a. Maintain rural outlook
 - ✓ **To protect and enhance the environmental and biodiversity values of the Yass Valley.**
 - a. Include an E4 Environmental Living Zone and promote environmental rehabilitation and control activities.
 - ✓ **To minimise land use conflicts**
 - a. Provide a clear zoning regime similar to other YVC villages and what has recently occurred with the changes in zoning around the perimeter of Gundaroo.
 - b. Adjoin existing Village zones with similar zones and provide a systematic transition.

4.3.2.2 *Yass Valley Settlement Strategy 2036 (October 2017) Yass Valley Council*

Several themes were further refined and delivered by the principles in this strategy. Two of the four key principles which guide the recommendations in the strategy that is well supported by this proposal include:

- ✓ **Future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth**
 - a. This proposal supports this by continuing the zone changes recently introduced around the perimeter of the village.
- ✓ **Future development, particularly at the residential/ agricultural and the residential/industrial interfaces should be planned for and managed to minimise potential conflict between adjacent land uses.**
 - a. This proposal supports this by creating transitional zones between urban village lots and agricultural activities
- ✓ One of the Considerations mention in this document under the Gundaroo section identifies – **"Reducing sprawl and promote containment and contiguous development"**
 - a. Again, this proposal supports this by creating transitional zones between urban village lots and agricultural activities. This will control sprawl and promote containment

4.3.2.3 *Gundaroo Village Master Plan*

The Gundaroo Village Master Plan – Village Extents, does not contain the proposed land or all other E4 and other zones on the perimeter of the Village

4.3.3 **IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)?**

This Planning Proposal is consistent with relevant State Environmental Planning Policies (SEPPS). Of particular relevance are the two following SEPPS;

4.3.3.1 **State Environmental Planning Policy SEPP55 – Remediation of Lands**

As far as the proponent is aware this site has been and is currently used for agricultural purposes. The likelihood of any contamination from agricultural chemicals is low. The testing for residual contamination from agricultural activities can be confirmed following the first stage of the Gateway Determination.

4.3.3.2 **State Environmental Planning Policy (Rural Lands) 2008**

This planning proposal is consistent with a couple of Rural Planning Principles outlined in Part 2 Section 7 of this SEPP. Following are the relevant sections

“(f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities.

“(g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing.”

The provision of a range of lot sizes located adjacent to the current village layout controls the impact on rural lands and provides rural lifestyle opportunities.

4.3.3.3 **State Environmental Planning Policy Building Sustainability Index; BASIX**

This planning proposal is consistent with this planning policy and encourages sustainable building activities outlined in the BASIX requirement. The lot layouts and orientation of this proposal provides an opportunity for dwellings to be easily orientated for good solar access.

4.3.4 **IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S.117 Directions)?**

This Planning Proposal is consistent with relevant Ministerial Directions under Section 117 of the Environmental Planning and Assessment Act. Refer to the table below (Table 1. Ministerial Directions Compliance Table)

Direction	Objective Point	Comment
Employment and Resources 1.2 Rural Zones 1.5 Rural Lands	Protect the agricultural production value of rural land	the planning proposal assists in creating a transition zone between agricultural and urban activities, whilst offering smaller lots that can still be utilised for intensive agriculture.

Environment and Heritage 2.1 Environmental Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Whilst this is not an Environmental Sensitive area, the R5 zone will encourage environmental protection.
3.1 Residential Zones	To encourage a variety and choice of housing types to provide for existing and future housing needs.	An option of housing lot sizes, zones and shapes are included. The proposal maintains community requirements for sustainable and controlled growth.
3.3 Home Occupations	The Direction applies to home occupations in dwellings. The proposed amendments will allow a range of residential dwelling types. Home occupations are also identified as Exempt Development in SEPP (Exempt and Complying Development Codes) 2008 in certain circumstances.	The substantially larger lots sizes will offer larger areas for the implementation of Home occupations that may include, tourism facilities and accommodation, child care, intensive agriculture and similar. Similar lot sizes are very limited in supply in this area.
4.1 Flood Prone Land	This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	Only minor areas are effected by a 1:100 year flood. The new zoning will not affect any of the flood prone land.
5.10 Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	the planning proposal assists in creating a transition zone between agricultural and urban activities, so as to protect agricultural land and activities from existing land use conflicts.
6.1 Approval and Referral requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	This planning proposal is substantially consistent with the terms of this direction

Table 1. Ministerial Directions Compliance Table

4.4 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

4.4.1 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 no likelihood that the critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal. Comments from the Environmental report compiled by ngh Environmental support this statement;

" It is unlikely that critical habitat or threatened species, populations or ecological communities, or their habitats, would be adversely affected as a result of the proposed subdivision."

If anything further works by future landholders and reduction in grazing pressure will build habitat for a range of species.

For further information see the Environmental Report found in Attachment 5.

4.4.2 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 likely environmental effects as a result of the Planning Proposal.

As these blocks are **very large in size** there are considerable areas where assessments for aspect, landform and soil conditions can be appraised for the use of OSSMS. This is usually carried out at the DA stage pending final assessment of the Planning Proposal.

4.4.3 HOW HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

There are no likely social or economic effects that the proponent is currently aware of. This may change for the better pending future landholder's activities.

4.5 STATE AND COMMONWEALTH INTERESTS

4.5.1 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

This planning proposal falls well short of the 150 lots that would apply to this question.

Power and communications currently exist through or adjacent to the Planning Proposal area. As the number of lots (5) are minimal and have access to a major road, we do not foresee there to be any real effect on the roads.

4.5.2 WHAT ARE THE VIEWS OF THE STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?

No specific views have been sort by State of Commonwealth agencies.

4.6 MAPPING

The proposal includes reference mapping within the main document and attachments. Some existing maps that may be modified through amending zoning as a result of this Planning Proposal include;

- YV LEP 2013 - Land Zoning Map – Sheet LZN_005E
- YV LEP 2013 – Lot Size Map – Sheet LZN_005E

5 COMMUNITY CONSULTATION

There has been minimal community consultation regarding the amended proposal. It is understood that a 28 day community consultation is a requirement as part of a Gateway Determination.

The proponent's previous proposal that included an STP and water that would service the Gundaroo Village and new developments was rejected by the community and therefore could not be supported by Yass Valley Council. The underlying factor of the rejection of the STP being to control any future village creep/sprawl/development is the primary focus of this amended Planning Proposal.

6 CONCLUSION

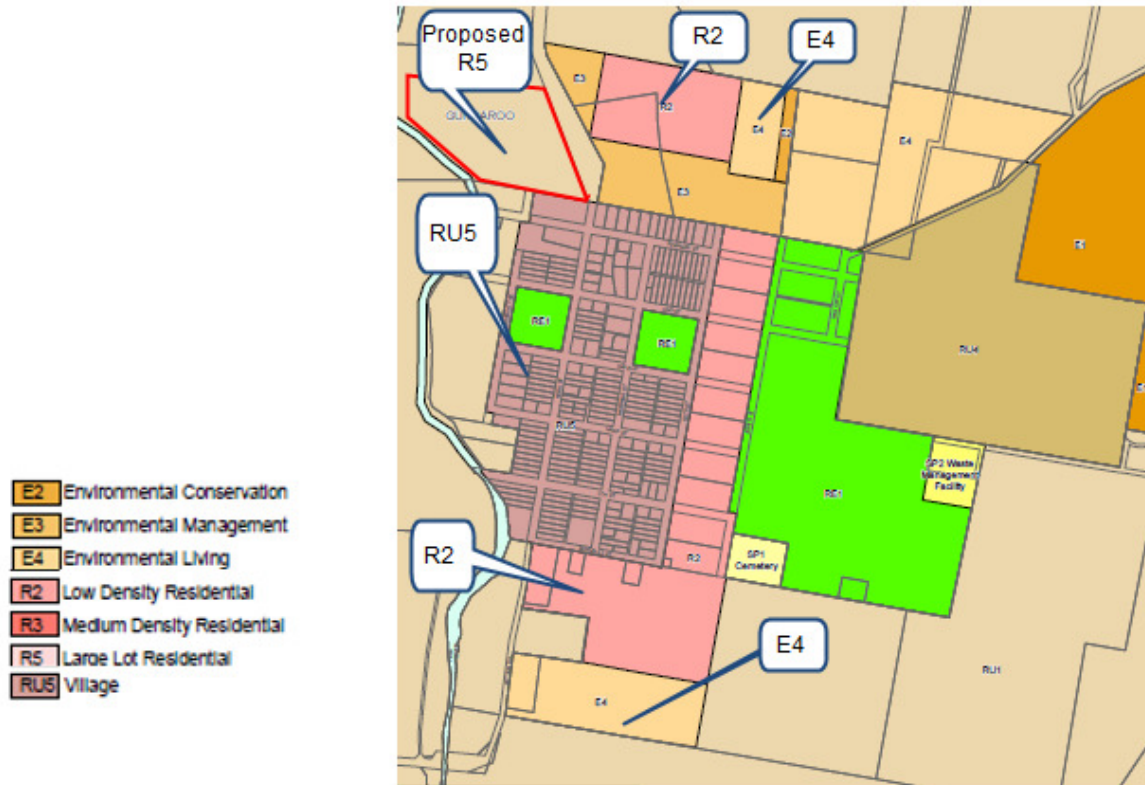
The core objective of this amended Planning Proposal is to create a transition zone between 2000m² village lots adjacent to the proposed area, a recent subdivision (>60 lots) opposite the subject area and agricultural lands so as to reduce land use conflicts and control Village sprawl consistent with the Gundaroo Master Plan.

It is also designed to continue with the changes in zones around the perimeter of the village. These zone changes are not only providing transitional zones between urban and agricultural activities but provides a control mechanism to reduce urban sprawl on the village edge.

This amended Planning Proposal should be seriously considered to complement existing village lots and new planning proposals recently accepted by Council further supporting YVC planning position.

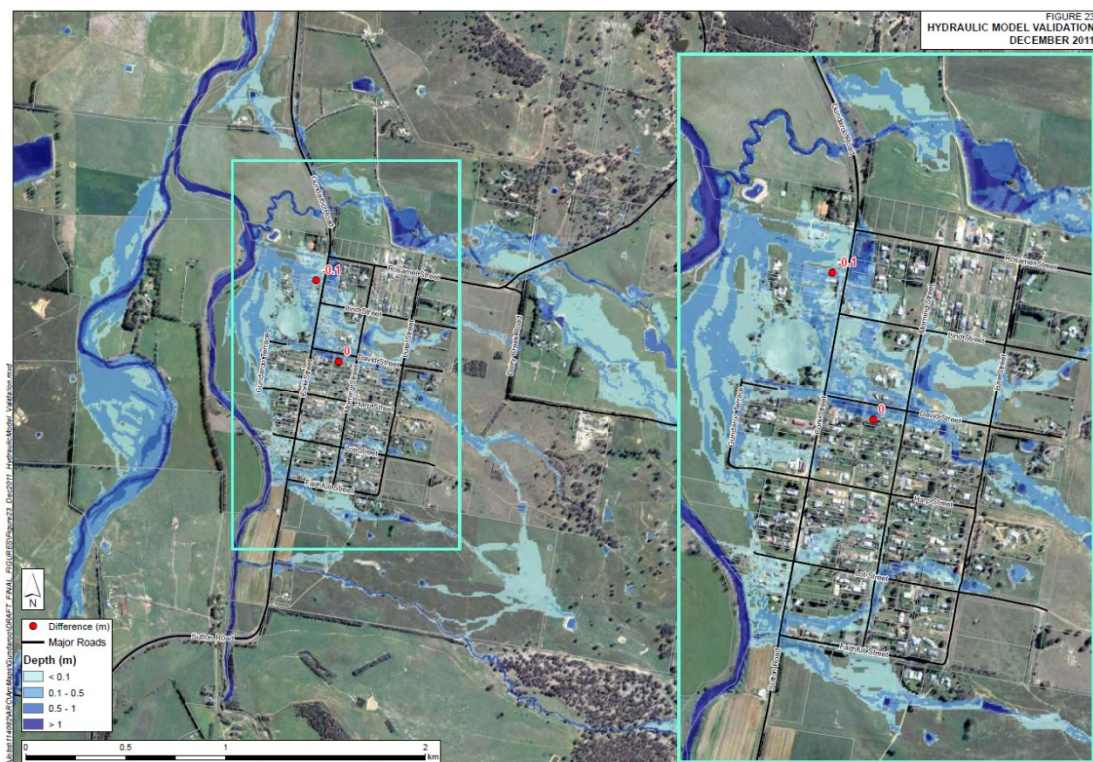
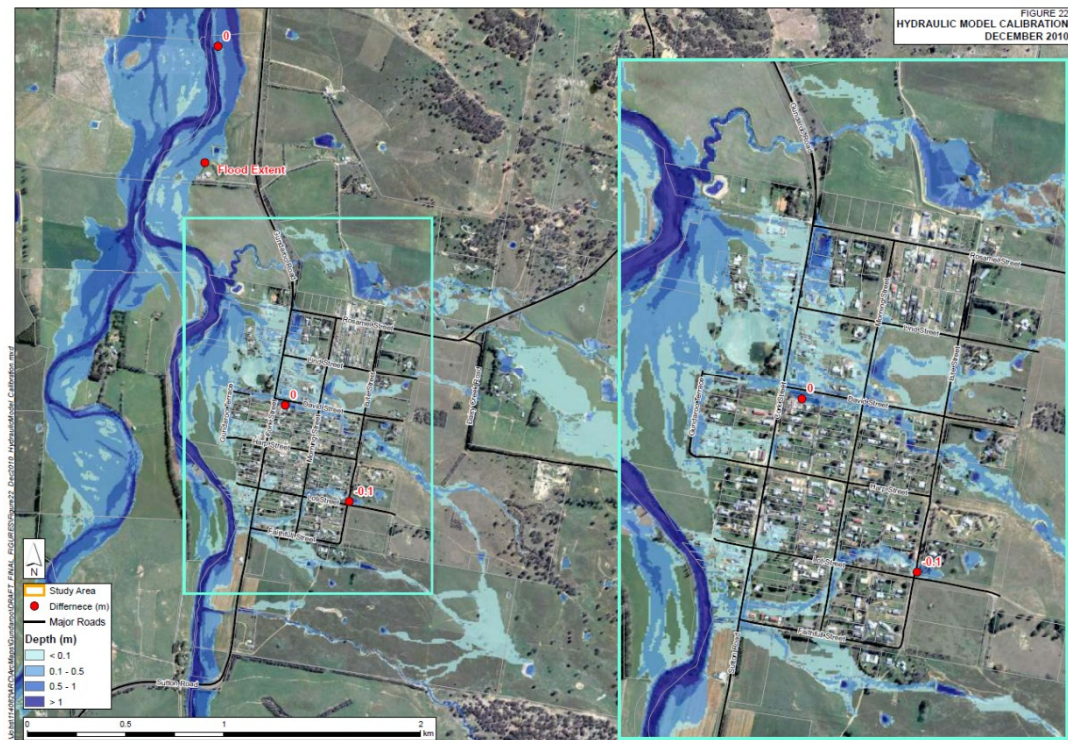
ATTACHMENT 1.

Extract from; Yass Valley LEP 2013, Land Zoning Map – Sheet LZN_005E



ATTACHMENT 2.

WMA Modelling of **2010 flood**. (Source. Gundaroo Flood Study DRAFT FINAL Figures 21 to 29, WMA) WMA Modelling of 2011 flood. (Source. Gundaroo Flood Study DRAFT



FINAL Figures 21 to 29, WMA)

FIGURE 28
GUNDAROO
1% AEP DESIGN FLOOD DEPTHS AND LEVELS

NOTE: Inundation patterns and/or peak flood levels shown for design events are based on best available estimates of flood behaviour. Actual inundation patterns may vary slightly during an event. Results are the peak flood envelope of both critical durations and blocked/unblocked scenarios.

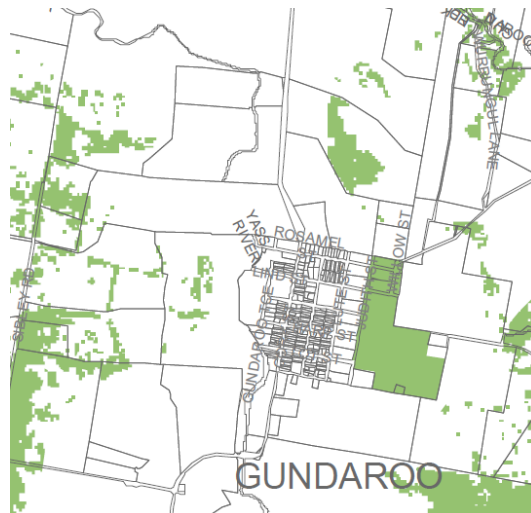
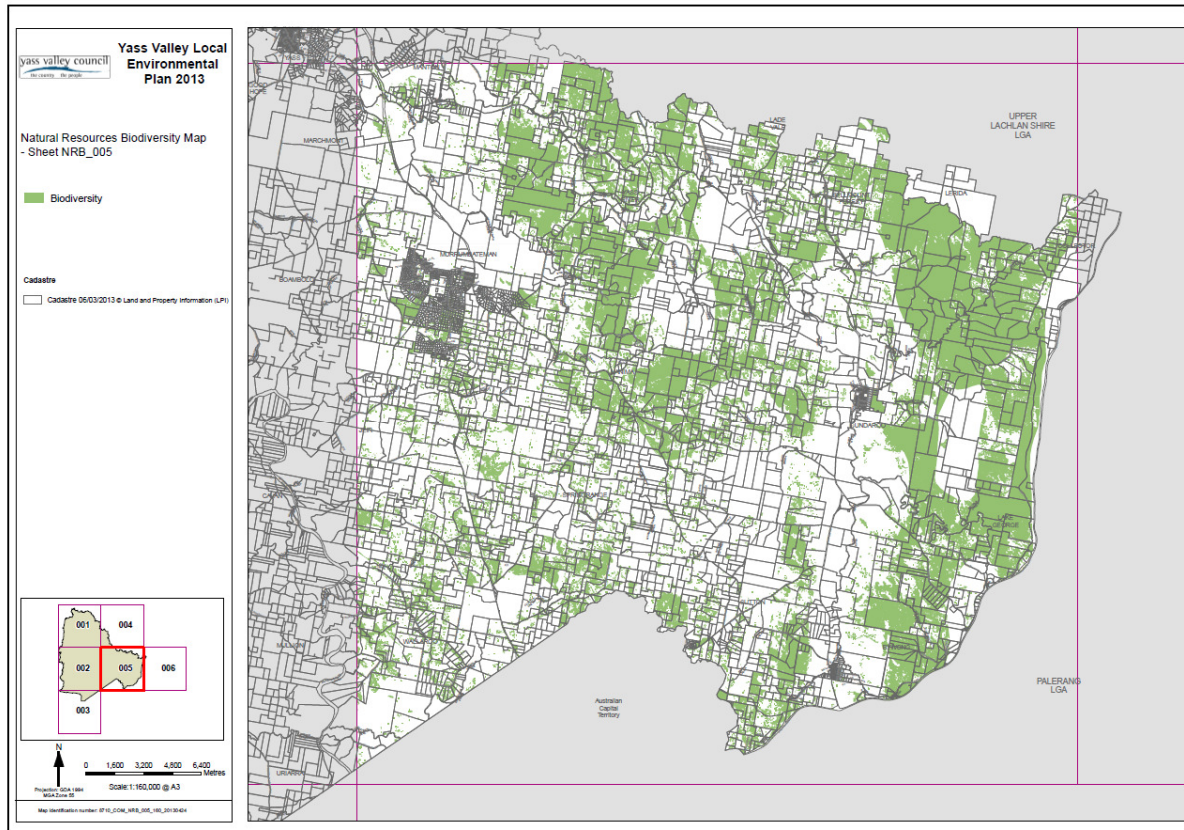
Peak Flood Level (mAHD)
Major Contour Interval (2m)
Minor Contour Interval (1m)

Depth (m)
< 0.1
0.1 - 0.5
0.5 - 1
> 1

0 0.5 1 2 km

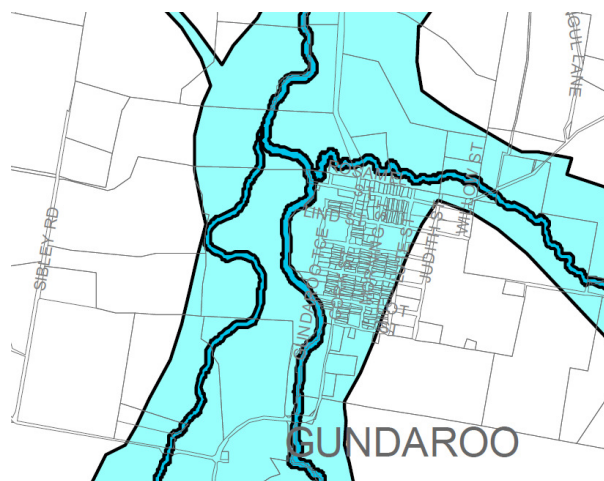
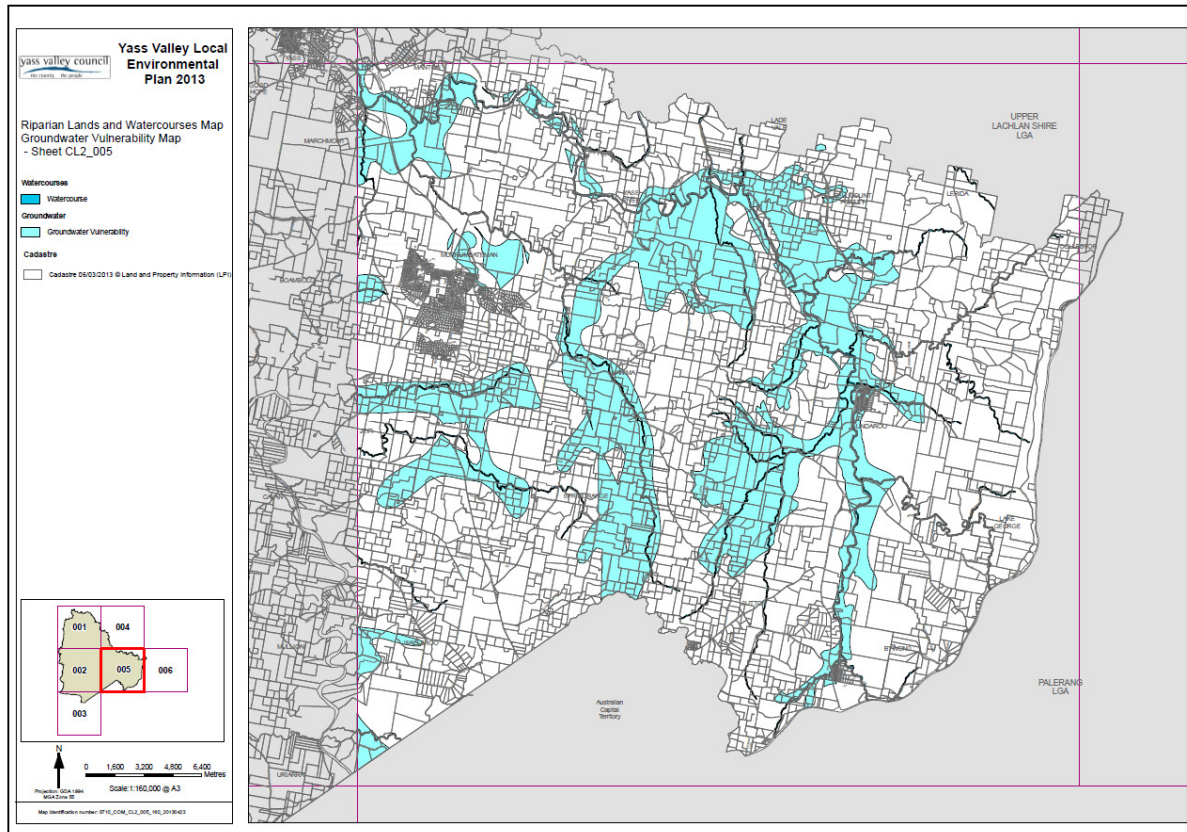
ATTACHMENT 3.

YVC LEP 2013 Natural Resources Biodiversity Map –Sheet NRB_005



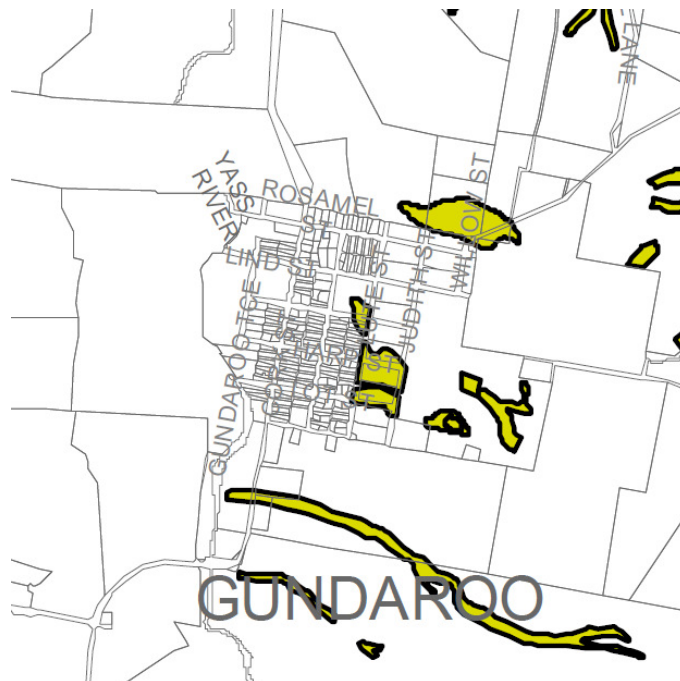
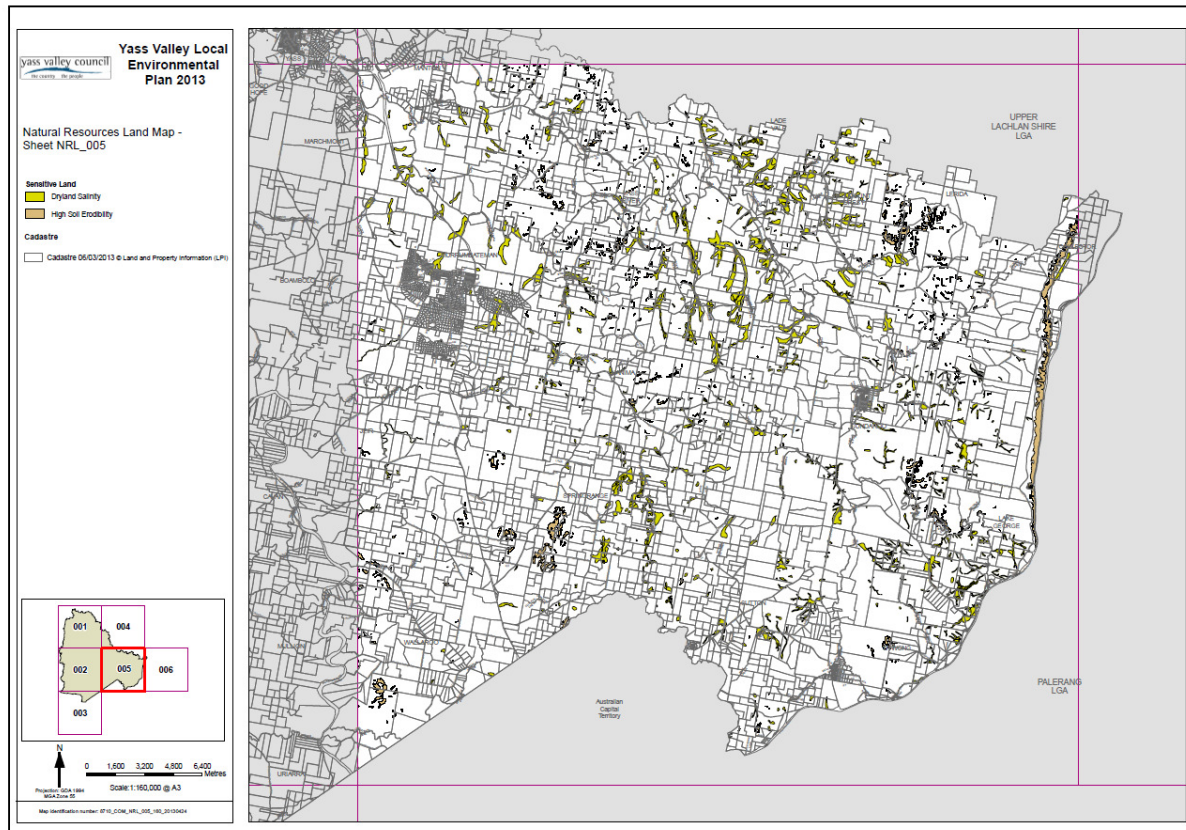
ATTACHMENT 4.

YVC LEP 2013, Riparian Lands and Watercourses Map, Groundwater Vulnerability Map- Sheet CL2_005



ATTACHMENT 5.

Yass Valley LEP 2013, Natural Resources Land Map- Sheet NRL_005



Yass Valley LEP 2013, Heritage Map- Sheet HER_005EA



ATTACHMENT 7.

Environmental report – Coolawin. PDF attached.

ATTACHMENT 8.

Aboriginal Heritage Due Diligence Assessment – part Coolawin. PDF attached.