

## 6.2 Planning Proposal - 2155 Sutton Road, Sutton

### SUMMARY

To present a report on a draft Planning Proposal seeking an amendment to the Yass Valley LEP 2013 for 2155 Sutton Road, Sutton. It is recommended that the proposal be submitted for a Gateway Determination.

### RECOMMENDATION

*That the Planning Proposal for 2155 Sutton Road, Sutton (PP-2018-02) be endorsed and forwarded to the Minister to request a Gateway Determination pursuant to s3.34 of the Environmental Planning & Assessment Act 1979*

### FINANCIAL IMPLICATIONS

Resources for planning proposal assessment are provided for in the current Operational Plan.

### POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- South East and Tableland Regional Plan
- Yass Valley Local Environmental Plan 2013 (Yass Valley LEP 2013)
- Yass Valley Settlement Strategy (2017)
- Sutton Masterplan (2017)

### REPORT

#### 1. Introduction

The Sutton Masterplan was adopted by Council at its December 2017 meeting, and set a framework for the consideration of future development surrounding the village given the number of enquiries from various landowners. The Masterplan included land what would be considered together with suggested zoning. It also reinforced a minimum lot size of 5000 sqm for new areas given reticulated sewerage is not provided, nor planned to be by Council.

The spatial map of the Masterplan is shown in **Attachment A.**

#### 2. Planning Proposal

A draft Planning Proposal has been lodged with Council requesting an amendment to the Yass Valley LEP 2013 – specifically the zoning and minimum lot size on the subject land.

The subject land is Lot 1 DP 32236, located to the immediate southwest of Sutton Village, bounded by Guise Street/Majura Lane and Sutton Road. The land has been cleared in the past and used for grazing purposes.

##### 2.1 Bypass

The route which has been indicated within the draft Planning Proposal is nominal, but takes into account the identified land constraints suggesting an alternative route to cross the Yass River, avoid the Sutton Hall and link into the previously suggested alignment on the land to the west. Some preliminary design work has also been undertaken to demonstrate geometry of a high speed road. The final alignment requires further assessment into route options, which will be undertaken by Council and RMS. It is anticipated that this will occur concurrently with the assessment of this Planning Proposal.

## 2.2 Zoning and Minimum Lot Size

The proposed zones and lot sizes are sought for R2 Low Density Residential (5000 sqm) lots with frontage to Guise Street/Majura Lane and adjacent to Sutton Road. The residual land is proposed to remain RU1 Primary Production, with a minimum lot size of 10 ha inside the indicative bypass route, and 20 ha outside.

The plan of proposed zones and minimum lot sizes is shown in **Attachment B**.

The landowner has indicated that the RU1 lot inside the bypass route adjacent to the residential lots would function as a community lot for equestrian purposes and also includes intermittent watercourses which traverse the site. While the eventual subdivision and future use is outside this planning proposal approval process, it gives some justification for the layout and area of the proposed zones.

## 2.3 Supporting studies

An Aboriginal Cultural Heritage assessment was undertaken in 2017, which resulted in a change to the indicative bypass road alignment to avoid two of the three Potential Archaeological Deposits (PAD's) identified. The third PAD is located within the area proposed to remain rural however is planned to be used in the future for equestrian purposes. There is sufficient area to allow for this PAD to be avoided in that event.

A land capability assessment was undertaken in 2017, which has made recommendations in relation to stabilisation of existing site conditions, particularly areas of minor erosion and salinity, consolidation of drainage depressions and maintaining separation distances from bores and riparian areas. This report has suggested some modification to the residential lot areas combined with modification of drainage structures to reduce the level of constraint on effluent disposal.

A Flora and Fauna Assessment was undertaken in 2017, which advised that the site is covered by predominately exotic pasture, with limited areas of derived native grassland. The assessment concludes that no threatened ecological communities will be impacted. The report does make recommendations in relation to protection of a number of hollow bearing trees on the site.

A bushfire hazard assessment was also prepared in 2017, which assessed the bushfire risk from grassland. The proposal is considered to be a low risk type of development, and makes recommendations in relation to asset protection, access, services and construction requirements. The main risk was from the proposed right of carriageway to service future lots (from Sutton Road) in lieu of a public road.

## 3. Strategic Planning Assessment

This draft Planning Proposal is consistent with the South East and Tablelands Regional Plan, which acknowledges the demand for new housing being driven by our proximity to the ACT. It also focuses new settlement as extensions of local centres, and highlights the need to consider servicing and access issues. As Sutton is an existing local centre, this draft Planning Proposal seeks to consolidate the existing settlement, while its scale and lot sizes reflect the constraints of the site.

The Yass Valley Settlement Strategy was prepared in light of the Regional Plan and includes specific recommendations for Sutton. These include no significant development of Sutton, with additional growth limited to 150 lots, being consistent with the Sutton Masterplan as follows:

*“Limited residential re-zonings would be appropriate adjacent to and contiguous with the existing village if they can demonstrate a secure water supply (sufficient for potable and bushfire requirements) sustainable on-site sewerage disposal, and development has regard to other site characteristics such as flood prone land and biodiversity values.”*

The Sutton Masterplan includes part of this site, and identifies potential areas for Low Density Residential development with a minimum lot size of 5000 sqm. It does suggest possible application of an E3 zone over the intermittent watercourse, however an alternative solution of

including it within the residual lot to remain rural has been put forward. As stated above, the alignment of a future road bypass has also been varied as a result of further work undertaken since the Masterplan was prepared.

This landowner was involved in the recent Sutton Master planning process, and some of the constraints mapping undertaken on this land at that time informed the final Masterplan as adopted by Council in December 2017. The draft Planning Proposal which has been submitted to Council is therefore generally consistent with the discussions at that time, together with the adopted Masterplan.

If DP&E considers that the Planning Proposal can proceed to the next stage of assessment, it will issue a determination to Council accordingly, outlining public agency referral requirements. It will also advise community consultation requirements stating the minimum required public exhibition period.

## **STRATEGIC DIRECTION**

Key Pillar	1. Our Environment
CSP Strategy	EN4 - Maintain a balance between growth, development and environmental protection through sensible planning
Delivery Program Action	EN4.1 - Ensure Council's statutory planning instruments are up to date and reflective of the community needs
Operational Plan Activity	EN4.1.1 – Undertake ongoing strategic land use planning and reviews of existing instruments

















<b>Attachments:</b>	A. Sutton Masterplan (Map) <a href="#">↓</a>
	B. Proposed zoning and minimum lot size <a href="#">↓</a>

## Sutton Village Master Plan Implementation

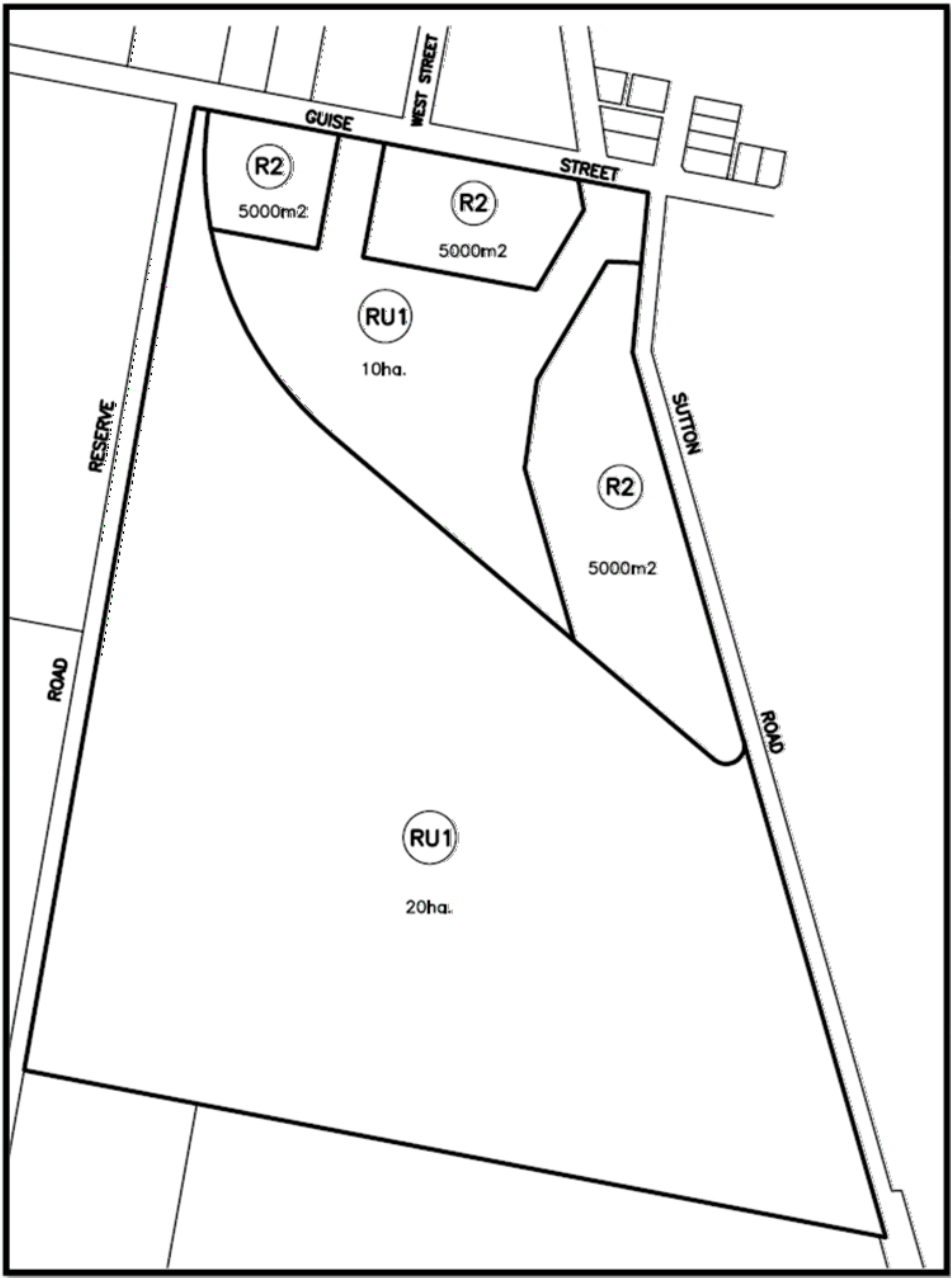
For inclusion as Appendix to Yass Valley Comprehensive DCP

### Master Plan Features

#### Legend

-  Village Extents
-  Existing Public Open Space
-  Place of Community Focus
-  Yass River and Village Creeks
-  Pedestrian Link
-  Public Domain Strategy
-  Sutton Entrance Avenue
-  Landscape Buffers
-  Potential Yass River Monitoring Point
-  Crown Reserve including 'Sutton Common'
-  Encourage Commercial Development
-  Indicative alignment of Bypass (subject to further investigation)
-  Link to existing Village
-  Potential Rezoning to R2 (5000m<sup>2</sup>)
-  Potential Rezoning to E4 (2.5ha)
-  Potential Rezoning to E3 (40ha)





Proposed Zoning and Minimum lot sizes (PHL)