

22nd October, 2015

The General Manager
Upper Lachlan Shire Council
PO Box 10
Crookwell NSW 2583

Attention: Jacqui Impey

Dear Jacqui

Planning Proposal - Gunning

We refer to the Planning Proposal submitted in relation to the proposed rezoning and amendment to the current minimum lot size of land off Grabben Gullen Road at Gunning. Further to Council's email of 1 October, set out below are responses to questions raised by Council.

Question1 : Reasons for the proposed changes to the Land Zone and Minimum Lot Size boundaries,

The proposed changes to the land zone and minimum lot size boundaries will facilitate the orderly and economic development of the balance of the overall holding of which the land forms part in a manner that is consistent with the adjoining existing RU 4 land use zone. The existing RU 4 land use zone forms the current western edge between the two land zone types.

The land zone and minimum lot size will be consistent and compatible with the character of the balance of the holding of which it forms part as anticipated by the RU4 zoning and minimum lot size of 10 hectares adjoining to the west.

The land zone and lot size are consistent with the planning principle of consolidating closer settlement adjacent to established services, in this instance Gunning Village.

The proposed land use zoning reflects a better planning outcome to demarcating zones by relying on Grabben Gullen Road as the defining edge to the new boundary. The current edge between the RU2 and RU4 zones is poorly defined and in itself, is a poor planning outcome in terms of potential land use conflict.

The current RU2 zoned land subject to the Planning Proposal is not contiguous with land similarly zoned and in the same ownership. It is also physically separated from similarly zoned land for much of its edge by the Grabben Gullen Road. Accordingly, it is unlikely to be used for agricultural pursuits consistent with the intended purpose of the RU 2 zone as reflected in the zone objectives.

Question 2: Why the new Land Zone and Minimum Lot Size have been selected,

The proposed land use zone and minimum lot size will compliment and be consistent with the adjoining RU 4 zone and lot size. It will confirm the orderly development of the overall holding in a 'master planned' approach. As also otherwise mentioned, the adoption of the RU 4 zone and lot size is consistent with consolidating closer settlement adjacent to existing services.

T +61 2 6230 7855
PO Box 248, Civic Square ACT 2608
Level 12, 221 London Circuit
Canberra ACT 2600

T +61 3 9602 5722
PO Box 2991, Melbourne VIC 3000
Level 31, 360 Collins Street
Melbourne VIC 3000

T +61 2 9036 6666
PO Box 187, Sydney NSW 2001
Level 22, Angel Place, 123 Pitt Street
Sydney NSW 2000

Question 3 *How the new proposal will achieve the objectives of the proposed new Land Zone and Minimum Lot Size,*

The Planning Proposal will achieve the objectives of the RU 4 zone as follows:

To encourage and promote diversity and employment opportunities in relation to primary industry enterprises or that are more intensive in nature.

By proposing to further consolidate primary production small lots adjacent to Gunning Village services, the lots are likely to be both more attractive and taken up for the purposes of small lot primary production as a viable employment/enterprise compared to those less well located. Doing so, reflects the strong likelihood of off farm income and the advantage of close proximity to services such as primary school and local shops as part of lifestyle choice.

To minimise land use conflict between land uses within this zone and land uses within adjoining zones.

The Planning Proposal will be an improved planning outcome in terms of managing the potential land use conflict to adjoining zones. As mentioned, the current zone boundary between the RU 2 and RU 4 zones is poorly defined with the potential for much greater land use conflict than the proposed new zone boundary which largely coincides with the existing road edge. In terms of the zone boundary to the adjoining RU 2 zone to the north 40ha lot size, this edge is relatively small and is able to be managed as part of the overall master planning for the entire holding of which the land forms part.

The overall master planning also enables the issue of any land use conflicts within the proposed RU 4 zone area to be managed in an integrated manner.

Overall land capability and suitability

There are a number of RU 4 zone objectives that relate to the overall capability and suitability of the land for primary production small lots. These objectives have otherwise been addressed in the Planning Proposal.

Question 4: *How the changes will impact on the adjoining land that remains unchanged in Land Zone and Minimum Lot Size,*

As noted, the proposed changes in land use zone and lot sizes will result in a better planning outcome in terms of minimising land use conflict than that which currently exists.

Thank you for the opportunity to make further comment on the Planning Proposal and trust the above assists. Should you have any further questions, please do not hesitate to contact me



Mark Grayson

Director

Knight Frank Town Planning