

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 19 DECEMBER 2019

Mr Andrew Croke left the Chamber in accordance with his declaration the time being 7.54pm.

ITEM 11.2 101 GOLSPIE ROAD TARALGA ZONE MODIFICATION LOT A DP 413644

366/19 RESOLVED by Clr Searl and Clr Wheelwright

1. The planning proposal be endorsed by upper Lachlan Shire Council and forwarded to the Minister for Planning for a Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979.
2. Council delegate to the General Manager authority to implement the Gateway Determination.

- CARRIED

Councillors who voted for:- Clrs P Culhane, R Cummins, P Kensit, R Opie, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

Councillors who voted against:- Nil

Mr Andrew Croke returned to the meeting the time being 7.56pm

ITEM 11.3 SUSTAINABLE COMMUNITIES UPPER LACHLAN SHIRE COUNCIL ENERGY MASTERPLAN

367/19 RESOLVED by Clr Searl and Clr McCormack

1. Council adopt the Sustainable Communities Energy Masterplan for the Upper Lachlan Shire.
2. Council consider priorities listed in the Energy Masterplan for inclusion in future years Council Operational Plan and Delivery Programs.

- CARRIED

Councillors who voted for:- Clrs P Culhane, R Cummins, P Kensit, R Opie, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

Councillors who voted against:- Nil

Environment and Planning - 19 December 2019

ITEM 11.2 **101 Golspie Road Taralga zone modification Lot A DP 413644**

FILE REFERENCE **I19/871**

AUTHOR **Manager of Environment and Planning**

ISSUE

The site is a rural lot on the edge of a zone and lot size boundary and the application is to change the lot size map to facilitate a subdivision and dwelling entitlement. The property is 2.02 ha with two dwellings and the owners would like to create two 1 ha lots with one house on each.

RECOMMENDATION That -

1. The planning proposal be endorsed by Upper Lachlan Shire Council and forwarded to the Minister for Planning for a Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979.
2. Council delegate to the General Manager authority to implement the Gateway Determination.

BACKGROUND

The matter has had a long and arduous history. Two existing dwelling houses are on a single parcel of land. The amendment to the Upper Lachlan Local Environmental Plan 2010 will enable the property which has an area of 2.02 ha to be subdivided into two lots with a minimum size of 10,000 m². The subdivision would create a situation allowing the two dwellings to be on separate lots.

REPORT

The Council assessed the planning proposal following the Environmental Planning and Assessment Act 1979 and the Department of Planning, Industry and Environment "A Guide to Preparing Planning Proposals".

The objectives of the rezoning are to enable two existing dwellings currently on Lot A DP 413644 - 101 Golspie Road to be on separate parcels of land. A subdivision of the property will be required if the planning proposal is successful. The property is 2.02 ha and is zoned R5 Large Lot Residential. The amendment will amend the Lot Size Map Sheets LSZ008B by changing the minimum Lot size from Z-2 ha into Y-10,000 m².

The land is within an R5 Large Lot Residential Zone but has a minimum Lot size of 2 ha and is less than 500 m from a Village zone which has a minimum lot size of 1000 m². The planning proposal did not result from any strategic analysis of the area but is consistent with the Upper Lachlan Strategy Plan 2020 Vision:

"Urban development should be facilitated primarily in areas already zoned for that purpose. Including all land within existing village boundaries, both vacant and developed areas. Opportunities for infill housing within developed areas can be supported. This approach provides for greater housing choice and promotes living close to existing services and facilities. This reflects the needs of declining household size and an ageing population."

The land is almost adjacent to an existing village. The R5 zone has a range of lot size provisions across the Shire. Notably, there is provision for 2000 m² lots and 4000 m² lots and 2 ha lots. There is no provision in the Shire for 10,000 m² lots.

The land is also within the Sydney drinking water catchment, and Direction 5.2 applies to the area. The Direction requires that Council consider any planning proposal prepared under the general principle that water quality within the Sydney drinking water catchment must be protected. The existing lot already has two dwellings; the plan would allow an additional two houses. Two new homes would not have an impact on the water catchment. Also, the Council would need to approve the septic tanks and at that time would take into account any effect on the Sydney drinking water catchment.

The proposed changes to the lot size provisions do not have any negative impacts for the locality, Council's existing strategies and does not contravene State Government directives or policies.

A copy of the planning proposal is attached to this report for Councillor's consideration.

POLICY IMPACT

The proposal has a relatively minor impact on the land and no policy impact.

OPTIONS

The options for Council include rejecting the application, recommending the application to the New South Wales Government for a gateway determination or amending the application to recommend an alternative lot size option.

FINANCIAL IMPACT OF RECOMMENDATIONS

There are no Council funds allocated to this project. The mapping is required to be changed and this will require external GIS work provided by a contractor to Council.

RECOMMENDATION That -

1. The planning proposal be endorsed by Upper Lachlan Shire Council and forwarded to the Minister for Planning for a Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979.
2. Council delegate to the General Manager authority to implement the Gateway Determination.

ATTACHMENTS

1.	Planning Proposal - 101 Golspie Road, Taralga	Appendix
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