

1 June 2021

Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

Attention: Mr Nick Thistleton
Ms Kate Wooll

Request for Planning Proposal – Partial Rezoning of Teneriffe

Dear Nick & Kate,

I refer to our meeting on 27 April 2021 and your email of the same date regarding a Proposal to rezone 21 blocks in Stage 2D2 of the Teneriffe subdivision.

Following discussions with Council, we understand Council requires a letter requesting the rezoning and outlining a rationale and justification for same. As such, please accept this letter as our formal request, with details of the Proposal provided in the following sections.

Proposal

Core Developments are the Proponent of a residential subdivision at 133 Marys Mount Road (Lot 500 DP1247515). The subdivision was originally approved on 27 September 2018 (DA0183/1718) as a two-stage residential subdivision. A modification was subsequently lodged and approved in 2019 to split the subdivision into 7 stages. The blocks subject of this rezoning request are in Stage 2D2, which is the final stage.

In respect of Stage 2D2, Condition 74 of the modification determination (2019) noted that a number of lots fell within the RU6 Transition zone and therefore could only be delivered under a Community Title scheme. The lots subject to this condition are:

- C1, C2, C23, C24, E1 – E11, E13 – E19

Instead of delivering these lots under Community Title, the Proponent is seeking to have these lots rezoned to R2 Low Density Residential zone, consistent with the rest of the Teneriffe estate.

Rationale

Rezoning the blocks to R2 is considered to be a better outcome for the estate and future landowners as it ensures all blocks within the estate are zoned the same (R2 low density), and it means that future owners of these blocks are not subject to body corporate fees or maintenance and upkeep requirements associated with Community Title common property.

It is understood that the intent of the RU6 transition zone is to:

1. *Protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities*
2. *To minimise conflict between land uses within this zone and land uses within adjoining zones*

In the case of Teneriffe, the RU6 zone provides a buffer between residential uses (R2 Zone) and areas of environmental significance and/or sensitivity (E3 Zone).

Noting the buffer zone (RU6) expands some 650m between the R2 Low Density zone and the E3 Environmental Management area, the proposed adjustment to the zone boundary is not considered to erode the function of either the RU6 zone or the E3 zone. This is on the basis that the proposed rezoning represents a minor zone realignment only, leaving a 550m buffer between the residential and environmental zones upon successful variation.

The proposed rezoning is also considered to meet the recommendations of the *Goulburn Mulwaree Council Urban and Fringe Housing Strategy*, noting the Strategy states 'much of this land (RU6 Transition Zone) has been identified as some of the land less constrained and therefore better suited for urban development'. In addition, the Strategy states that management of the interface between the zones and managing land use conflicts will be key. Noting there will continue to be significant separation between residential and environmental land uses, the proposed rezoning is considered consistent with this recommendation.

Further, the *Goulburn Mulwaree Strategy 2020* recommends location of residential living areas on land that is able to be serviced by infrastructure in a cost-effective way, and on land which is less productive from an agricultural perspective. Given the expansion of urban areas on blocks adjacent to the site and also within the Teneriffe estate, it is considered the majority of land zoned RU6 in proximity to the site is unsuitable for agricultural use and as such, rezoning of this land is consistent with the recommendations of the *Goulburn Mulwaree Strategy 2020*.

Noting the rezoning only affects a very small portion of the transition zone and the fact that a 550m buffer will remain between the residential zone and environmental protection zone, even after successful rezoning, the interface between the zones will not be negatively impacted.

Conclusion

In conclusion, we seek Council's support for a rezoning of 21 blocks in the Teneriffe estate from RU6 Transition Zone to the R2 Low Density Zone. The purpose of the rezoning is to facilitate residential subdivision of the blocks inline with DA0183/1718.

In the determination for DA0183/1718, Council recommended subdivision of these lots under a Community Title scheme, however, upon review of the requirements associated with Community Title schemes, the Proponent considers rezoning blocks to R2 to be a better outcome for future residents.

The proposed rezoning is also considered consistent with the *Goulburn Mulwaree Council Urban & Fringe Housing Strategy* and *Goulburn Mulwaree Strategy 2020*. In addition, the intent of the RU6 transition zone is not considered to be impacted by the rezoning, noting a 550m buffer between the proposed R2 and E3 zone will remain, even upon successful rezoning.

Should Council require clarification of any of the information provided, or wish to discuss the Proposal further, please do not hesitate to contact Emily Leemhuis or Matt Cuthbert of Core Developments.

Yours Sincerely,

Figure 1: Tenerife Zoning Plan

