

14.2 PLANNING PROPOSAL - MINIMUM LOT SIZE AMENDMENT - NORTH ST, MIMOSA ST AND BARTONDALE RD TEMORA

File Number: REP21/1329

Author: Town Planner

Authoriser: Director of Environmental Services

Attachments: 1. Planning Proposal - Minimum Lot Size Amendment
2. Concept development plan

Applicant

Mr Andrew McMaster

Property

Land bounded by Airport Street, North Street, Mimosa Street and Bartondale Road, Temora

Proposal

Proposed alteration to minimum lot size from two hectares to one hectare for land bounded by Airport Street, North Street, Mimosa Street and Bartondale Road Temora

Site Description

The site area is 17.94 hectares in size and comprises the following properties:

3 and 5-7 North St

14, 16 and 20 Airport Street

10, 16, 22 and 28 Airport Street

Figure 1 provides an aerial image of the subject land.



Figure 1: Aerial image of subject land shown edged heavy black

Figure 2 provides a map of the existing zoning of the site, being R5 Large Lot Residential zone

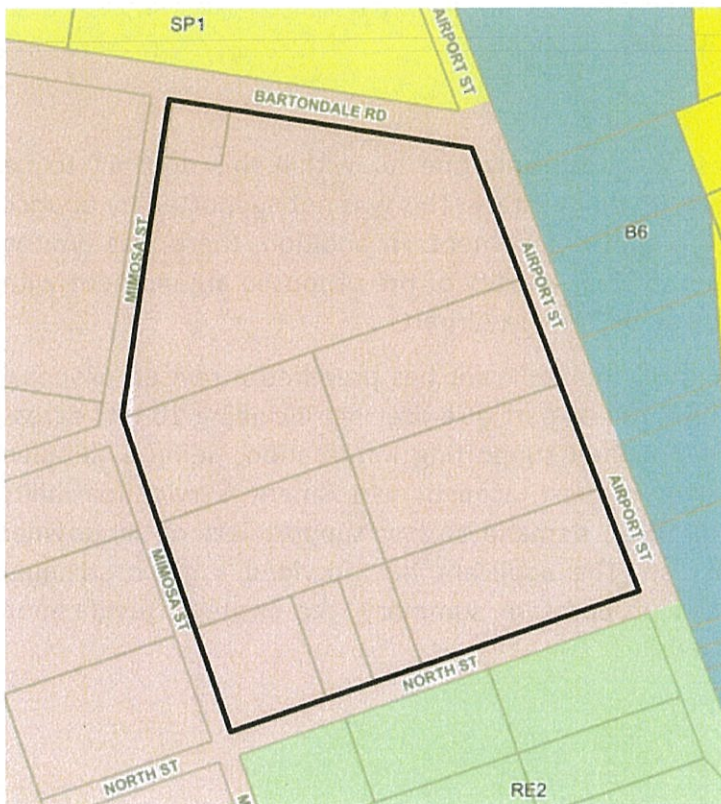


Figure 2: Zoning map of subject site

Figure 3 provides a map of the current minimum lot size, being 2 hectare minimum lot size for a dwelling entitlement.



Figure 3: Existing minimum lot size map of subject land

The applicant has provided a range of supporting information to the draft amendment, including a Planning Proposal prepared by Salvestro Planning (attached), Concept future development plan (attached), as well as an acoustic assessment, servicing feasibility report, demand-supply support letters and landholder consultation support letters.

Assessment

Council has previously considered a request involving only one lot within this precinct to be reduced in minimum lot size from two hectares to one hectare. This was not supported by Council due to the lack of strategic justification for a spot amendment. In addition, there was limited supporting information at the time in relation to compatibility of the proposed amendment with existing environmental constraints, including nearby Temora Airport.

Following receipt of this feedback from Council, the applicant has prepared a revised proposal which requests that the amendment be considered as part of a precinct including 10 lots across almost 18 hectares. The applicant has also provided supporting information, being a detailed planning proposal including justification for the request, acoustic assessment, service feasibility assessment, site assessment for effluent disposal, demand supply support letters, landowner letters of support and a concept precinct plan. The applicant has provided a much stronger justification for the request with the revised proposal. In summary, the strategic justification provided in support of the proposal is as follows:

- Retains rural residential character
- Land is adequately serviced by essential infrastructure
- Potential land use conflicts can be adequately managed
- Proposal contributes to the variety of land supply in Temora township
- Affected landholders have provided initial support
- There is strong demand for additional residential lots
- The planning proposal responds to the Temora Local Strategic Planning Statement, the Temora Residential Land Use Strategy 2019 and the Riverina Murray Regional Plan
- The proposal is located within a defined development corridor between the existing Showground and Airport precinct.
- Supporting specialist studies confirm that the subject land is appropriately located to avoid any detrimental land use conflicts
- The proposed amendment is not expected to cause impact to existing native vegetation or biodiversity.
- The site is not flood prone land or bushfire prone land.
- The site is not a heritage item and proposed future development will not impact upon the adjoining heritage item of Temora Showground.
- There are no records of Aboriginal sites within 200m of the subject land. The requirement for assessment of impact upon Aboriginal cultural heritage can be managed through future conditions of consent that require works to proceed with caution and if any Aboriginal objects are found, work will be stopped and the relevant authorities notified.

- There are no significant areas of concern in relation to contaminated land within the subject site.
- The Site Assessment for Effluent Disposal System Report has concluded that the site is capable of accommodating additional onsite sewer disposal, involving aerated systems. Future systems will be required to be located, installed and maintained in accordance with conditions of consent.
- A noise impact assessment conducted in support of the proposal concluded that noise potential from the grain handling operation, Temora Showground and road traffic have a negligible impact upon the precinct. The greatest noise impact on the precinct is aircraft movements from Temora Airport. This was considered to have a low-medium impact. Minor improvements to standard glazing thickness and minor acoustic improvements to walls and ceilings of future dwellings can achieve a satisfactory internal noise limit. The precinct is not located within the flight path of any runway at Temora Airport and future development is not expected to impact upon ongoing airport operations.
- The development will require stormwater infrastructure augmentation to ensure not adverse impacts upon downstream residents. This will require upgrades or duplication to an existing culvert in Airport Street, or future onsite stormwater management. This issue will be considered further by Council's Engineering Department as part of future consultation.
- Upgrades to electricity infrastructure will be required in order to support additional residential development. This issue will need to be considered further by Essential Energy as part of future consultation.
- Water, gas and NBN services may be reasonably easily augmented to provide services to future dwellings within the precinct

The proposal generates the potential for six additional dwellings to be constructed, based upon the land available.

Conclusion

The planning proposal in support of an amendment to the Temora Local Environmental Plan 2010 to reduce the minimum lot size from two hectares to one hectare within a precinct bounded by Airport Street, North Street, Mimosa Street and Bartondale Road has presented strategic justification for further consideration. The applicant has prepared evidence of demand, site suitability and assessment of relevant environmental considerations. The planning proposal is considered to be acceptable for presentation to the NSW Department of Planning, Industry and Environment for Gateway Determination, in order for further consultation and consideration to occur.

RESOLUTION 14/2022

Moved: Cr Graham Sinclair

Seconded: Cr Lindy Reinhold

It was resolved that Council:

1. Provide in-principal support for the proposed amendment and
2. Refer the Draft Planning Proposal to the NSW Department of Planning, Industry and Environment for Gateway Determination.

3. If supported, seek that Council be appointed the Local Plan-Making Authority, with delegation to the General Manager.

CARRIED

Report by Claire Golder

In Favour: Crs Rick Firman, Graham Sinclair, Lindy Reinhold, Max Oliver, Nigel Judd, Claire McLaren, Jason Goode, Belinda Bushell and Anthony Irvine

Against: Nil

CARRIED 9/0