

Dalwood Road Branxton, Amendment to Singleton LEP 1996

Proposal Title : **Dalwood Road Branxton, Amendment to Singleton LEP 1996**

Proposal Summary : **To rezone land currently zoned Rural 1(a) Rural Zone to residential, rural residential and conservation zones at two locations off Dalwood Load in the locality of Leconfield, near the village of Branxton. Site A comprises 30 hectares and has the potential to accommodate 190 lots, Site B is 16 hectares and has the potential to accommodate 100 lots.**

PP Number : **PP_2011_SINGL_006_00** Dop File No : **11/21827**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Resubmit**

S.117 directions : **1.2 Rural Zones
1.5 Rural Lands
2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.4 Planning for Bushfire Protection
5.1 Implementation of Regional Strategies
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions**

Additional Information : **The Planning Proposal should be resubmitted after Council have;**

- **undertaken the necessary studies to support the proposal.**
- **provided infrastructure servicing information.**
- **undertaken a strategic assessment of the Branxton locality in partnership with Cessnock Council, to provide context of residential opportunities.**
- **considered the application of an environmental zoning to portions of the site.**
- **obtain evidence that this land can produce residential development in the short term**
- **provided a zoning and lot size map for exhibition.**
- **considered consistency with relevant s117 directions**
- **provided additional justification regarding the inconsistency with the endorsed Strategy.**

It is also recommended that Council establish a transparent and consistent approach to considering sites not included within the endorsed Strategy.

Supporting Reasons : **The planning proposal should not proceed because it is considered inadequate. Council should be asked to undertake the additional work required before resubmitting the proposal to the gateway for determination.**

The sites contained within the planning proposal are considered to have some development potential, given their proximity to existing development. However, the sites are not contained within any current strategic work, nor are they identified as required by the land use monitor. Allowing the planning proposal to proceed may weaken the application of the endorsed Singleton Land Use Strategy.

Consideration of the development potential of land surrounding these proposals should also be undertaken and include land in the adjoining LGA, so as to provide a holistic picture of housing opportunities at Branxton.

Panel Recommendation

Dalwood Road Branxton, Amendment to Singleton LEP 1996

Recommendation Date : **15-Dec-2011**

Gateway Recommendation : **Rejected**

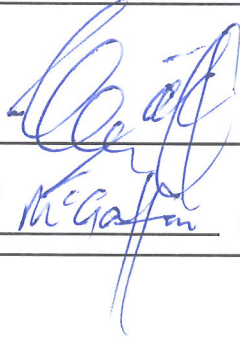
Panel

The Planning Proposal should not proceed for the following reasons:

Recommendation :

1. Insufficient strategic justification has been provided to support the planning proposal proceeding at this stage.
2. Council has not demonstrated why the site should be rezoned for residential purposes despite it not being identified for this purpose in an endorsed strategy.
3. Insufficient information has been provided in the planning proposal in relation to the proposed site zoning (including appropriate use of environmental zones), minimum lot sizes, and floor space ratio controls relating to the site.
4. Council has not provided sufficient information to demonstrate how the site can be serviced in an efficient and timely manner to support future development on the site.

Signature:



Printed Name:

Neil McGowan

Date:

21.12.11