

SCOPING PROPOSAL



Proposed LEP Amendment Land Rezoning

Lot 2 DP1267636, Oakes Road, Yoogali, NSW



Prepared for M Plos
Rev 2.0 – December 2022

Scoping Proposal - Proposed LEP Amendment

Land Rezoning

Lot 2 DP1267636, Oakes Road, Yoogali, NSW

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1 INTRODUCTION

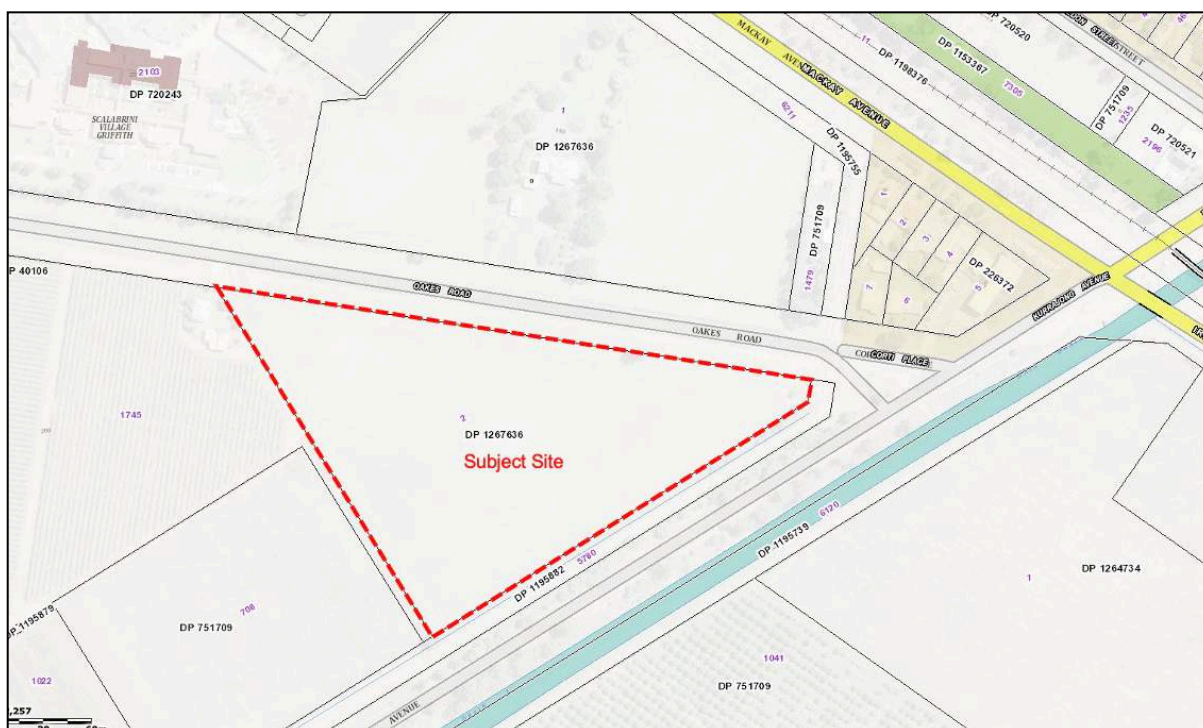
The following Scoping Proposal has been prepared in support of the proposed rezoning of Lot 2 DP1267636, Oakes Road, Yoogali, NSW 2680. The proposal involves a zone change from RU4 Primary Production Small Lots to RU5 Village, and a minimum lot size change from 5 hectares (ha) to 700m². The land is currently vacant.

The purpose of the proposal is to facilitate the construction of residential housing. The proposal also has a joint role in providing housing accommodation in conjunction with an adjacent proposed NDIS project on Lot 1 DP1267636. Lot 1 is currently subject to a Council endorsed Planning Proposal for rezoning to RU5 Village and a minimum lot size of 700m². The proposal will also assist in addressing the housing needs of the City.

A summary of the proposal details is provided in the table below.

Table 1: Summary of Proposal Details

PROPONENT DETAILS	
Name	Mr M R Plos
Contact	C/- Salvestro Planning
Address	16 Fitzmaurice Street, Wagga Wagga, NSW 2650
Relationship to site	Landowner
Email	mrppalm1@bigpond.com , admin@salvestroplanning.com.au
Phone	0418 469 046, 02 6921 8588
SITE DETAILS	
Site address	Lot 2 Oakes Road, Yoogali NSW 2680
Legal description	Lot 2 DP1267636
Site Area	3.792ha
Dimensions	375.52m frontage to Oakes Road and variable (approx.)
LANDOWNER DETAILS	
Name	As above
DESCRIPTION OF AMENDMENTS	
Proposal	Rezone from RU4 Primary Production Small Lots to RU5 Village Minimum Lot Size change from 5ha to 700m ²
LEP	Griffith Local Environmental Plan 2014
PREVIOUS CONSULTATION	
Yes/No	Yes
Name	Kelly McNicol – Griffith City Council Carel Potgieter – Griffith City Council Kerry Rourke – Griffith City Council
Date	10/08/22
Outcome	Advised to submit a Planning Proposal



1.1 Background and Context

The property was originally created for small lot agricultural purposes, however, with subsequent revisions of the City's strategic urban planning expansion needs, the land has been identified for future land uses ranging from:

- General Expansion (Residential) – under Griffith LEP 2002
- Existing Rural Small Holdings (No further densification) – Griffith LUS – Beyond 2030
- RU4 Primary Production Small Lots – under Griffith LEP 2014.
- Urban Rural Fringe/Link Road Investigation Area – Griffith LSPS (2020)

Land use directions for the site have been influenced primarily by potential overland flooding impact, as a result of earlier flood studies (pre-2012), and transport corridor strategies involving Kurrajong Avenue located to the southeast.

Recent flood studies (2015 & 2021) have confirmed the site to be unaffected by flooding at the 1% AEP level. The Heavy Vehicle Strategy (2013), involving the Southern Bypass route and Kurrajong Avenue, has identified potential noise and amenity impacts along the corridor. However, the route is contained with a 40m road reserve, and the subject site is physically separated from the road reserve by a 15m wide drainage corridor, providing adequate separation to mitigate potential environmental impacts on future dwellings.

Council's recent support of the rezoning of adjacent Lot 1 DP1267636 to RU5 Village provides additional justification that the rezoning of Lot 2 to RU5 Village has strategic merit, particularly when considering the development of this land in conjunction with the NDIS proposal over Lot 1, as well as addressing overall housing needs of the City. The physical attributes of Lot 2 are comparable with Lot 1, including access to essential infrastructure services, transportation networks and community facilities, as well as being free of natural hazards, cultural and other historic land use limitations.



Figure 3: Site Photo – View SE from Oakes Road (Source: SP 2022)



Figure 4: Site Photo – View S from Oakes Road (Source: SP 2022)

2 THE PROPOSAL

2.1 Concept Overview

Control Type	Current Control	Proposed Control	Comment
Land Use Zone	RU4 Primary Production Small Lots	RU5 Village	Rezoning of land within GLEP2014 in accordance with Part 3 of EP&A Act 1979
Lot Size	5ha	700m ²	MLS change in accordance with Part 3 of EP&A Act 1979

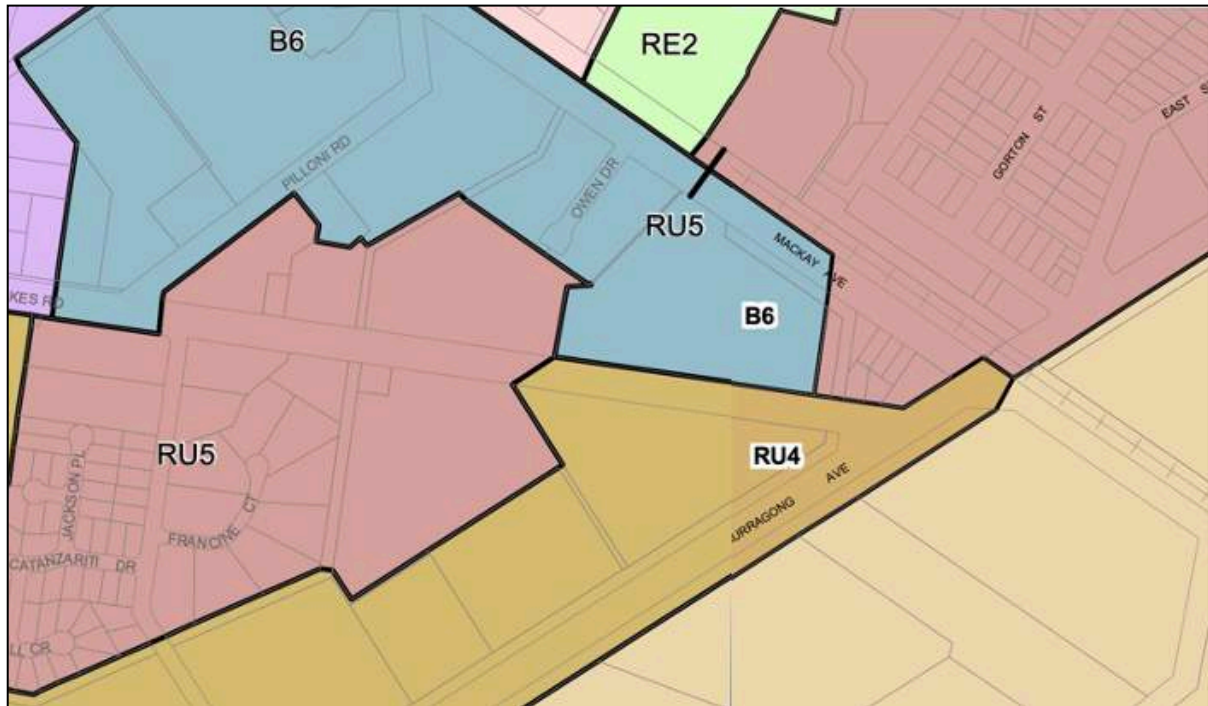


Figure 5: Existing Land Use Zone (Source: NSW Planning Portal 2022)

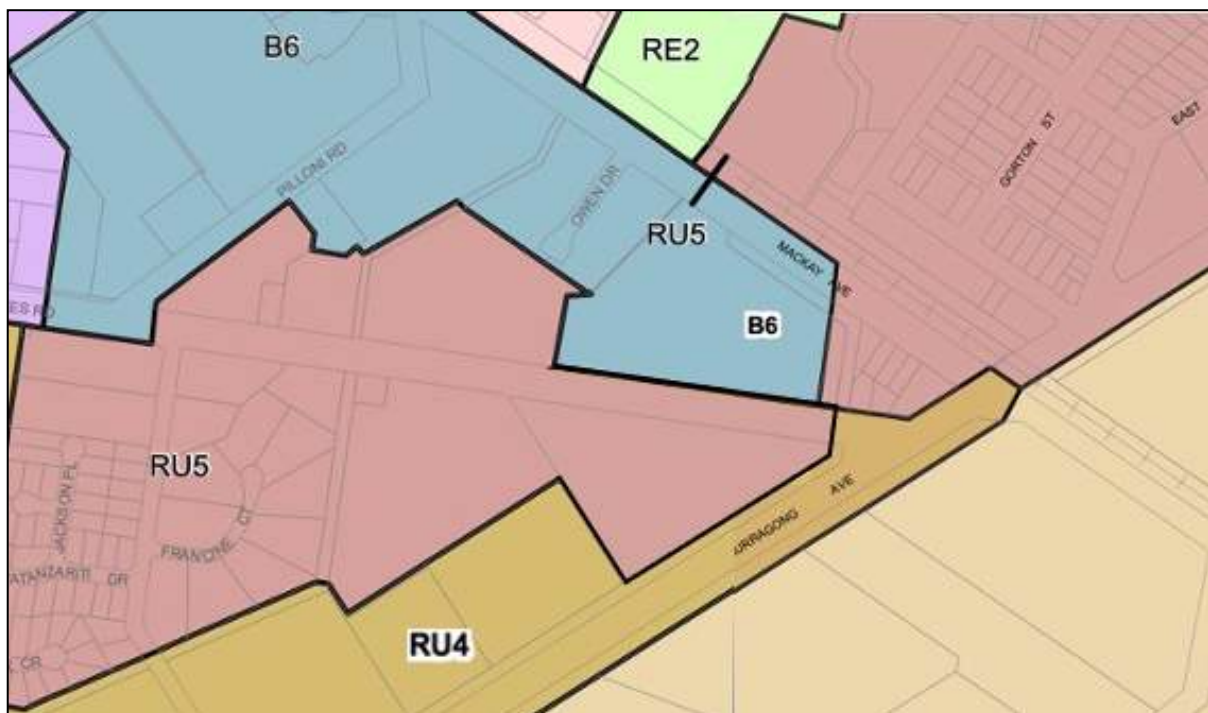


Figure 6: Proposed Land Use Zone (Source: NSW Planning Portal & SP 2022)

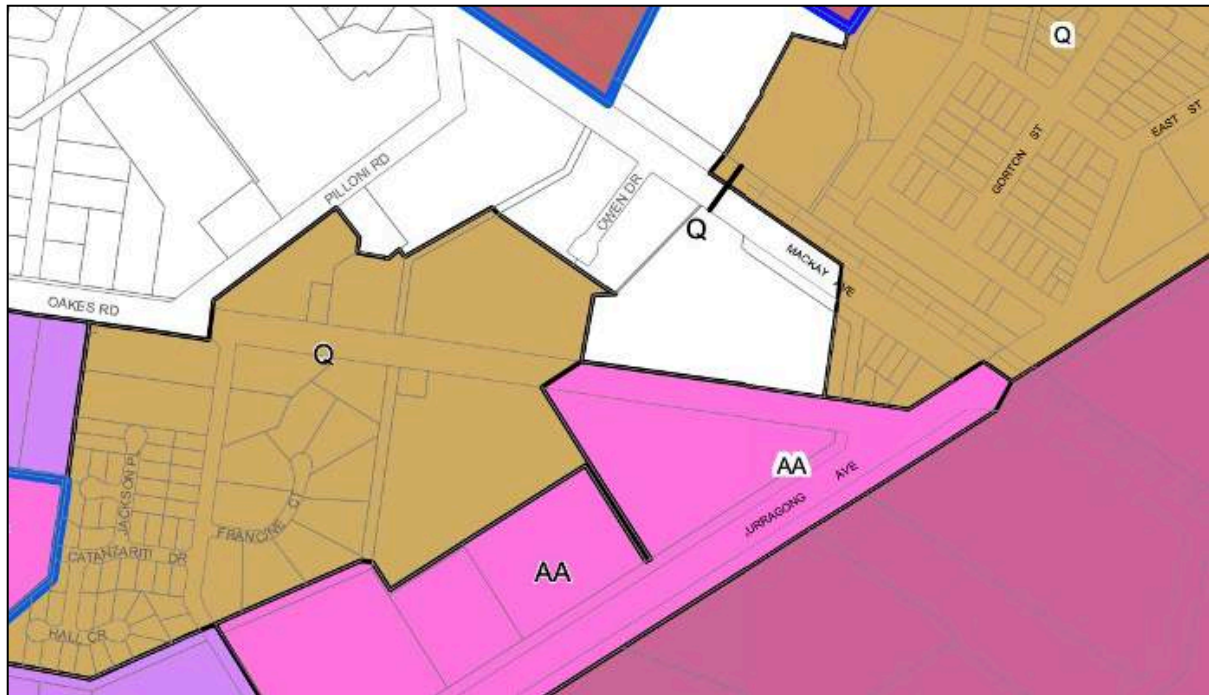


Figure 7: Existing Minimum Lot Size (Source: NSW Planning Portal 2022)

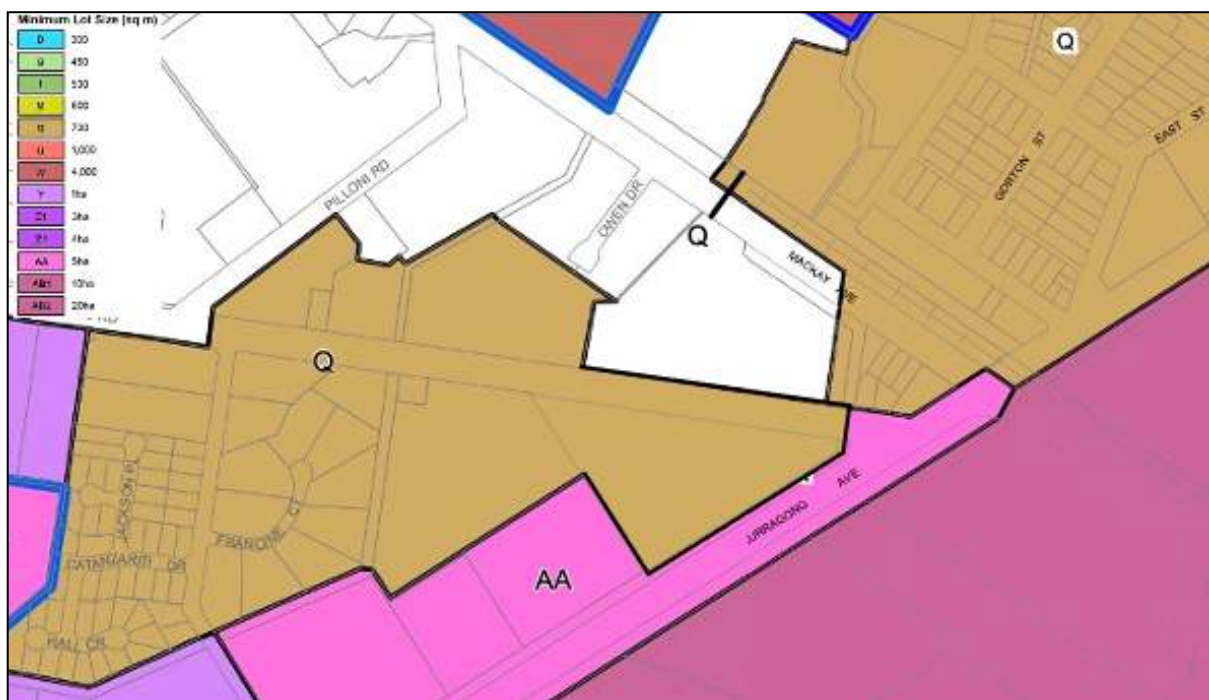


Figure 8: Proposed Minimum Lot Size (Source: NSW Planning Portal & SP 2022)

2.2 Land Uses and Activities

The proposed land uses and activities to be carried out on the site are those permissible in an RU5 Village zone including residential dwellings.

2.3 Delivery Timing

The proposed LEP Amendments are anticipated to be completed within 12 – 18 months, with land use activity to follow, subject to development assessment.

2.4 Services and Infrastructure

All essential service networks, including water, electricity, gas, telecommunication, sewer, drainage/stormwater, road network and garbage services, are available in the general vicinity of the subject site. Service connections to the site are feasible and will be established in accordance with all relevant Council and Service Provider Guidelines.

2.5 Contribution Plan

Development of the land will be subject to the following local contribution plans:

- *Sewerage Development Servicing Plan No.1 (2012)*
- *Water Supply Development Servicing Plan No.1 (2012)*
- *Section 94A Development Contributions Plan 2010 (Amendment 2013)*

There are no amendments necessary to the existing Water Supply and Section 94A contribution plans as a consequence of progressing with this proposal. The Sewerage DSP will require amendment to include the subject land within the boundaries of the DSP which currently borders the site along the Oakes Road.



Figure 9: View of Northern lot frontages to Oakes Road (Source: SP 2022)



Figure 10: View of Oakes Road-Kurrajong Avenue intersection (Source: SP 2022)

3 STRATEGIC MERIT

The following provides a short description of how the proposal aligns and will give effect to the strategic framework that applies to the site, including regional and local strategic plans, as well as any other NSW Planning endorsed local planning strategies.

3.1 Riverina Murray Regional Plan 2036

The Riverina Murray Regional Plan 2036 (RMRP) provides the regional planning framework that guides the NSW Government in determining planning priorities and decisions for the Riverina Murray region. Development of the site is to support the broad strategies outlined in the regional plan. The primary goals of the RMRP are:

1. *A growing and diverse economy*
2. *A healthy environment with pristine waterways*
3. *Efficient transport and infrastructure networks*
4. *Strong, connected and healthy communities*

The proposal is aligned to supporting all the above goals, however, is most strategically relevant to achieving *Goal 1: A growing and diverse economy* and *Goal 4: Strong, connected and healthy communities*. The following key strategic directions and actions are applicable to the proposal.

Table 2: Regional - Strategic Considerations Table

Direction	Action	Alignment	Response
Goal 1: A Growing and diverse economy			
<i>Direction 5: Support the growth of the health and aged care sectors</i>	<i>5.2 Promote development of mixed-use facilities and precincts for research and accommodation, to meet the needs of the health and aged care service sectors.</i>	Consistent	The proposal will provide additional residential accommodation to be utilised in conjunction with the adjacent Lot 1 rezoning and NDIS proposal recently endorsed by Council.
Goal 4: Strong, connected and healthy communities			
<i>Direction 25: Build housing capacity to meet demand</i>	<i>25.2 Facilitate increased housing choice, including townhouses, villas and apartments in regional cities and locations close to existing services and jobs.</i>	Consistent	As above. Also, additional residential land will assist in addressing the housing needs of the City.

The proposal is also consistent with the Griffith local government narrative contained in the RMRP, particularly in relation to the priority to *support the delivery of residential release areas and increase the range of housing options in existing urban areas*.

3.2 Griffith Local Strategic Planning Statement

The Griffith Local Strategic Planning Statement (LSPS) (Sept2020) provides the land use planning vision for Griffith over the next 25 years. The following key themes underpin the LSPS vision including:

- *Growing our city*
- *Value our environment*
- *Connectivity*
- *Love the lifestyle*

The proposal is aligned to supporting the key strategic directions and themes of the LSPS. The following planning priorities are most applicable in respect of the development outcomes envisaged with this proposal.

Table 3: Local - Strategic Considerations Table

Planning Priority	Action Item	Alignment	Response
1 - INCREASE URBAN DENSITY	1.1D - COLLABORATE WITH CHP'S AND HOUSING NSW (ONGOING)	Consistent	The proposal will provide opportunity for additional housing to meet the needs of the City and supply

AND HOUSING AFFORDABILITY			accommodation in conjunction with the adjacent Lot 1 NDIS proposal.
11 – ENABLE ACCESS TO DIVERSE HOUSING OPTIONS	11.1B – INVESTIGATE ADDITIONAL PROJECTS, FUNDING MECHANISMS AND STRATEGIES THROUGH PPP TO INCREASE AFFORDABLE HOUSING SUPPLY (MEDIUM TERM)	Consistent	As above.
	1.2B – REMOVE IMPEDIMENTS TO HOUSING DIVERSITY IN PLANNING CONTROLS (ONGOING – SHORT TERM)	Consistent	As above. The rezoning is proposed on land that adjoins other existing or proposed RU5 land.
13 – REVITALIZE AND GROW THE VILLAGES	13.1A – INVESTIGATE THE REZONING OF LANDS IN YOOGALI (SHORT TERM)	Consistent	As above. The subject land is within the Yoogali Village planning precinct and has previously been zoned for future residential land under an earlier LEP.
	13.1B – PROMOTE DEVELOPMENT OF VACANT INFILL LANDS IN YOOGALI (SHORT TERM)	Consistent	As above. The subject land adjoins other existing and proposed RU5 land, and has access to existing key service infrastructure.

Whilst the subject site is identified within the broad boundaries of the Southern Industrial Link Road (SILR – LSPS Action 3.1A), the site has particular locational attributes (adjoining other RU5 land and key infrastructure) that favour an extension of residential development in conjunction with the expansion of Yoogali Village.

The land is physically separated from the SILR corridor and RU5 land uses may occur on this land with minimal mitigation measures to ensure compatible co-existence. This would primarily be in relation to managing road noise and vibration impact, as has similarly been identified with the proposed rezoning of Lot 1 (Mackay Avenue frontage). There is a considerable amount of land identified within the SILR corridor and the rezoning of this land to RU5 will have a negligible impact on the development of employment lands within the City area.

3.3 Other Local Planning Strategies and LEP Directions

The proposal is consistent with, aligned and/or neutral to the following other local planning strategies:

- *Griffith City Council Community Strategic Plan 2022-2032*
- *Griffith Housing Strategy 2019*
- *Griffith Heavy Vehicle Strategy 2013*
- *Evolve Griffith - An Economic Development Strategy for Promoting Prosperity 2021-2025*
- *General Amendment - Griffith Local Environmental Plan 2014*

In relation to the *Griffith Heavy Vehicle Strategy 2013*, this strategy aims to provide a heavy vehicle route network around Griffith that also minimises impact on the environment and local communities. As outlined above, this site is physically separated from the SILR corridor and sufficient area exists to ensure mitigation measures are incorporated to minimise any land use conflict. The proposal will not impede the successful implementation of this strategy.

The General Amendment to GLEP2014 includes the consideration of rezoning Lot 1 DP1267636 from B6 Enterprise Corridor to RU5 Village, as well as establishing a 700m² minimum lot size provision over this land, consistent with other adjoining/adjacent RU5 Yoogali Village land. Lot 1 is located immediately north of the subject Lot 2, across Oakes Road. Lot 1 is currently under consideration for a NDIS housing project and Lot 2 is considered strategically important to be developed in conjunction with the Lot 1 proposal to ensure an adequate supply of housing accommodation for both workers and the growing diverse Griffith population.

Key justification points considered by Council for Lot 1 are equally relevant to Lot 2, including proximity to similar zoned land, connection to existing services/infrastructure networks, vacant land available for development, no constraints in relation to natural hazards and free from

natural environmental resource limitations. Relevant extracts from Council's 26/4/22 report on this rezoning proposal are provided below:

#	Property Description	Existing LEP Provision	Proposed LEP Amendment	Proposed Rezoning	Strategic Merit
13	Lot 1 DP1267636 and Part of Lot 6211 DP1196755	B6 (Enterprise Corridor)	Amend the zoning to RU5 – Village with a minimum lot size of 700 m ² .		<ul style="list-style-type: none"> Griffith LSPS

Precinct	Property Description	Existing Zoning	Area	Existing use	Council Services	Headwinds – Flooding, bushfire, Contamination	Environmental Sensitivity	Proximity to Councils CDD	Proximity to Councils	Other Constraints to development	Strategic Merit / Justification	
SA13	Yooagali Village South Lot 1 DP1267636 and Part of Lot 6211 DP1196755	B6	4.67 ha	Single dwelling and outbuildings	<ul style="list-style-type: none"> Area within Council DSP for water and sewer. Council's reticulated water service is located in Oakes Road and Mackay Avenue. Council's reticulated sewer network is located in Mackay Avenue and Oakes Road. Council's drainage network is located in Mackay Avenue and Oakes Road. 	<ul style="list-style-type: none"> The lands have the potential for contamination due to past agricultural uses. The site is not flood prone. 	<ul style="list-style-type: none"> There is a small patch of non-native vegetation around the dwelling. 	1 km		<ul style="list-style-type: none"> Road noise would need to be considered as part of a future development application due to the proximity of Mackay Avenue. 	<ul style="list-style-type: none"> The site has been strategically identified for Village development in: <ul style="list-style-type: none"> The Griffith LSPS The Griffith Housing Strategy 2019 	



Figure 11: Extracts from GCC Council Report CL02 26/4/22 (Source: GCC 2022)

4 SITE-SPECIFIC CONSIDERATIONS

4.1 Site Features

4.1.1 Existing Site

The subject site comprises approximately 3.92ha and is currently vacant. The lot is triangular in shape, has frontage to Oakes Road only and is physically separated from Kurrajong Avenue by an existing MI irrigation channel.

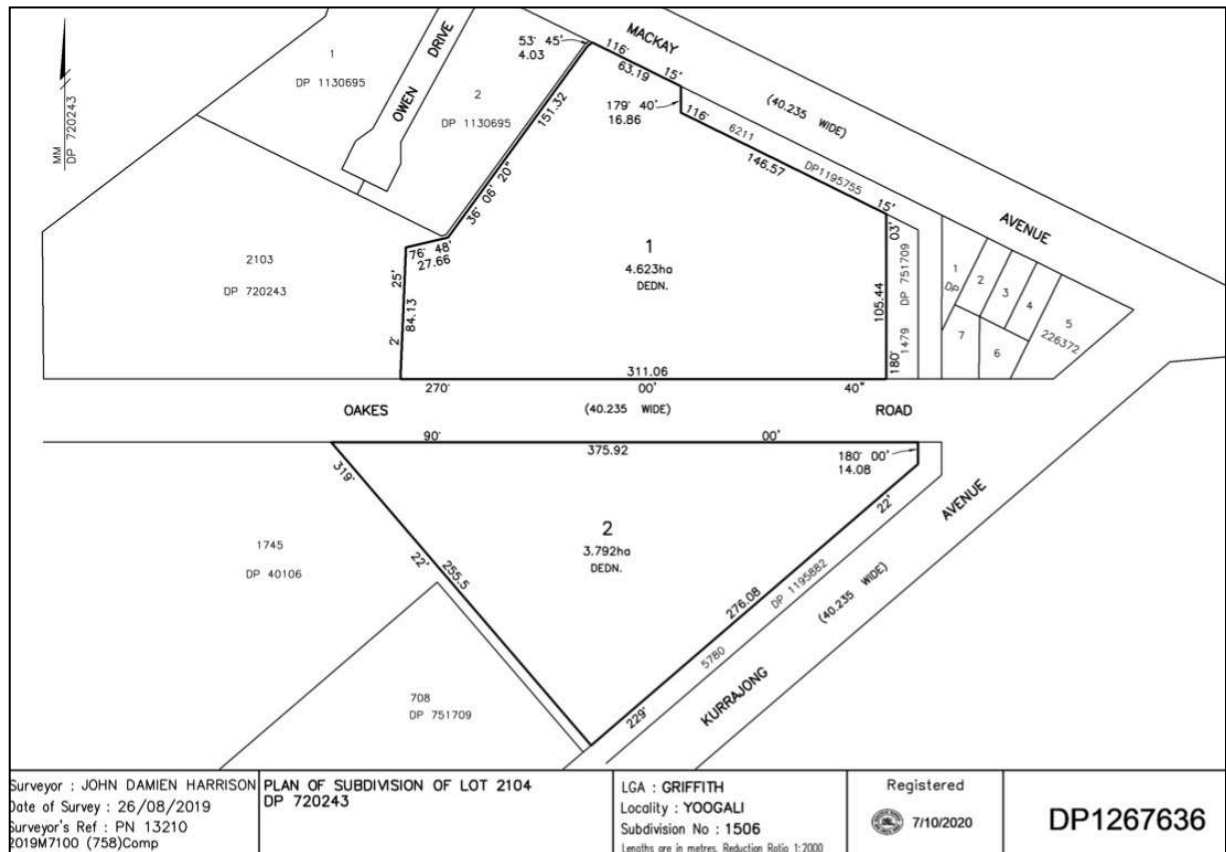


Figure 12: DP1267636 Extract (Source: LRS 2022)



Figure 13: Site Photo - Oakes Road Frontage - View Looking E (Source: SP 2022)

4.1.2 Surrounding Land

The site is adjacent to surrounding RU5 Village and B6 Enterprise Corridor zoned land. Lot 1 on the northern side of Oakes Road contains an existing dwelling, however, this site is subject to rezoning to RU5 and a proposed NDIS housing project. Scalabrini Retirement Village is also located on the northern side of Oakes Road, northwest of the subject site. Land to the immediate west is vacant and zoned RU5 Village.

Land to the northeast is also zoned RU5 Village and contains existing dwellings and commercial premises. An MI irrigation channel separates the existing RU5 land from Lot 1. Kurrajong Avenue and the SILR corridor bounds the general Yoogali Village RU5 zonings to the east.



Figure 14: Oakes Road Precinct Aerial – Surrounding Land Uses (Source: Google Maps 2022)



Figure 15: Existing MI Irrigation Channel Separating Site from SILR Corridor (Source: SP 2022)

4.1.3 Topography

The site is generally flat, with slight fall from north to south. There are no significant topographic features that would impact the proposed residential development of the site.

4.1.4 Access and Transport

The site is connected to the existing public road and footpath network.

4.1.5 Scenic and Culturally Important Landscapes

There are no significant scenic or culturally important landscapes that could be potentially impacted by the proposal.

4.1.6 Ecological Characteristics and Values

There are no significant ecological characteristics or values that could be potentially impacted by the proposal.

4.1.7 Community and Social Services

The site is located within the Yoogali Village environs. The existing neighbourhood has established residential and community facilities which are accessible to the site.

4.1.8 Heritage

There are no identified Aboriginal or European heritage items on the site.

An AHIMS search extract is shown below, which confirms that within 200m of the site, there are no aboriginal sites recorded or declared places.

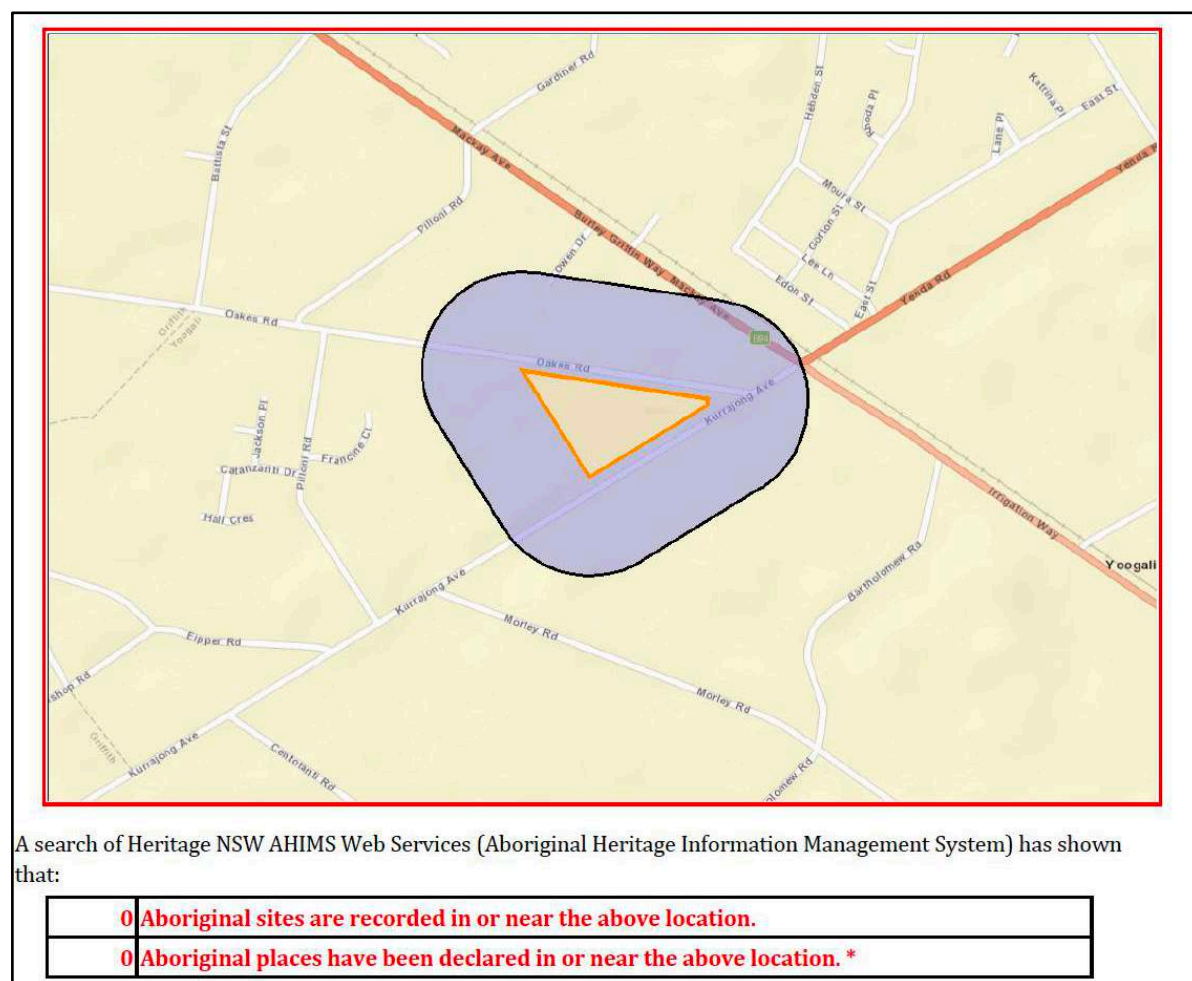


Figure 16: AHIMS Search Extract (Source: OEH 2022)

4.2 Hazard Management

4.2.1 Bushfire

The land is not identified as bushfire prone.

4.2.2 Flooding

The land is not identified as flood prone for a 1% AEP event (based on latest GCC Flood Studies). PMF Hazard Category is Low and preliminary advice indicates the floor level for habitable room areas is to be 410mm above the existing natural ground level.

4.2.3 Contaminated Land

The subject site is not listed in Council records as potentially contaminated and there is no evidence of potentially contaminating activities occurring on the site according to all available historical data. A site inspection did not reveal any potential contamination issues on the site, noting that the site has been historically used for agricultural purposes.

4.3 Infrastructure and Services

Details on existing infrastructure and essential services accessible to the site are provided below. Connections will be provided in accordance with all relevant Council and Service Provider Guidelines.

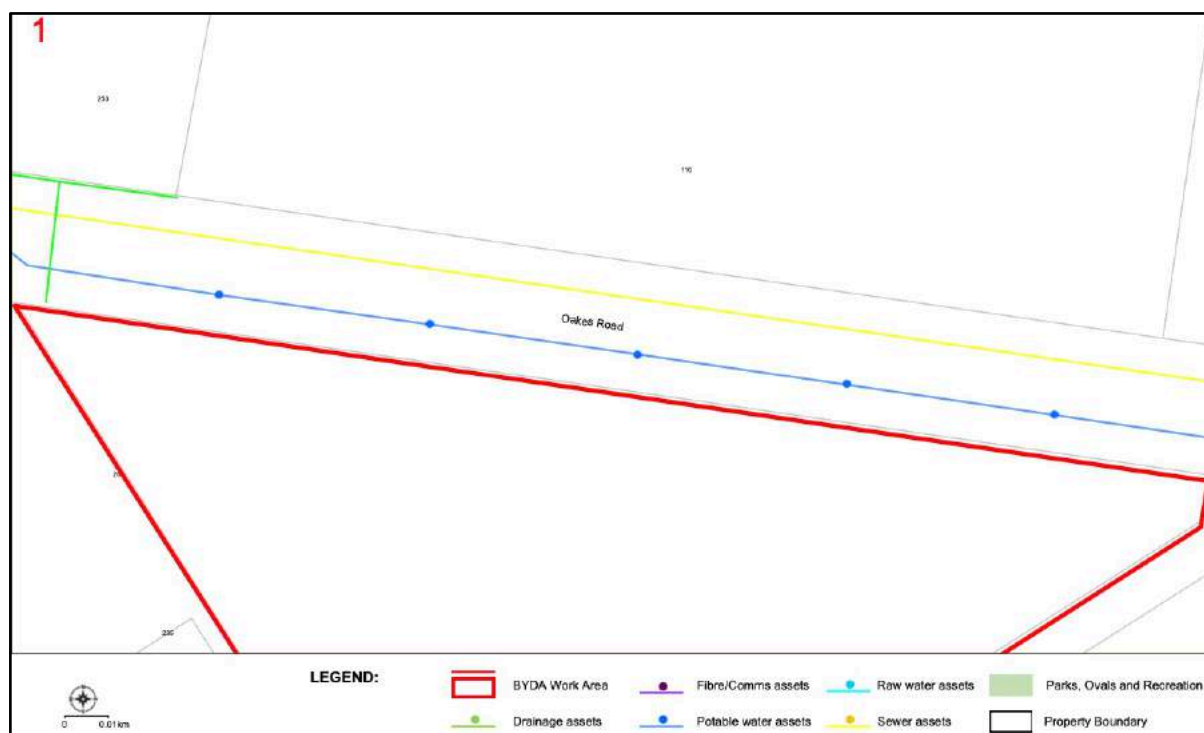


Figure 17: GCC Water & Sewer Assets Map (Source: DBYD 2022)

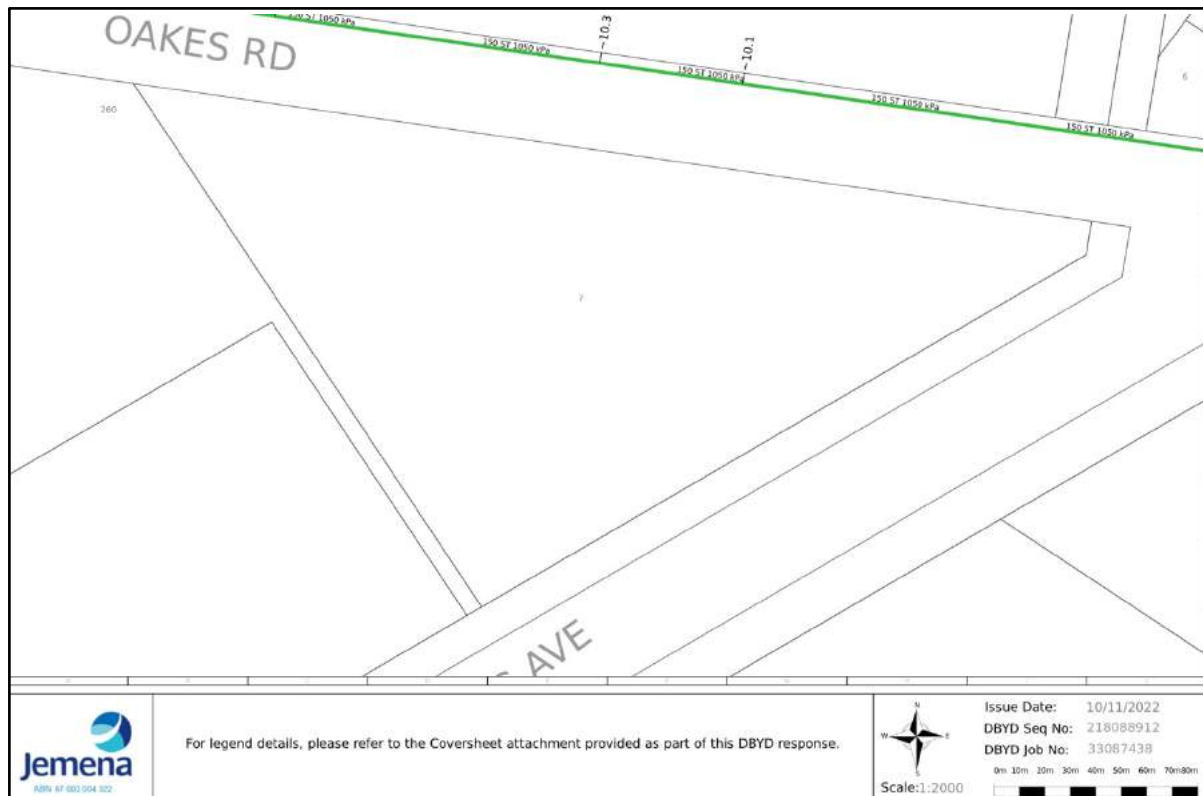


Figure 18: Jemena Gas Assets Map (Source: DBYD 2022)

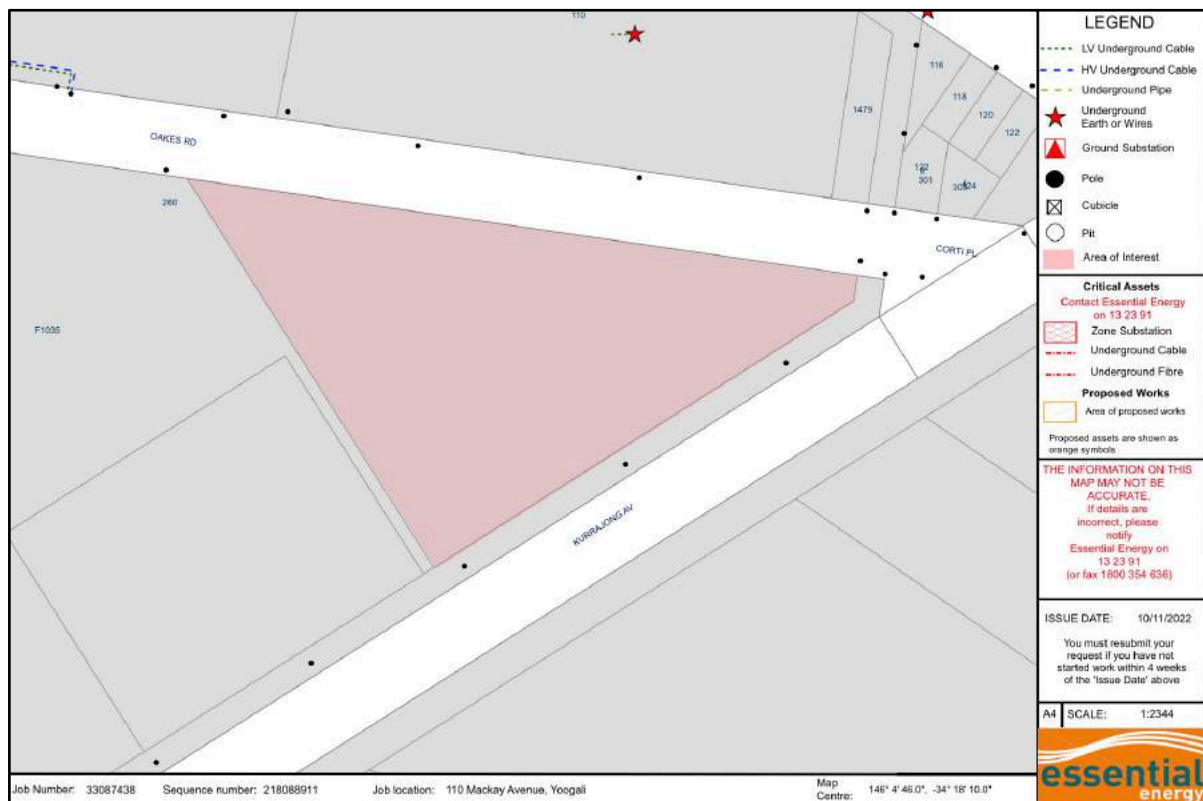


Figure 19: Essential Energy Assets Map (Source: DBYD 2022)



Figure 20: NBN Assets Map (Source: DBYD 2022)

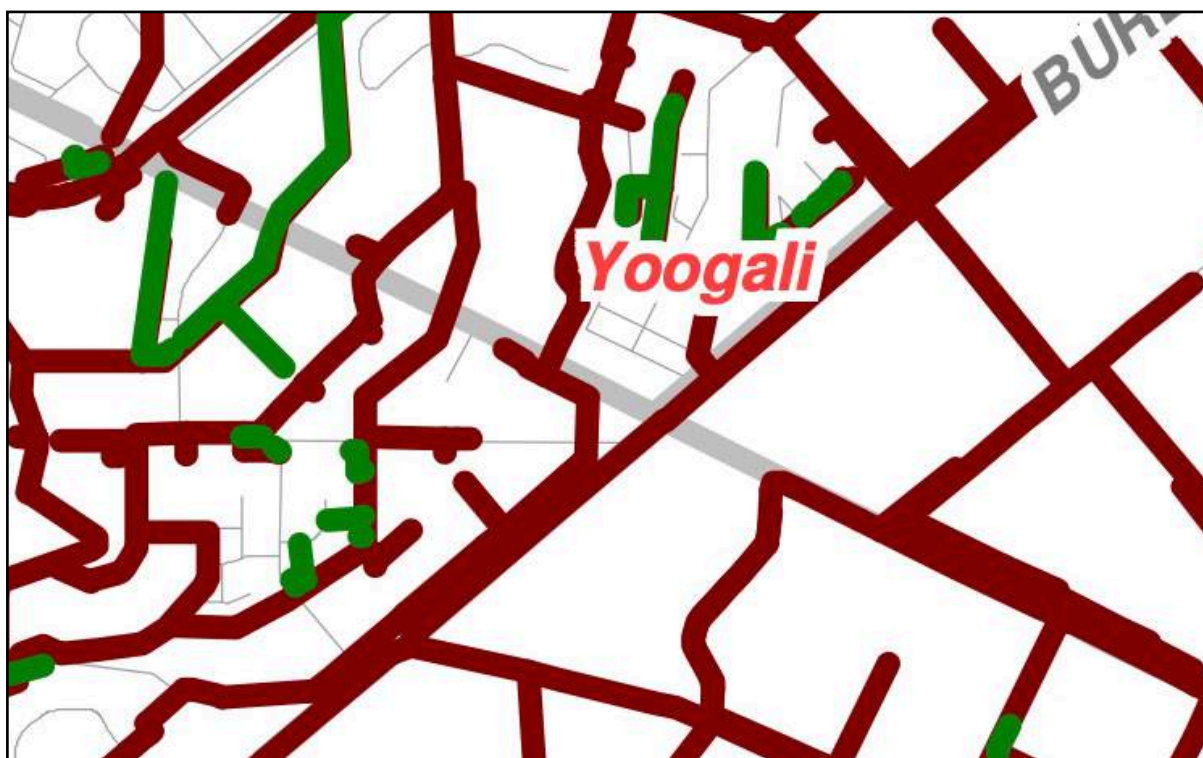


Figure 21: MI & GCC Drainage & Irrigation Open Channel Assets Map (Source: GCC 2022)

5 PRELIMINARY ENVIRONMENTAL CONSIDERATIONS

The following impacts have been identified as potentially requiring consideration with a Planning Proposal to support the LEP Amendments. Recommended detailed studies are identified where necessary, whilst other matters may be investigated from publicly available sources, previous studies or from further site inspection.

Table 4: Preliminary Environmental Considerations Table

Issue/Impact Identified	Required Study	Response
Noise and Vibration	Yes	A noise impact assessment is recommended to ascertain noise mitigation measures to address potential traffic noise impact from the adjacent Kurrajong Avenue SILR Corridor.
Flooding	Nil	The site has been subject to various flood studies commissioned by GCC. Latest modelling indicates no flooding at the 1% AEP event. Habitable floor levels are recommended for the PMF event.
Infrastructure Capacity	Yes	Determination of existing essential services infrastructure network capacity to accommodate additional dwelling loads at densities as proposed.
Traffic	Nil	Access to only be from Oakes Road which is a formed urban road with adequate sight distance, road width and intersection capacity to accommodate the additional traffic generation for the proposed dwelling density.
Contaminated Land	Nil	Initial investigation notes previous use of the land for agricultural activities, however, there are no obvious areas or history of site contamination. PSI/DSI at development stage in accordance with legislative requirements.
Cultural Heritage	Nil	No identified recorded sites over the subject land. Walkover recommended by Local Land Council with advice provided with the Planning Proposal. Due diligence procedures will apply at development stage in accordance with legislative requirements.
Biodiversity	Nil	There are no areas of native vegetation or significant terrestrial biodiversity issues identified on the site. Preliminary Biodiversity Values Mapping and Threshold Report to accompany the Planning Proposal.

6 DISCUSSION POINTS

Consultation with internal specialist officers within Council is to be sought for the following:

Table 5: Stakeholder Discussion Points

Consideration	Stakeholder
Zoning, lot size and future land use	Council Planning Department
Existing infrastructure, civil works and flooding	Council Engineering and Infrastructure Department
Noise impact and existing traffic facilities	Council Environmental Department

22015: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	11/10/22	Rhiana Reardon Assistant Planner	<i>RR</i>	Background mapping, reports & preliminary draft for internal review
Rev 1.1 Draft	24/11/22	Garry Salvestro Director	<i>GS</i>	Internal review
Rev 2.0 Final	9/12/22	Garry Salvestro Director	<i>GS</i>	Issued for lodgement



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Addendum to Scoping Proposal

Proposed LEP Amendment - Land Rezoning

Lot 2 DP1267636, Oakes Road, Yoogali, NSW

Date: 19/4/23 **Project:** 22015 (Plos)

Further to discussions with Council and resolution of Council Meeting 11/4/23 regarding CL01 General Amendment Griffith Local Environmental Plan 2014, the following additional information is provided in support of the inclusion of Lot 2 DP 1267636 in the amended Planning Proposal.

1. Additional Background Information

Section 1.1 of the Scoping Proposal referred to various strategies that have influenced zoning considerations of the subject land including:

- *General Expansion (Residential) – under Griffith LEP 2002*
- *Existing Rural Small Holdings (No further densification) – Griffith LUS – Beyond 2030*
- *RU4 Primary Production Small Lots – under Griffith LEP 2014.*
- *Urban Rural Fringe/Link Road Investigation Area – Griffith LSPS (2020)*

The current zoning of the land has been directly influenced by former flood studies that did not accurately model potential flooding impact over this and adjoining land.

A former Griffith Flood Study changed the perception of the possible development of this land by identifying it within a floodway. The 1:100 flood event that occurred in March 2012 confirmed no inundation of flood waters on any part of the property. Recent flood studies that are now used by Council to inform the current Planning Proposal confirm that development of the site for residential purposes is certainly not unreasonable given its locality and the availability of services and access to road networks.

Under the previous GLEP2002, this land was zoned *1(d) General Expansion (Residential)*. The zoning was a strategic planning position that acknowledged that the Yoogali precinct was experiencing significant residential growth, primarily due to its close proximity to the Griffith CBD. It is the closest village to the CBD, closer than other zoned general residential areas, and has strong connectivity/linkages to existing transport and other accessibility/infrastructure corridors.

It is apparent that the former flood modelling inaccuracies have unduly restricted the consideration of the land for residential purposes. Based upon general planning principles, the Yoogali precinct along Oakes Road would still be seen as a suitable area for residential expansion. This view was expressed at Council meetings at the time of consideration of the Draft GLEP in 2013, where it was acknowledged that a review of the former Griffith Flood Study was necessary to ensure modeling inaccuracies were rectified and those areas previously identified as within a floodway were shown as not subject to Flood Planning Area restrictions.

An extract from the former GLEP2002 is provided below, with the subject land highlighted.

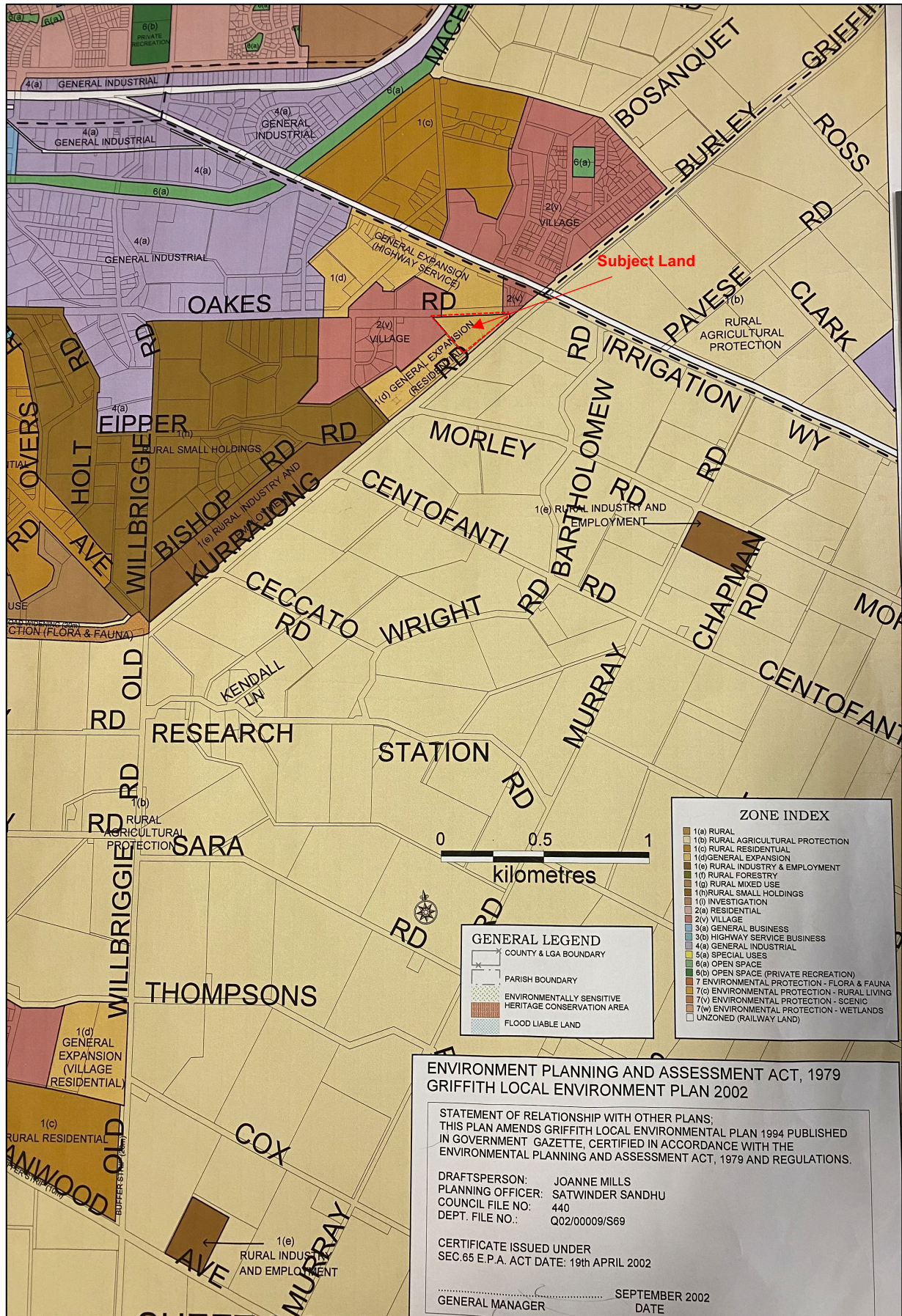


Figure 1: Extract from GLEP2002

In addition to the hydrological characteristics of the local area, it must also be noted that land adjoining the subject land is currently, or proposed to be, zoned RU5 Village. The additional of Lot 2 DP1267636 is a natural extension to the surrounding RU5 land.

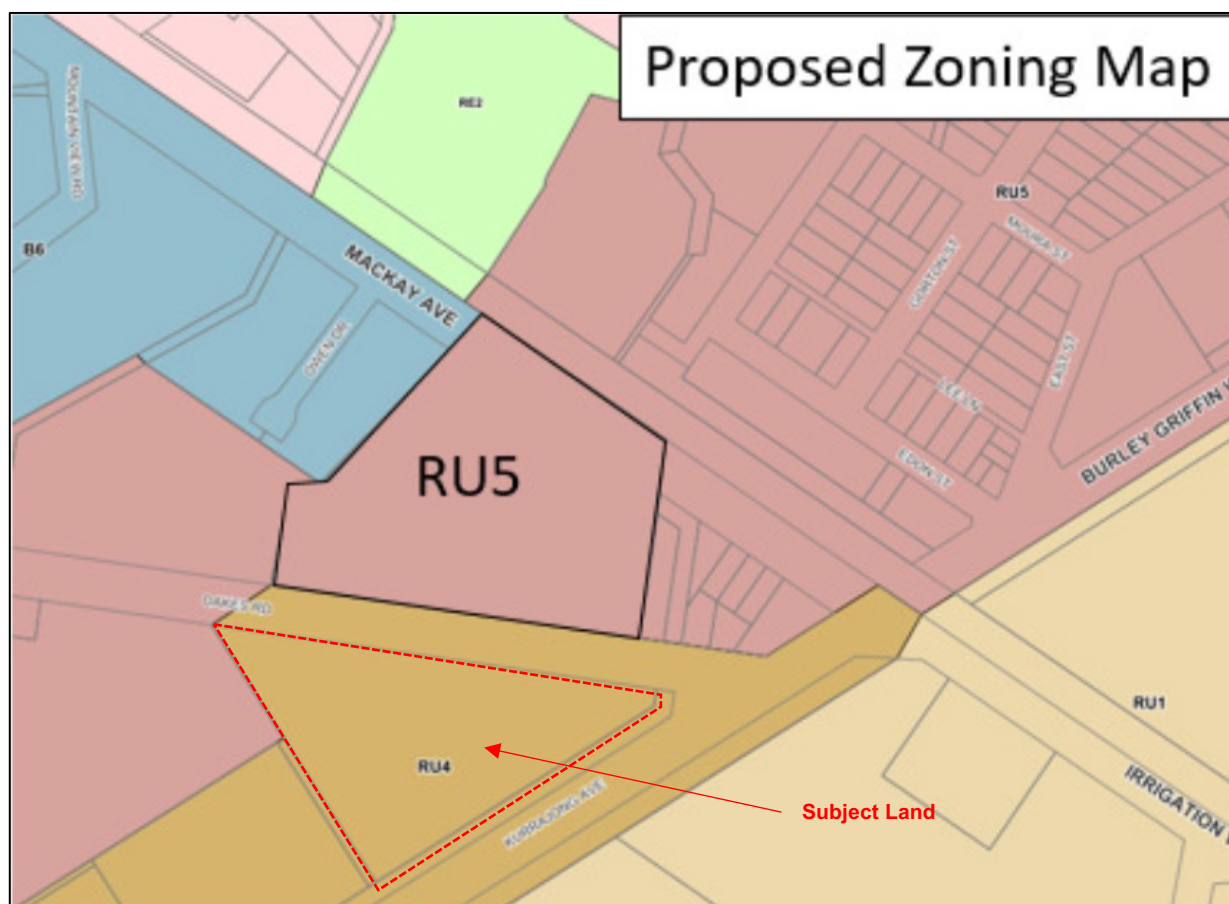


Figure 2: Extract from GLEP2014 General Amendment 2023

2. Is the proposal to include Lot 2 consistent with the applicable SEPPs?

The proposal is consistent with the applicable State Environmental Planning Policies (SEPPs), as identified in the NSW Planning Portal. The proposal does not introduce any policy changes that are inconsistent with the provisions of these SEPPs.

3. Is the proposal to include Lot 2 consistent with applicable Ministerial Directions (s9.1 directions)?

The following table outlines the relevant s9.1 directions and the level of consistency of including Lot 2 within the GLEP2014 General Amendment planning proposal.

Table 1: s9.1 Directions

s9.1 Ministerial Directions	
Direction title	Consistency
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and the subject land is within the boundaries of an endorsed Regional Plan. The proposal satisfies the objectives of this direction by demonstrating consistency with the overall vision, land use strategy and relevant goals, directions and actions contained in the Regional Plan.
1.2 Development of Aboriginal Land Council land	Not applicable. Subject land is not on the land application map of chapter 3 of the SEPP (Planning Systems) 2021.
1.3 Approval and Referral Requirements	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that may involve additional or altered

s9.1 Ministerial Directions	
Direction title	Consistency
	planning provisions. The proposal is consistent with this direction as it does not introduce any unnecessary provisions to the development assessment process.
1.4 Site Specific Provisions	Consistent. The proposal is consistent with this direction as it will not involve more restrictive site-specific planning controls.
1.5 – 1.22	Not applicable. Subject land is not within the relevant areas whereby these directions apply.
Focus Area 2: Design and Place	[This Focus Area was blank when the Directions were made]
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as it is not located on land within a conservation zone.
3.2 Heritage Conservation	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as it is not located on land within a heritage conservation area.
3.3 – 3.4	Not applicable. Subject land is not within the relevant area whereby these directions apply.
3.4 Recreation Vehicle Areas	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.
3.6 – 3.10	Not applicable. Subject land is not within the relevant area whereby these directions apply.
Focus Area 4: Resilience and Hazards	
4.1 – 4.6	Not applicable. Subject land is not within the relevant area whereby these directions apply.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that will alter provisions relating to residential land. The proposal is consistent with this direction as it will provide additional residential opportunities closer to jobs and services in the Griffith CBD.
5.2 Reserving Land for Public Purposes	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as it will not impact services and facilities reserved for public land.
5.3 – 5.4	Not applicable. Subject land is not within the relevant area whereby these directions apply.
Focus Area 6: Housing	
6.1 Residential Zones	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as it will encourage opportunities for future housing development.
6.2 Caravan Parks and Manufactured Home Estates	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.
Focus Area 7: Industry and Employment	
7.1 – 7.3	Not applicable. Subject land is not within the relevant area or zone whereby these directions apply.
Focus Area 8: Resources and Energy	
8.1	Not applicable. Subject land is not within the relevant area or zone whereby these directions apply.
Focus Area 9: Primary Production	
9.1 – 9.4	Not applicable. Subject land is not within the relevant area or zone whereby these directions apply.

4. Other General Matters

The inclusion of Lot 2 DP1267636 within the GLEP2014 General Amendment 2023 Planning Proposal has strategic merit and does not impact the environment or achievement of other strategic planning directions put forward in the overall Planning Proposal.

22015: Document History – Addendum to Scoping Proposal

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 Final	19/04/2023	Garry Salvestro Director		Issued to Council, as instructed



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