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## Environment and Planning - 17 February 2022

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**ITEM 11.2**                      **Amendments to the Local Strategic Planning Statements**

**FILE REFERENCE**    **I22/27**

**AUTHOR**                      **Manager of Environment and Planning**

### **ISSUE**

Following community consultation the Council is reviewing the local planning frameworks and investigating localities adjacent to Crookwell for development potential.

Following detailed consultation a short list of properties that have potential has been prepared and the options that look promising are presented to the Council for consideration and community consultation.

**RECOMMENDATION**      That -

1. Council endorse the proposed amendments to the local strategic planning policy.
2. Council put the draft local strategic planning policy on exhibition for community input.
3. Council advise the Department of Planning Industry and Environment of the Proposed Amendments

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### **BACKGROUND**

The 17 June 2021 Council meeting discussed the status of strategic planning within the shire.

In each of the villages, Council identified some possibilities for future expansion in Crookwell and Gunning. Since advertising the strategic planning statements, some landholders have also advised that they are interested in changing planning rules for their properties. Most of the proposed changes relate to the land surrounding Crookwell and Gunning.

At its meeting in October, the Council resolved to make amendments to the Local Environmental Plan (LEP) to extend the urban area of Gunning in a north-easterly direction.

That planning proposal is currently before the New South Wales government for a gateway approval.

The Council's strategic planning investigations have also identified land; adjacent to North Street, East of Crookwell on Harvey Road, and Goulburn Road, which may provide some growth potential. The localities don't impact primary agricultural land and are not subject to inundation.

**REPORT**

The local strategic planning statements (LSPS) provided preliminary guidelines for strategic change to the framework of the Upper Lachlan Shire Council Local Environmental Plan 2010.

The LSPS identifies that growth in the shire should be adjacent to the existing villages. The plan builds on the community expectation that Upper Lachlan is a Shire of villages. While it can be argued that there is plenty of land within Crookwell, there are some issues with developing large sections of the residential zone. Water inundation, lack of access to sewer infrastructure and other constraints preclude some areas from being readily developed. Some will be developed but will have a low yield due to environmental or infrastructure constraints.

The east of the town provides the easiest opportunity for the town's growth. A substantial block about one-tenth of the town's size is available for development adjacent to Goulburn Road. Other opportunities exist at North Street and along Harley Road.

**Goulburn Road**

To the east of the town is a large rural tract that promises to provide some room to expand the village. The land is at the top of a water catchment and has some constraints in the centre but could yield between 100 and 200 residential lots. The access would be onto East Street Crookwell. Water and Sewer are available, with upgrades paid by the developer at the time of development. The zone would change from RU1 Primary Production to R2 Residential. To the south is another block of land that could be investigated in more detail.

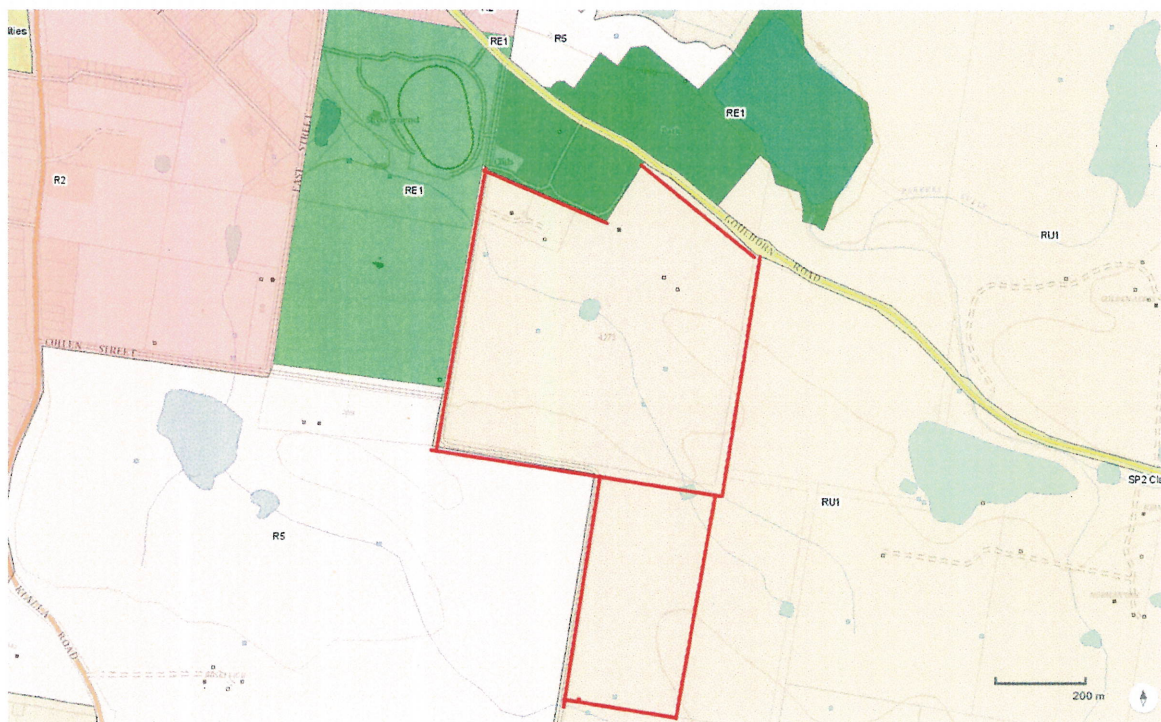


Figure 1



Crookwell North at North Street.

Crookwell north promises to be a locality for future development investigations. The proposed zone would be a change from RU1 Primary Production to R2 Residential in the southern section of the land and R5 large lot residential 4000m<sup>2</sup> to 2ha lots in the north. The land is level, close to infrastructure and accessible.

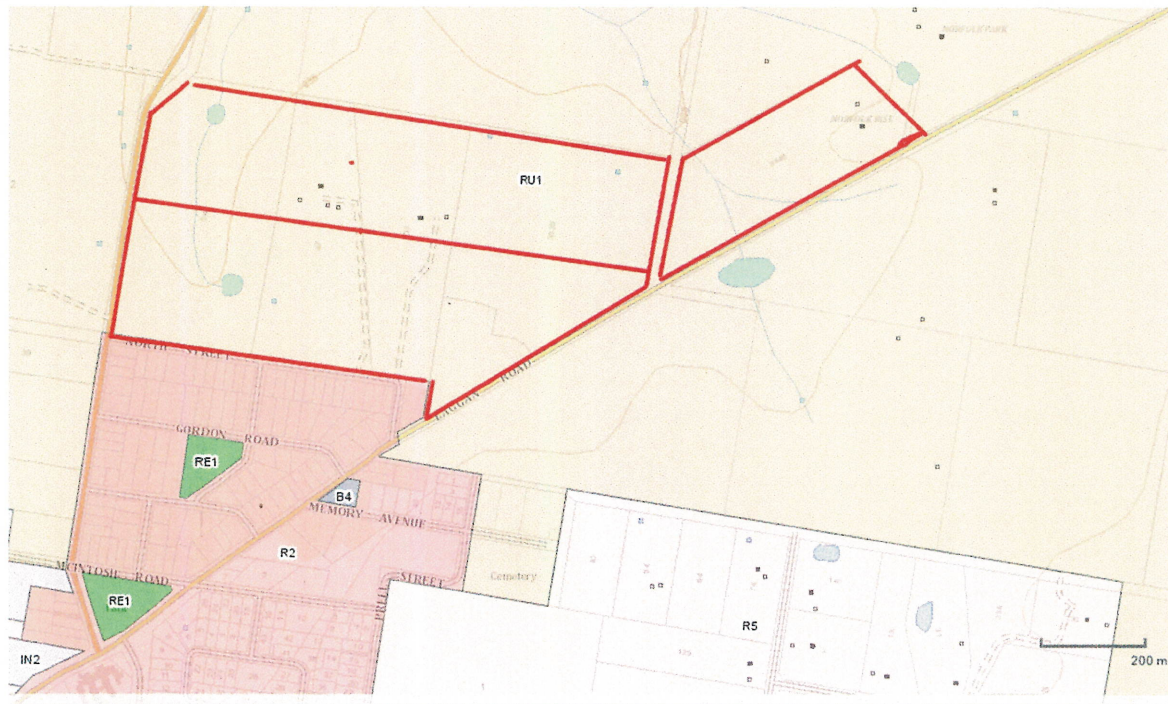
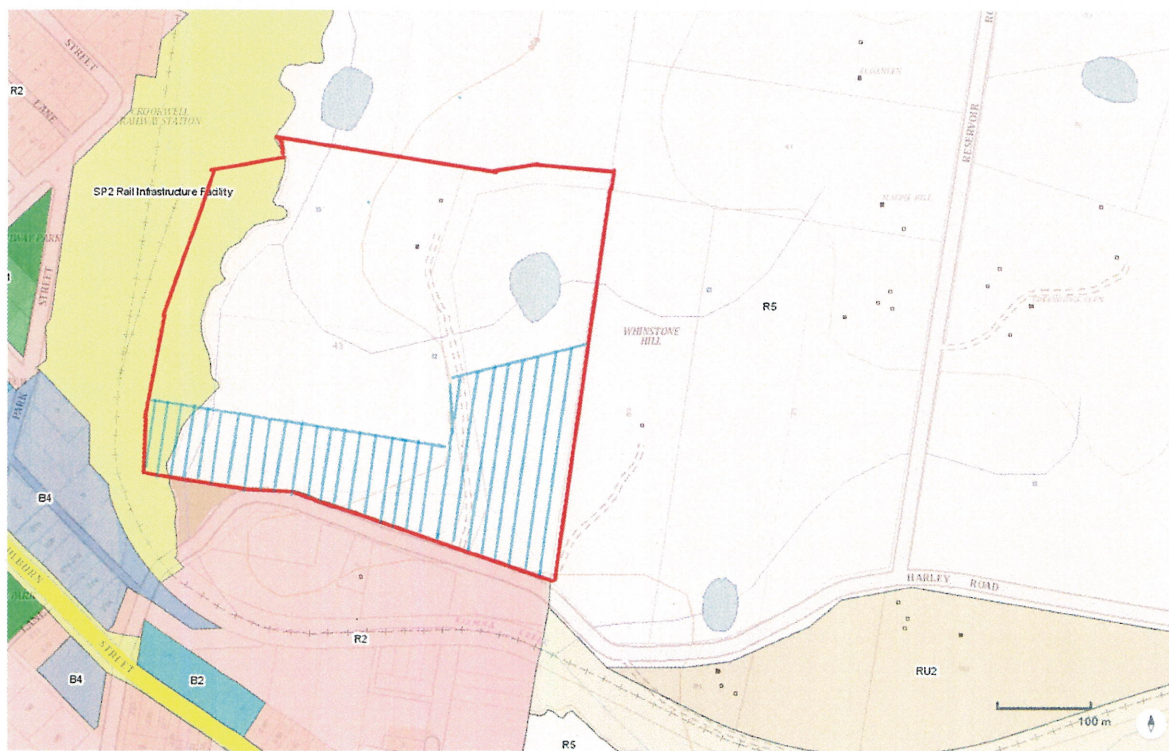


Figure 2

Harley Road

The plan below outlines land north of Harley Road that has potential for future development in the area shown in hatching. The land use zone in this locality is appropriate; however, the minimum lot size inhibits the land from being fully developed. The Council could change the Minimum lot size to either 1000m<sup>2</sup> or to 2000m<sup>2</sup> within the hatched area. The west of the property is zoned for railway use but is in private hands. It is inappropriate to zone land for infrastructure use unless there is a clear intention of the infrastructure owner to purchase the land. The land should in part be rezoned, and the Council may consider alternative zoning for a piece of the land in the future if a proposal is forthcoming.

Leaving the land zones large lot residential potentially constrains the development of the town to the west. A large proportion of the land to the north is either steep or a natural drainage line that is not appropriate for development. A curtilage around the dwelling which was once the Crookwell birthing centre seems to be an appropriate setting for the old building.



**Figure 3**

An alternative zone or growth option for the north of Crookwell could eventually take the form shown in the plan below that envisages an increase in the residential locations close to the town boundary and intensive agriculture on good agricultural land to the east.

The intensive agricultural area is on richer soils, but is adjacent to large lot residential R5 land. While there is some potential for future land use conflicts these can be resolved through the development of buffers.

The proposals need further investigation and will be considered in the Crookwell master plan key area discussions. The plan below is provided as an alternative future zoning option and proposed for adoption at this stage leading to further investigation through the LSPS and master planning processes.



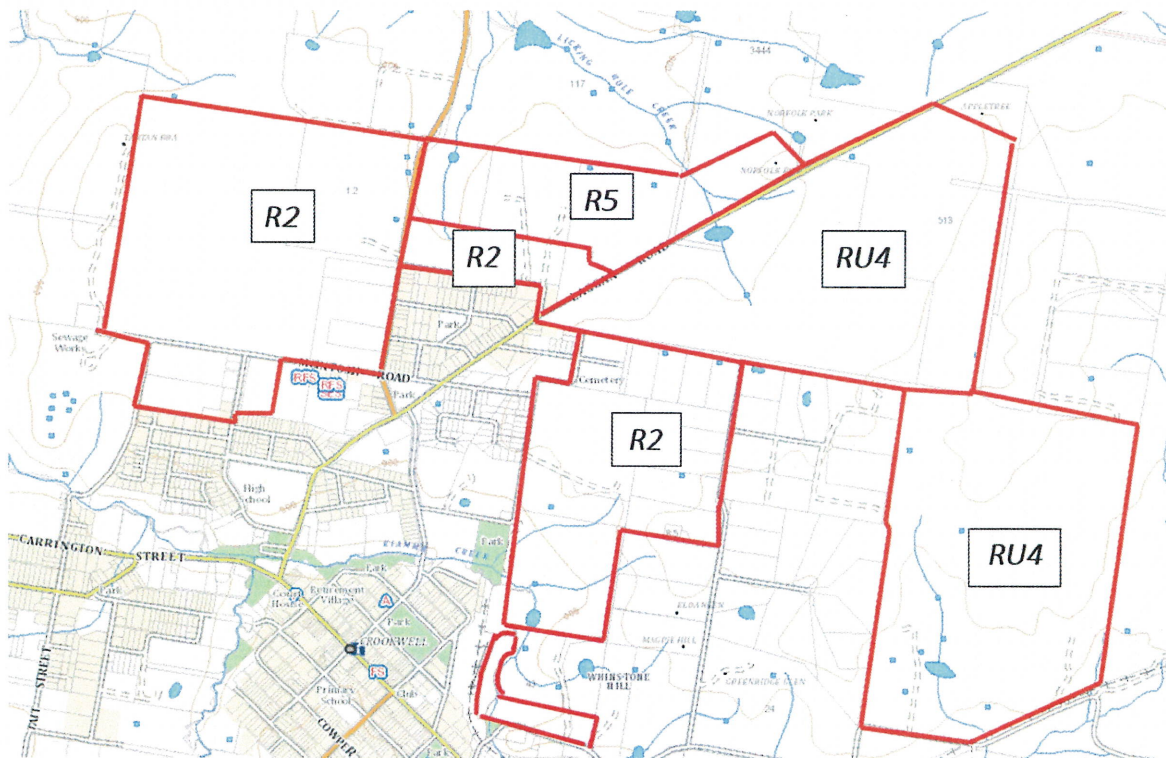


Figure 4

## **POLICY IMPACT**

The report recommends changes to the LSPS and may lead to changes to the Local Environmental Plan and statutory documentation.

## **OPTIONS**

The Council is being asked to advertise the proposed amendments to the LSPS. Following the advertising period they may adopt reject or amend the recommendations. Council may choose not to endorse the amendments for advertising or amend the strategic direction.

Council may wish to investigate the options further.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

There are no financial implications in the short term

## **RECOMMENDATION** That -

1. Council endorse the proposed amendments to the local strategic planning policy.
2. Council put the draft local strategic planning policy on exhibition for community input.
3. Council advise the Department of Planning Industry and Environment of the Proposed Amendments

## **ATTACHMENTS**

Nil

**UPPER LACHLAN SHIRE COUNCIL**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS**  
**ON 17 FEBRUARY 2022**

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**REPORTS FROM STAFF AND STANDING COMMITTEES**

**SECTION 11: ENVIRONMENT AND PLANNING**

**ITEM 11.1 LOCAL ENVIRONMENTAL PLAN OPTIONAL CLAUSE 5.22 - SPECIAL FLOOD CONSIDERATIONS**

**19/22** **RESOLVED** by Cr Searl and Cr O'Brien

1. Council advises the Department of Planning, Industry and Environment that it would like to 'opt in' to optional clause 5.22 of the Standard Instrument (Local Environmental Plans) Order 2006.
2. Council under clause 18 of the Environmental Planning and Assessment Regulation 2000 exhibits the proposed amendments to the Flood Prone Land Development Control Plan Chapter for a period of 28 days.
3. Council receives a further report following the public exhibition of the Flood Prone Land Development Control Plan Chapter.

- CARRIED

**Councillors who voted for:-**

Crs P Culhane, P Kensit, J Marshall, M McDonald, D O'Brien, S Reynolds, J Searl and L Woodbridge

**Councillors who voted against:-** Nil

**ITEM 11.2 AMENDMENTS TO THE LOCAL STRATEGIC PLANNING STATEMENTS**

**20/22** **RESOLVED** by Cr Searl and Cr Woodbridge

1. Council endorse the proposed amendments to the local strategic planning policy.
2. Council put the draft local strategic planning policy on exhibition for community input.
3. Council advise the Department of Planning Industry and Environment of the Proposed Amendments

**UPPER LACHLAN SHIRE COUNCIL**  
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- CARRIED

**Councillors who voted for:-**

Crs P Culhane, P Kensit, J Marshall, M McDonald, D O'Brien, S Reynolds, J Searl and L Woodbridge

**Councillors who voted against:-** Nil

**ITEM 11.3**

**PLANNING PROPOSAL LAGGAN LANE ESTATE 297 PEELWOOD ROAD LAGGAN**

MOVED by Cr Marshall and Cr Reynolds

1. Council submit the planning proposal for a Gateway Determination to amend the Upper Lachlan Local Environmental Plan 2010 by Changing the Zone and Minimum Lot Size Provisions of Lot 2 DP 1233492 and Lot 1 DP 239858 from RU2 Rural Landscape to RU4 Rural Smallholding in part and to RU5 Village in part.
2. Council requested the Department of Planning Industry and Environment to authorise Council to exercise delegation of plan making functions in accordance with the Environmental Planning and Assessment Act 1979.
3. Council delegate authority to the General Manager to undertake any required changes.
4. Council notify the community of the proposed changes to the local environmental plan through appropriate processes at the time.

An Amendment was moved by Cr Searl and Clr Culhane that

1. The matter be left on the table for Councillors to attend a workshop.

On being put to the meeting the Amendment was carried and became the motion.

**21/22**

RESOLVED by Clr Searl and Clr Culhane

1. The matter be left on the table for Councillors to attend a workshop.

- CARRIED