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Planning Proposal

Golf Course Road Dareton

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Executive Summary

This Planning Proposal has been prepared by James Golsworthy Consulting, on behalf of the landholders.

The proposal seeks Council support for an amendment to the *Wentworth Local Environmental Plan 2011*.

The Planning Proposal seeks to amend the Minimum Lot Size as it applies to Lots 551, 719, 506 and 822 DP756961, Golf Course Road, Dareton.

Specifically, the Planning Proposal seeks to reduce the Minimum Lot Size from 5,000 square metres to 3,000 square metres.

The Planning Proposal has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and satisfies the requirements of the NSW Department of Planning, Industry and Environment *Local Environmental Plan Making Guideline December 2021*.

The Planning Proposal is classified as a 'Standard' application as it proposes to amend a principal development standard.

This Planning Proposal outlines justification and strategic merit, based on the following reasons:

- the proposal is consistent with State, Regional and local planning strategies
- the outcomes of the proposal will not create any negative environmental or social impacts
- the subject site can be provided with adequate services to support the minor increase in development density
- the proposal will, in the short term, cater for the continual demand for large residential lots in the area, which in turn supports population growth in Dareton

It is recommended that Wentworth Shire Council resolve to support the amendment, as outlined in this Planning Proposal, and submit the Planning Proposal to the Department of Planning and Environment, requesting that a Gateway Determination to proceed be issued to:

- amend the Lot Size Map (Sheet LSZ_004A) as it applies to Lots 551, 719, 506 and 822 DP756961 from 5,000 square metres to 3,000 square metres

1. Introduction

1.1 Overview

This Planning Proposal has been prepared by James Golsworthy Consulting, on behalf of the landholder and seeks to amend the *Wentworth Local Environmental Plan 2011* (WLEP).

The proposal seeks to reduce the minimum lot size from 5,000 square metres to 3,000 square metres, as it applies to the subject site.

The resultant outcome will be a slightly higher density large lot residential development, in the R5 Large Lot Residential zone applicable only to the subject site.

Under the current 5,000 square metre minimum lot size, the capacity of the subject site is 7 allotments. With the application of 3,000 square metres minimum lot size, the subject site could cater for an additional 7 allotments.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as well as adhering to the requirements of the NSW Department of Planning, Industry and Environment *Local Environmental Plan Making Guideline December 2021.*

The Planning Proposal is considered to be classified as a 'Standard' application, as it proposes to amend a principal development standard of the WLEP.

The Planning Proposal will provide justification for the proposed amendment to the Minimum Lot Size mapping, as it is consistent with the State, Regional and local planning policy framework for residential development in semi-rural areas.

It is requested that Wentworth Shire Council forward the Planning Proposal to the Minister for Planning for consideration of a Gateway Determination in accordance with Section 3.35 of the EP&A Act.

1.2 Format of the Planning Proposal

This Planning Proposal has been structured in the following format:

- Section 1 provides an introduction to the Planning Proposal
- Section 2 sets out a description of the site, its context in terms of its locality and the existing surrounding development
- Section 3 contains details of the Planning Proposal and addresses all matters as required by the *Local Environmental Plan Making Guideline*
- Section 4 provides information with respect to land availability in the R5 zone in Dareton

1.3 Supporting documentation

The following documents have been prepared and are attached, in support of the Planning Proposal:

- Appendix 1 State Environmental Planning Policies
- Appendix 2 Section 9.1 Ministerial Directions

2. Site and Locality Details

2.1 Site Context and Locality

The township of Dareton is located 13 kilometres east of Wentworth, 19 kilometres north west of Buronga and 22 kilometres from the north western Victoria regional city of Mildura.

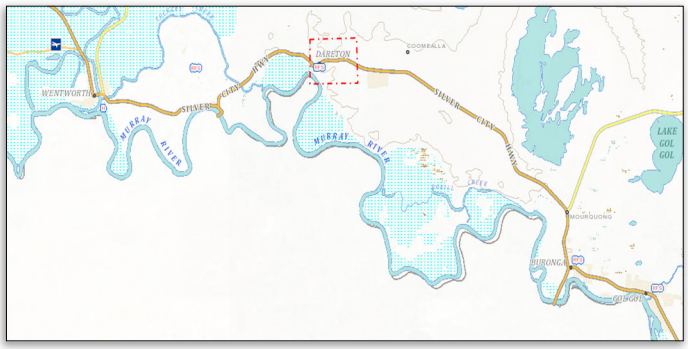

Figure 1 *Dareton Locality*
Source: planningportal.nsw.gov.au/spatialviewer

The subject site is located approximately 670 metres from the local business centre, on the southern fringe of the township of Dareton, in the far south west of New South Wales.

Access to the iconic Murray River is only an easy 400 metre walk from the western boundary of the subject site.

Figure 2 *Site Locality (yellow)*

2.2 Site Description

The subject site comprises four allotments, being Lots 551, 719, 506 and 822 DP756961. The land is located on the corner of River Road and Golf Course Road in Dareton NSW.

The site, which is irregular in shape, encompasses a total area of approximately 8.7 hectares.

The land was previously used for horticulture and includes associated, and now unused, agricultural buildings.

The topography of the subject site is flat and does not contain any significant landforms.

The subject site has been cleared of horticultural crops and does not contain any vegetation of note given its previous use.

The subject site is zoned R5 Large Lot Residential with a minimum lot size of 5,000 square metres. It adjoins the RU5 Village zone to the north and R5 zone to the south.

2.3 Surrounding Development

The subject site is situated on the southern fringe of the urban area of Dareton and forms a transition from the township to the rural area further south and east.

The RU5 Village zoned land to the north is not yet developed, however development approval has been recently granted for a 53 lot subdivision.

The land directly to the south of the subject site is also zoned R5 Large Lot Residential with a minimum lot size of 5,000 square metres. The land immediately adjacent to the south is also R5 zone but has not yet been developed however is in public ownership and therefore unlikely to be developed.

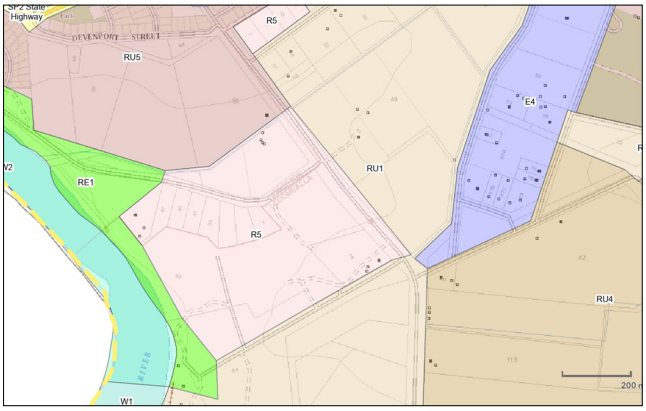

Figure 3 *Surrounding Zones*
Source: planningportal.nsw.gov.au/spatialviewer

There is an additional area of R5 zoned land north east of the subject site, where the minimum lot size applied is 3,000 square metres. This land was rezoned in 2017 to create an additional three (3) allotments. The land is developed for its designated purposes.

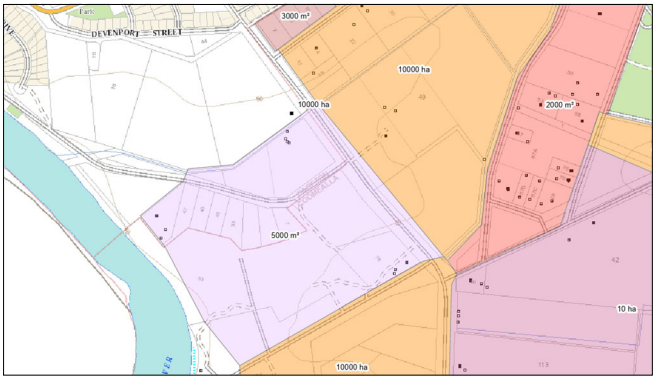

Figure 4 *Site & Surrounds Minimum Lot Size Map*

Further to the east of the subject site, the land is zoned RU1 Primary Production zone with a minimum lot size of 10 hectares. There is a blend of horticulture and rural living activities occurring in this area.

3. Planning Proposal

3.1 Objectives and Intended Outcomes

The objective of the Planning Proposal is to amend the WLEP by decreasing the minimum lot size applied to the subject site from 5,000 square metres to 3,000 square metres.

The outcome from this amendment will be a minimal increase 7 lots that can be made available for purchasing and subsequent development.

Additionally, it will provide a range of sizes in the large lot residential zone stock, to accommodate the difference in demand and needs of new residents in Dareton.

3.2 Explanation of Provisions

The Planning Proposal seeks to amend the following Minimum Lot Size map applicable to the subject site, being Lots 551, 719, 506 and 822 DP756961:

Amend *Wentworth Local Environmental Plan 2011 – Lot Size Map (LSZ_004A)* from 5,000 square metres to 3,000 square metres.

3.3 Justification of Strategic and Site-Specific Merit

Section A – Need for the Planning Proposal

3.3.1 Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is not the direct result or outcome from a specific recommendation within a local or regional strategy or study.

However, the Planning Proposal, in an indirect manner, will contribute to the overall outcome of Recommendation 7 of *Our Town Our Future – Dareton Revitalised 2021 (Dareton Strategy),* by enabling the provision of a small increase in the current R5 Large Lot Residential zone lot yield.

Recommendation 7 of the Dareton Strategy includes the preparation of a Planning Proposal to rezone the nominated land from RU1 Primary Production zone to R5 Large Lot Residential zone with a minimum lot size range from 3,000 to 5,000 square metres.

Details from Page 49 of the Dareton Strategy include:

5.3.4 Rezone land to R5 Large Lot Residential

It is recommended that Council amend the Wentworth Local Environmental Plan 2011 by rezoning the parcels of land marked as Site 17 in Figure 5.5 to R5 Large Lot Residential with a minimum lot size range from 3000 m2 to 5000 m2. The total area of the land recommended for rezoning is 46 hectares, which together with the existing undeveloped zoned land culminates into 70 hectares of R5 Large Lot Residential land. This calculation includes the area of 11 hectares where there will be no immediate or short term development. With an allowance of 30% for road and other non-residential infrastructure, proposed and existing undeveloped R5 Large Lot Residential zoned land could provide 98 lots which equates (based on 5000 m2 lots) to 24 years supply based on the prevailing annual take-up rate of four lots. This means that by rezoning the designated area, Dareton would have a guaranteed long-term supply of R5 Large Lot Residential land which may also attract and drive new housing development in the town given the popularity of the zone. It must be noted the future take-up rate could be much higher based on historical trends and when lots become available, particularly when all seven lots from a subdivision were taken up with 12 months of completion. The rezoning of Site 17 should be undertaken in stages in response to demand, take up and subsequent development.

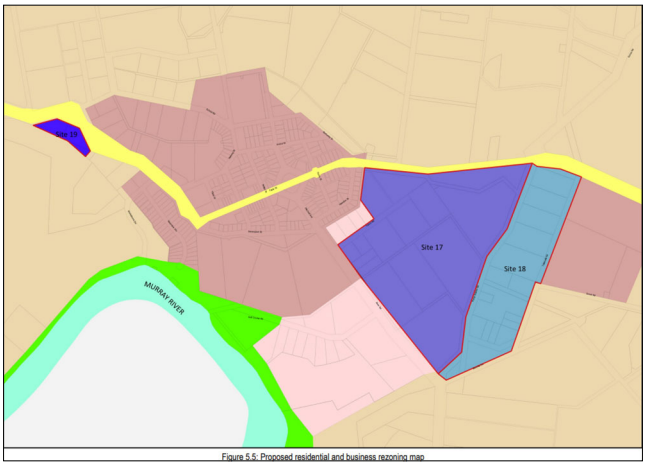

Figure 5 *Proposed Residential and Business Rezoning Map*

Source: Figure 5.5 Our Town Our Future: Dareton Revitalised 2021

3.3.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives and intended outcomes, as the minimum lot size provisions in the WLEP determine the permissible lot size in the zone.

The current minimum lot size provisions applied to the subject site sets the subdivision area for each allotment at 5,000 square metres. This Planning Proposal seeks to reduce the minimum lot size down to 3,000 square metres.

Therefore, the approval of this Planning Proposal is the best means of amending the minimum lot size for the subject site.

Section B – Relationship to Strategic Planning Framework

3.3.3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Far West Regional Plan 2036 (FWRP)

Goal 3 of the FWRP aims to encourage strong and connected communities by building community resilience and capacity through focus and responding to environmental, industry, climate, economic and demographic changes in the region.

The Actions under *Direction 27: Provide greater housing choice* of the FWRP, that relate to this Planning Proposal include:

27.1 Review planning controls in existing town centres to increase housing options in centres and locations close to services and jobs.

Consistency = The Planning Proposal aims to reduce the current minimum lot size to increase land size options, increase the current R5 zone land stock availability, while the subject site is adjacent to the township of Dareton, with access to all required services.

27.2 Align infrastructure planning with land release areas to support new developments with adequate infrastructure.

Consistency = Due to recent upgrade works to water supply and reticulated sewer infrastructure along Golf Course Road, there is adequate infrastructure to support the minimal increase lot yield, as a result of this Planning Proposal.

The Actions under *Direction 29: Manage rural residential development* of the FWRP, that relate to this Planning Proposal include:

29.1 Provide opportunities for rural residential development only where it has been identified in a local strategy prepared by council and approved by the Department of Planning and Environment.

Consistency = While the subject site is already zoned for R5 purposes, the subject site falls within the Dareton settlement boundary as identified in the *Wentworth Shire Council Local Strategic Planning Statement* and is consistent with the *Our Town Our Future – Dareton Revitalised 2021* strategy. Further details are provided in Section 3.3.4 of this Planning Proposal.

29.3 Locate rural residential areas:

- *Close to existing urban settlements….*
- To avoid and minimise the potential for land use conflicts…
- *To avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards*

Consistency = While the Planning Proposal does not aim to rezone land, it is consistent with this action as it is close to the urban settlement of Dareton; will not create new or additional land use conflict; and the subject site does not contain high environmental, cultural and heritage significance, is not considered important agricultural land and is not bushfire or flood prone land.

Draft Far West Regional Plan 2041 (DFWRP)
Part 2 of the DFWRP focuses on the region's people and communities.

Objective 6: Plan for housing supply, diversity, affordability and resilience responds to the anticipated future changes to demographic and household structures, demand and housing for temporary workers.

The strategies, under Strategy 6.1, that directly relate to this Planning proposal, include:

- *creating flexible and feasible planning controls and development standards that support greater housing mix*

Consistency = This Planning Proposal is seeking to amend the current planning controls to enable the creation of additional allotments to satisfy, in the short term, demand for large lot residential land.

- *aligning infrastructure and service provision to housing supply needs*

Consistency = This Planning Proposal provides the opportunity for better utilising the recently upgraded infrastructure along Golf Course Road, by creating additional allotments that can effectively connect and efficiently use those services.

3.3.4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Local Strategic Planning Statement 2020-2040 (LSPS)
The *Wentworth Shire Council Local Strategic Planning Statement 2020-2040* sets out a strategic framework for new and existing development at a local level. The LSPS identifies potential issues and aims to negate those issues through planning priorities and specific actions.

One of the primary strategies for urban development is to ensure that new development, in each of the townships, is located within an identified settlement boundary. The subject site, already zoned R5 Large Lot Residential, is located within the settlement boundary of Dareton as identified in the LSPS. Refer to Figure 8 below.

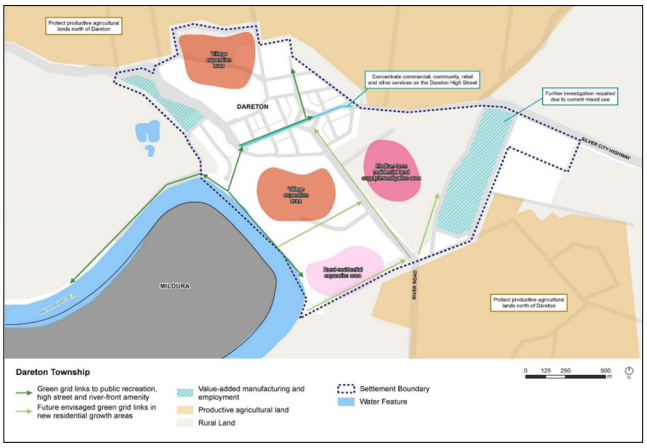

Figure 6 *Dareton Settlement Boundary*
Source: WSC Local Strategic Planning Statement Map 4 Dareton Township

While the LSPS does not explicitly recommend amending minimum lot sizes of the R5 zone in Dareton, excerpts of the vision statement on Page 11 of the LSPS, that specifically relate to this Planning Proposal, include the following:

Over the next 20 years Wentworth Shire will leverage the area's rural, industrial and residential strengths to generate economic and social growth activities.

Council will investigate and review land use pressures to ensure the shire has a complimentary balance of residential and commercial development opportunities to encourage population growth.

Our towns and villages will capitalise on growth opportunities so that they continue to service our local communities. Our towns will offer a variety of housing choice to support a growing population and as our towns continue to support new growth, our economic base will diversify. Our townships will be vibrant active places to visit and live, providing a variety of basic economic and community services.

It is considered that the Planning Proposal is consistent with the LSPS, in that it aims to:

- Leverage the attraction of the R5 zoned land to generate population growth, by increasing the development density on the subject site
- Offer additional R5 zoned land with a smaller minimum lot size that is capable for being fully serviced by urban infrastructure

Our Town Our Future – Dareton Revitalised 2021
The aim of the Dareton Strategy is to identify a long-term rejuvenation vision for Dareton, with guidelines and a framework to bring about positive changes and sustainable growth.

The Dareton Strategy includes the following vision for the township:

The Our Town Our Future Dareton Revitalised Strategy is intended to provide a framework for guiding future land use planning decisions and Council's development initiatives in Dareton. The overarching vision of the Strategy has been developed following input from the community survey "Dareton will be a revitalised, sustainable and vibrant town that provides housing diversity, grows local businesses and employment, attracts new residents and a diverse labour force and promotes and respects its rich Indigenous culture and is supported by enhanced public open spaces, functional infrastructure, efficient services and a safe transport network".

While not directly related to Recommendation 7 to increase the total land area of R5 Large Residential zone in Dareton, the intent of the Planning Proposal is to decrease the current minimum lot size, which will result in a minor increase in lot yield and lot availability in this zone.

It is considered that the Planning Proposal is consistent with the Dareton Strategy, in that it aims to:

- Provide additional diversity in allotment sizes and additional lots for development opportunities in the popular R5 zone to attract new residents

WSC Community Strategic Plan 2022-2032 (CSP)
Following extensive community consultation, the CSP was developed as part of the Integrated Planning and Reporting Framework NSW requirements.

The CSP reflects the vision of the shire community and acts as a reference point for decision making for elected representatives, community members and council staff.

The four key strategies of the CSP include:
Economic – A vibrant, growing and thriving region
Social – A great place to live
Environmental – A community that works to enhance and protect its physical and natural environment
Civic Leadership – is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner.

Results from community consultation included submissions relating to a desire to see population increase and growth, as the region has seen during the past few years. To encourage and facilitate population growth, which in turn encourages economic growth, land must be available to accommodate that growth.

It is therefore considered that the Planning Proposal is consistent with the CSP through the aim to provide additional available, developable land in the popular R5 zone in Dareton.

3.3.5 Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other known applicable State or regional studies or strategies related to this Planning Proposal.

3.3.6 Is the planning proposal consistent with applicable SEPPs?

Consistency with applicable State Environmental Planning Policies (SEPPs) are set out in Appendix 2 State Environmental Planning Policies.

3.3.7 Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?

Consistency with applicable Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979 are set out in Appendix 3 S9.1 Ministerial Directions.

Section C – Environmental, social and economic impact

3.3.8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The entire area of the subject site has been significantly cleared, levelled and developed for agricultural purposes.

As a result of this, there is no likelihood that any critical habitat or threatened species, ecological communities and their habitats exist on site, and therefore, cannot be adversely affected.

3.3.9 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The outcomes of this Planning Proposal, increasing the number of lots from 7 to 11, will not alter or increase environmental effects or impact on the subject site and its surrounds.

3.3.10 Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal has briefly referred to the economic benefits of attracting new residents to the Dareton township, as a response to the Dareton Strategy and the CSP.

Section D – Infrastructure (Local, State & Commonwealth)

3.3.11 Is there adequate public infrastructure for the planning proposal?

Development of the subject site will include provision of all urban infrastructure, including access to reticulated sewerage, provision of filtered and raw water, connectivity to power, stormwater provision and availability of telecommunication services. There is adequate infrastructure in place to facilitate the additional 4 lots as a consequence of this Planning Proposal.

Section E – State and Commonwealth Interests

3.3.12 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Due to the low impact and small nature of the Planning Proposal, relevant state agencies have not yet been consulted.

It is anticipated that relevant agencies and applicable service providers will be consulted through the community consultation process, if required by the Gateway Determination.

3.4 Mapping

The Planning Proposal seeks to amend the following Minimum Lot Size map applicable to the subject site, being Lots 551, 719, 506 and 822 DP756961:

- *Wentworth Local Environmental Plan 2011 – Lot Size Map (LSZ_004A)* from 5,000 square metres to 3,000 square metres.

The following figures show the application of the current minimum lot size and the proposed minimum lot size.

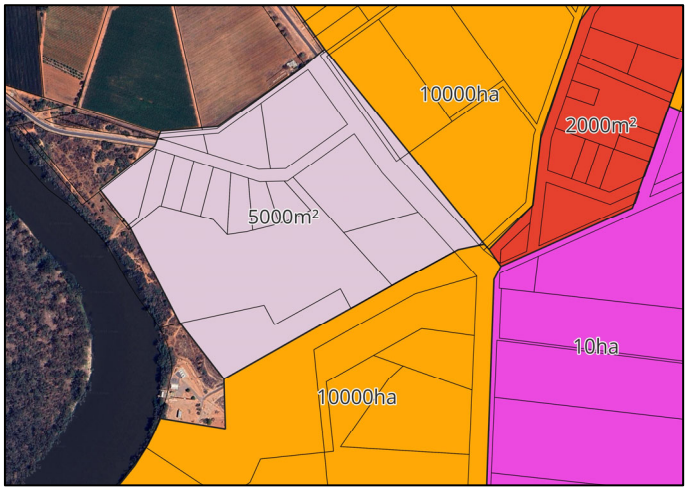

Figure 7 *Current Minimum Lot Size (5,000m²)*

Figure 8 *Proposed Minimum Lot Size (3,000m²)*

3.5 Consultation

In accordance with Section 3.33(2)(e) of the Environmental Planning & Assessment Act 1979, this section of the Planning Proposal is required to provide details of the community consultation that may need to be undertaken.

Schedule 1, Part 1, Division 1, 4 of the EP&A Act prescribes community consultation timeframes are either determined by the Gateway Determination to be issued, or 28 days. This is also consistent with the timeframe set out in Table 4 of the Wentworth Shire Council Community Participation Plan.

It is anticipated that for this Planning Proposal, the following consultation process will include:

- Written notification to adjoining landowners
- Public notice in the local newspaper and on Council's website
- Display of the Planning Proposal and supporting documentation made available in Council's administrative buildings
- Planning Proposal documentation made available for public viewing on Council's website

During the consultation period, the following documents will be made available for public viewing:

1. Planning Proposal
2. Gateway Determination
3. All appendices and supporting documentation
4. Relevant Council reports and subsequent resolutions.

Consultation with any relevant state agencies will be determined by the Gateway Determination. It is considered that due to the minor nature of this Planning Proposal, consultation with state agencies may not be required.

At the conclusion of the consultation period, Council will review and consider submissions received regarding the Planning Proposal, and will determine if the Planning Proposal is to be finalised.

3.6 Project Timeline

The *NSW Department of Planning, Industry and Environment Local Planning Guideline December 2021* sets a benchmark timeframe for completion of the Planning Proposal process.

For a standard Planning Proposal, the benchmark is a total of 220 days (working days) for all stages of the process to be completed. This timeframe does not include pre-lodgement of the Planning Proposal with Council.

While it is noted that there are many factors that can influence the timeframe process, the following table provides indicative timeframes for each stage:

Table 1 Indicative Project Timeframe

Stage	Timeframe
Pre-lodgement	May 2023
Planning Proposal	June 2023
Gateway Determination	July 2023
Post Gateway	August 2023
Consultation & Assessment	September-November 2023
Finalisation	December 2023

4. Land Availability

Wentworth Shire continues to experience interest and demand for the supply of development ready land in the R5 Large Lot Residential zone.

Table 2 below shows the relatively steady rate of approvals for development situated on R5 zoned land.

Table 2 Development Applications for R5 zone

Year	2018	2019	2020	2021	2022	Total
Total R5 DAs	27	31	34	39	21	152
Dareton R5 DAs	3	2	1	3	2	11

The demand has been particularly prevalent in Gol Gol where there has been a steady supply of development ready land during the past several years.

A recent 39 lot subdivision in Gol Gol, where the minimum lot size applied is 3,000 square metres, has not long been listed on Realestate.com and only 8 lots remain unsold. It is common for lots in this zone to be sold 'off the plan', due to the current demand.

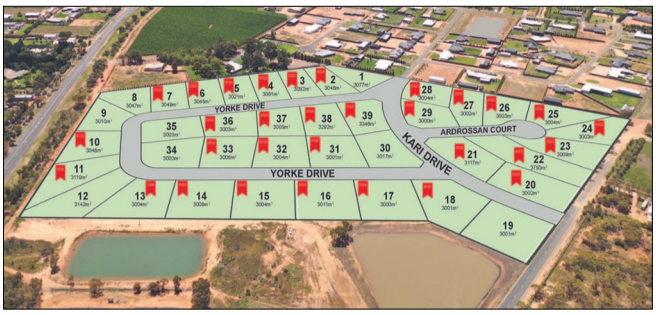

Figure 9 *Recent 39 lot subdivision*

Source: Realestate.com Property ID: 203538908

The take-up of R5 zoned lots in Wentworth has declined, only due to the current lack or shortage of this type of land availability. Of the 22 lots within this zone located north of the Wentworth township, only 1 remains unsold.

In the R5 Large Lot Residential zone in Dareton, there are currently 12 allotments. One allotment has been in situ and developed since the 1980s, while the newer 11 allotments are the direct result from two subdivisions, approved in 2017 and 2018.

All of the 11 relatively recent allotments were sold within 12 to 18 months, following their listing on the real estate market. This indicates that the average demand and take up rate for developable land in this zone in Dareton is approximately greater than 5 lots per year. However, as stated in the Dareton Strategy on page 49:

It must be noted the future lot take-up rate could be much higher based on historical trends and when lots become available, particularly when all seven lots from a subdivision were taken-up within 12 months of completion.

Of those 11 allotments, one remains fully vacant, 3 contain sheds and 7 have dwellings and associated outbuildings.

Table 2 also shows that 11 development approvals have been issued for the subdivided R5 zoned land in Dareton between 2018 and 2022.

At present, there is no land available in the R5 Large Lot Residential zone in Dareton for immediate purchase and subsequent development.

Of the 24 hectares of existing undeveloped R5 zoned land, Council has received confirmation, from the landowners, that 13 hectares will not be available in the short to medium term for development.

This leaves a balance of 11 hectares. With a minimum lot size of 5,000 square metres and consideration of 30% of land area required for roads and public infrastructure for services, this equates to a lot yield of 15 allotments available for development.

Based on the conservative estimate of a take-up rate of 5 lots per year, this equates to a 3 year supply.

This Planning Proposal, through the reduction in the minimum lot size applied to the subject site, will increase the total short term lot yield from 15 to 19 lots.

The proponent has confirmed that, following the reduction in the minimum lot size applied to the subject site, a subsequent development application will be lodged for subdivision approval of the land.

State Environmental Planning Policies

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Assessment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y	Y	The aims of this policy are— *(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and* *(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.* The planning proposal does not seek to remove any vegetation but to amend the current minimum lot size provisions. As the planning proposal states, there is little to no vegetation due to previous clearing of the site for agricultural (horticultural) purposes.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Y	Y	The aims of this policy are – *(1) Regulations under the Act have established a scheme to encourage sustainable residential development (**the BASIX scheme**) under which:* *(a) an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and* *(b) the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.* *(2) The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State.* *(3) This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.* The planning proposal does not detract from the aims of this SEPP.
State Environmental Planning Policy (Exempt and Complying	Y	Y	*This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by—*

Development Codes) 2008			*(a) providing exempt and complying development codes that have State-wide application, and* *(b) identifying, in the exempt development codes, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and* *(c) identifying, in the complying development codes, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Act, and* *(d) enabling the progressive extension of the types of development in this Policy, and* *(e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments.* The planning proposal does not detract from the aims of this SEPP.
State Environmental Planning Policy (Housing) 2021	Y	Y	The principles of this Policy are as follows— *(a) enabling the development of diverse housing types, including purpose-built rental housing,* *(b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,* *(c) ensuring new housing development provides residents with a reasonable level of amenity,* *(d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,* *(e) minimising adverse climate and environmental impacts of new housing development,* *(f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,* *(g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,* *(h) mitigating the loss of existing affordable rental housing.* The planning proposal does not detract from the principles of this SEPP.
State Environmental Planning Policy	Y	Y	The aims of Chapter 3 of this policy are - *(a) to ensure that signage (including advertising)—*

(Industry and Employment) 2021		*(i) is compatible with the desired amenity and visual character of an area, and* *(ii) provides effective communication in suitable locations, and* *(iii) is of high quality design and finish, and* *(b) to regulate signage (but not content) under Part 4 of the Act, and* *(c) to provide time-limited consents for the display of certain advertisements, and* *(d) to regulate the display of advertisements in transport corridors, and* *(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.* *(2) This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.* The planning proposal does not detract from the aims of this SEPP.
State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development	N	
State Environmental Planning Policy (Planning Systems) 2021	N	This SEPP is not applicable to the planning proposal as the planning proposal is not: - State or Regional development - Aboriginal land - Seeking concurrence or consent.
State Environmental Planning Policy (Precincts – Central River City) 2021	N	
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	N	
State Environmental Planning Policy (Regional) 2021	N	
State Environmental Planning Policy	N	

(Western Parkland City) 2021			
State Environmental Planning Policy (Primary Production) 2021	N		This planning proposal relates to land within the R5 Large Lot Residential zone.
State Environmental Planning Policy (Resilience and Hazards) 2021	N		This SEPP does not apply as the planning proposal does not relate to: - land in a coastal environment - Hazardous or offensive development - Remediation of land, the site is already zoned R5 Large Lot Residential.
State Environmental Planning Policy (Resources and Energy) 2021	N		
State Environmental Planning Policy (Transport and Infrastructure) 2021	Y	Y	The planning proposal does not detract from the various aims of this SEPP.

S9.1 Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
			1. Planning Systems
1.1 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with the goals, directions and actions as set out in the *Far West Regional Plan 2036* and the draft *Far West Regional Plan 2041.* For further details, please refer to Section B Sub-section 3.3.3 of the Planning Proposal.
1.2 Development of Aboriginal Land Council land	N		
1.3 Approval and Referral Requirements	Y	Y	The planning proposal is consistent with this direction as it does not propose any provisions that require concurrence or referral to a Minister or public authority and does not identify designated development.
1.4 – Site Specific Provisions	N		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N		
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N		
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and	N		

Infrastructure Implementation Plan	
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N
1.10 Implementation of the western Sydney Aerotropolis Plan	N
1.11 Implementation of Bayside West Precincts 2036 Plan	N
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N
1.14 Implementation of Greater Macarthur 2040	N
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N
1.16 North West Rail Link Corridor Strategy	N
1.17 Implementation of the Bays West Place Strategy	N

1.18 Implementation of the Macquarie Park Innovation Precinct	N		
1.19 Implementation of the Westmead Place Strategy	N		
1.20 Implementation of the Camellia-Rosehill Place Strategy			
1.21 Implementation of the South West Growth Area Structure Plan			
1.22 Implementation of the Cherrybrook Station Place Strategy			
		2. Design and Place	
Nil			
		3. Biodiversity and Conservation	
3.1 Conservation Zones	Y	Y	The planning proposal does not identify any areas of land within or outside of the subject site, that require specific provisions to protect and conserve environmentally sensitive areas.
3.2 Heritage Conservation	Y	Y	There are no known or registered heritage items, places or objects on the subject site.
3.3 Sydney Drinking Water Catchments	N		
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N		
3.5 Recreation Vehicle Areas	Y	Y	The planning proposal does not include provisions for the development and use of recreational vehicle area, as defined by the *Recreation Vehicles Act 1983*.

3.6 Strategic Conservation Planning	N		
3.7 Public Bushland	N		
3.8 Willandra Lakes Region	N		The subject site is not identified as the Willandra Lakes Heritage property.
3.9 Sydney Harbour Foreshores and Waterways Area	N		
3.10 Water Catchment Protection	N		
		4. Resilience and Hazards	
4.1 Flooding	N		The subject site is not located on flood prone land.
4.2 Coastal Management	N		
4.3 Planning for Bushfire Protection	N		The subject site is not located on bushfire prone land.
4.4 Remediation of Contaminated Land	Y	Y	The planning proposal is not seeking to rezone the subject land, as the use of the site for large lot residential purposes has previously been determined. The planning proposal seeks to reduce the current minimum lot size from 5,000 sqm to 3,000 sqm.
4.5 Acid Sulphate Soils	N		The subject site is not identified as containing acid sulphate soils.
4.6 Mine Subsidence and Unstable Land	N		
		5. Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Y	Y	The planning proposal seeks to increase the number of permissible lots through a reduction in the minimum lot size. It is considered that the minor nature of the planning proposal will not have a detrimental impact on the integration of the residential land use and transport.
5.2 Reserving Land for Public Purposes	Y	Y	The planning proposal does not create, alter or reduce land reserved for public purposes.

5.3 Development Near Regulated Airports and Defence Airfields	N		
5.4 Shooting Ranges	N		
	6. Housing		
6.1 Residential Zones	Y	Y	The planning proposal is consistent with this direction as it broadens the choice of lot sizes in the R5 zone. It will also make more efficient use of the available infrastructure and services, as a result of the minor intensification of development on the subject land. There are adequate services and associated infrastructure to support the minor intensified development of the subject land.
6.2 Caravan Parks and Manufactured Home Estates	N		
	7. Industry and Employment		
7.1 Business and Industrial Zones	N		
7.2 Reduction in Non-Hosted Short-term Rental Accommodation period	N		
7.3 Commercial and Retail Development along the Pacific Highway North Coast	N		
	8. Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	N		The planning proposal does not impact mining, petroleum or extractive industries.
	9. Primary Production		
9.1 Rural Zones	N		The planning proposal is not seeking to rezone from or to a rural zone.

9.2 Rural Lands	N	The zone of the subject site is not rural or conservation.
9.3 Oyster Aquaculture	N	
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N	

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