



***PLANNING PROPOSAL***

***AMEND MINIMUM LOT SIZE***

***18 WILGA ROAD, GOL GOL***

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## Contents

1. Introduction .....	5
1.1 Overview .....	5
1.2 Format of the Planning Proposal .....	5
1.3 Supporting Documentation .....	5
2. Site & Locality Details.....	6
2.1 Site Location.....	6
2.2 Site Description .....	6
2.3 Surrounding Development.....	10
3. Planning Proposal .....	11
3.1 Objectives or Intended Outcomes .....	11
3.2 Explanation of Provisions.....	11
3.3 Justification .....	12
3.3.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report? .....	12
3.3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way? .....	12
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)? .....	13
3.3.4 Is the Planning Proposal consistent with a Council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Sydney Commission, or another strategy or strategic plan? .....	14
3.3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?.....	16
3.3.6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?.....	16
3.3.7. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)? .....	16
3.3.8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? .....	16
3.3.9 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?.....	16
3.3.10 Has the Planning Proposal adequately addressed any social and economic effects?.....	17
3.3.11 Is there adequate public infrastructure for the planning proposal? .....	17

3.3.12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?.....	17
3.4 Mapping .....	18
3.5 Community Consultation .....	18
3.6 Project Timeline .....	18
Table 1 Attachments to Planning Proposal.....	5
Table 2 Lot Identifier & Addresses.....	6
Figure 1 Locality Map (Source: Google Maps) .....	6
Figure 2 Site Aerial Map (Source: Nearmap) .....	7
Figure 3 Zone Map (Source: WSC Intramaps).....	8
Figure 4 MLS Map (Source: WSC Intramaps).....	9
Figure 5 Surrounding Land Use Map (Source: Nearmap) .....	10
Figure 6 Existing & Proposed Minimum Lot Size Maps (Source: WSC Intramaps) .....	11
Figure 7 Buronga Gol Gol Settlement Boundary (Source: LSPS Map 5).....	15

Attachment 1 – Subdivision Concept Plan

Attachment 2 – State Environmental Planning Policy Assessment

Attachment 3 – Section 9.1 Ministerial Directions Assessment

# 1. Introduction

## 1.1 Overview

This Planning Proposal has been prepared by Cadell Consulting Services on behalf of Quad Property Investments Pty Ltd.

The Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) by amending the minimum lot size from 3,000 m<sup>2</sup> to 2,000 m<sup>2</sup> applied to the subject site.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), together with satisfying the requirements of the NSW Department of Planning, Industry and Environment *Local Environmental Plan Making Guideline August 2023* (DPIE Guideline).

The Planning Proposal is categorised as a ‘Standard’ application, as it proposes to amend a development standard.

## 1.2 Format of the Planning Proposal

This Planning Proposal has been structured as follows:

- Section 1 introduces the Planning Proposal and supporting documentation
- Section 2 provides a description of the subject site, its locality and the surrounding land uses
- Section 3 contains the Planning Proposal prepared in accordance with the DPIE Guideline

## 1.3 Supporting Documentation

The following documentation and plans have been prepared to support this Planning Proposal. These attachments are identified in Table 1 below:

Table 1 Attachments to Planning Proposal

Attachment Name		Prepared by
1.	Proposed Subdivision Concept Plan	MH <sup>2</sup> Engineering & Architectural Services Pty Ltd
2.	Consistency with State Environmental Planning Policies	Cadell Consulting Services
3.	Consistency with Section 9.1 Ministerial Directions	Cadell Consulting Services

## 2. Site & Locality Details

### 2.1 Site Location

The site is located in Gol Gol in south western New South Wales.

Gol Gol is situated approximately 7 kilometres from the central business district of the regional city of Mildura, in north western Victoria.

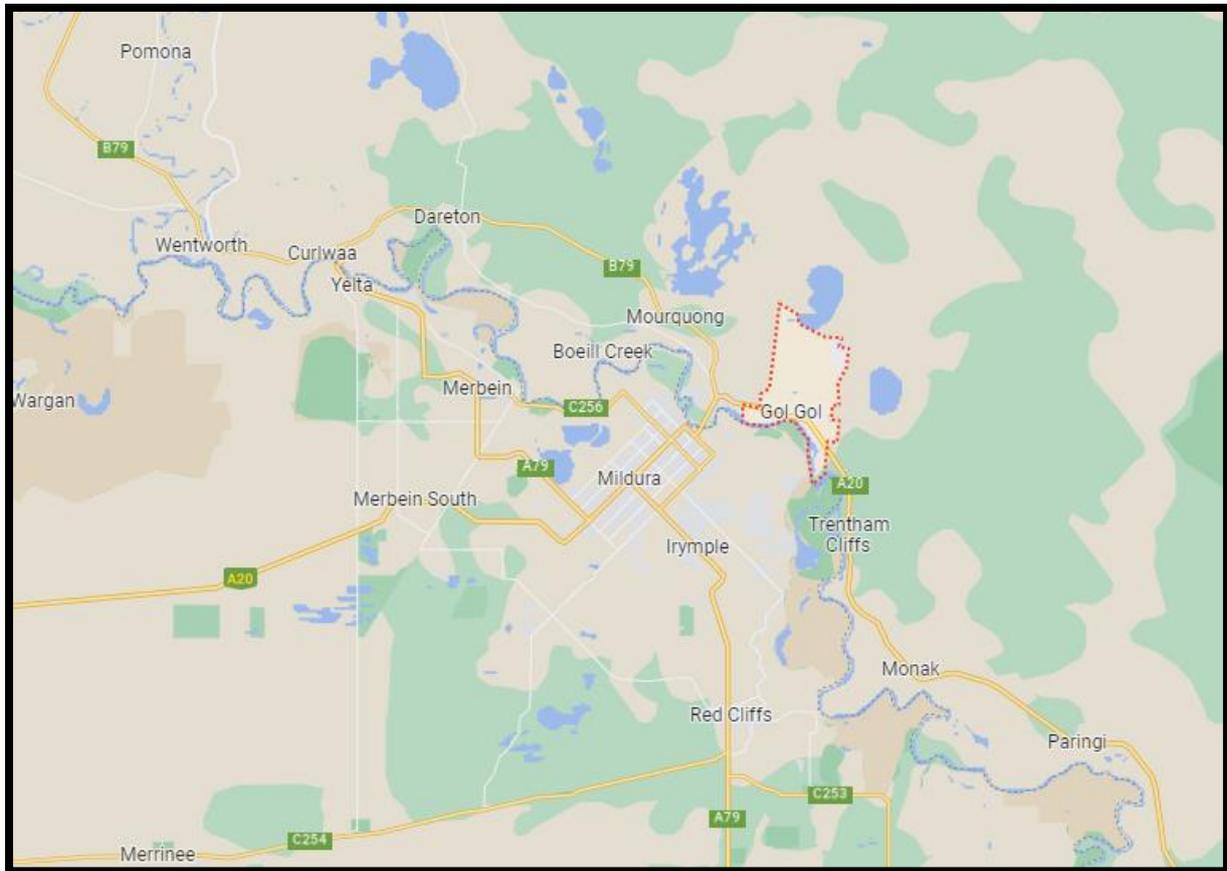


Figure 1 Locality Map (Source: Google Maps)

### 2.2 Site Description

The subject site is located on the eastern fringe of Gol Gol.

The site is bounded by the Sturt Highway to the west and Feyes Lane to the south.

Access to the subject site is from Wilga Road via an internal lane. The site also has frontage to Moontongue Drive to the north.

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

Table 2 Lot Identifier & Addresses

Lot Identifier	Address	Area
Lot 2 DP875018	18 Wilga Road, Gol Gol 2738	8.7 hectares

There is an existing dwelling and associated agricultural sheds on the site.

The site is predominantly under horticultural crop. Other than the existing horticultural crop, the vegetation on the site includes some planted ornamental trees on the south and east facades of the existing dwelling.



Figure 2 Site Aerial Map (Source: Nearmap)

The subject site, which is irregular in shape, has the R5 Large Lot Residential zone applied.

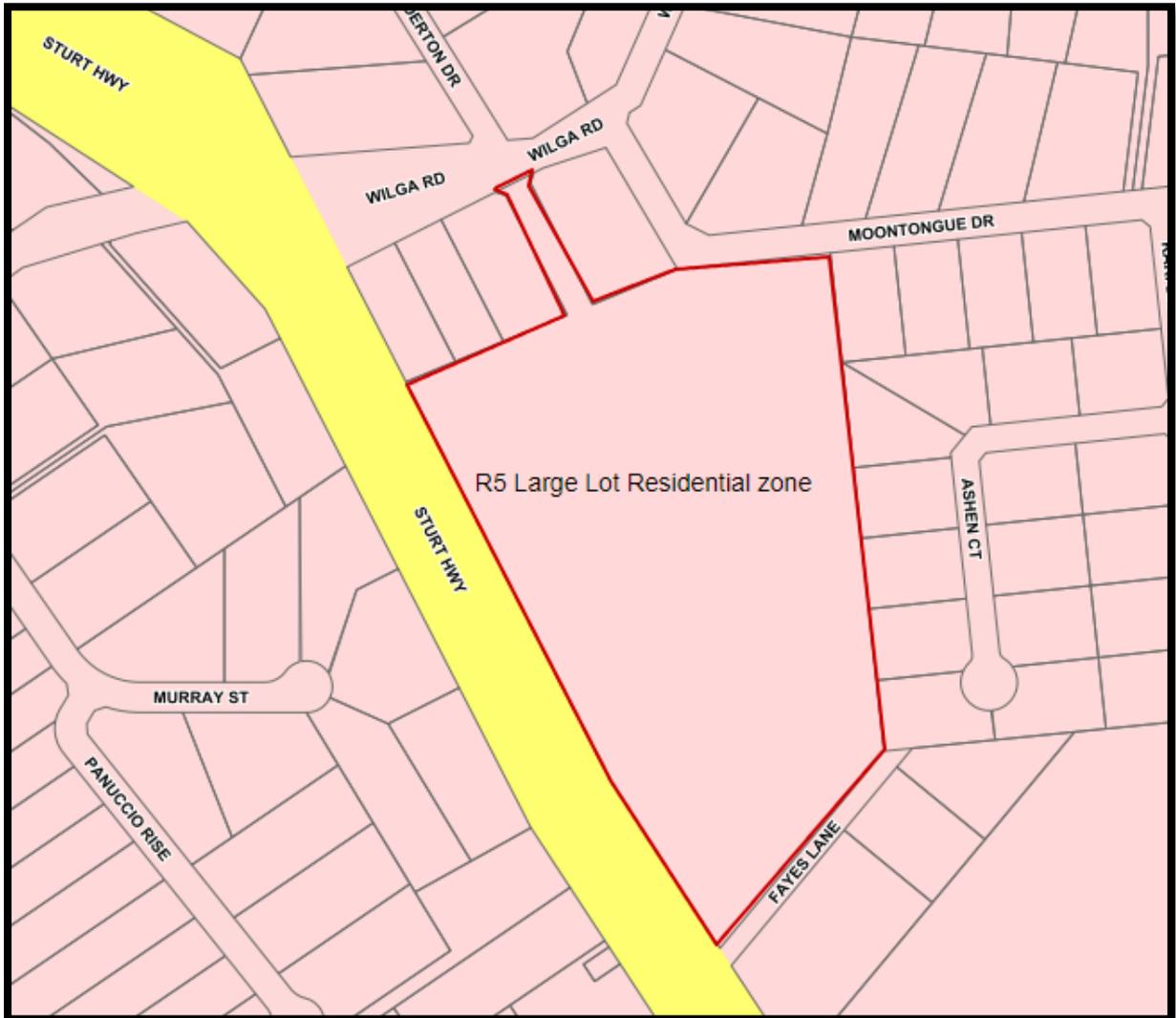


Figure 3 Zone Map (Source: WSC Intramaps)

The subject site has a current minimum lot size of 3,000m<sup>2</sup> applied.

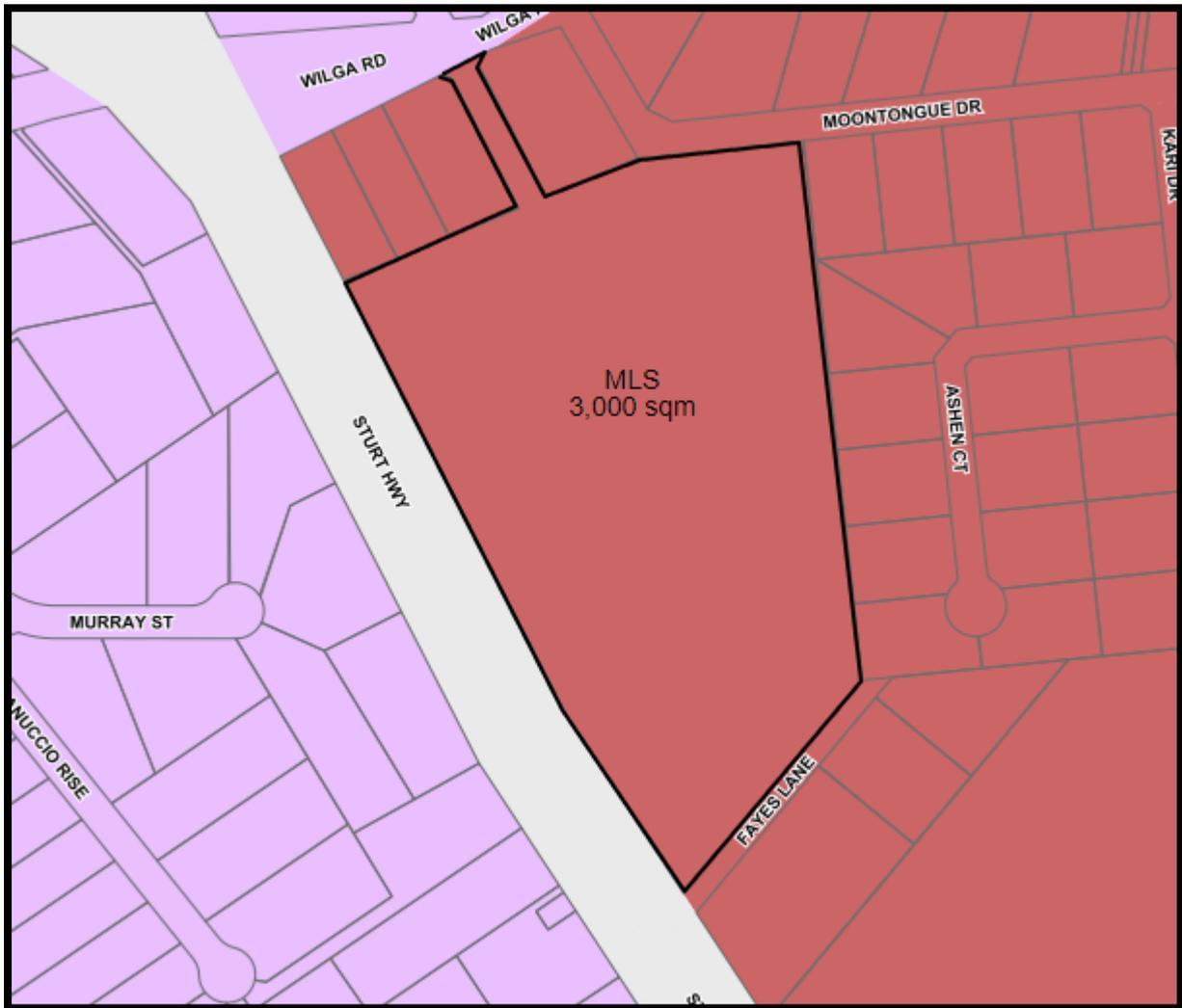


Figure 4 MLS Map (Source: WSC Intramaps)

The subject site is not located within the bushfire prone land mapping and is not subject to flooding.

### 2.3 Surrounding Development

The subject site is surrounded by land under the R5 Large Lot Residential zone. The majority of the surrounding land is developed and contains dwellings and associated buildings.

Land further to the south east has recently been subdivided in to 39 allotments.



Figure 5 Surrounding Land Use Map (Source: Nearmap)

### 3. Planning Proposal

#### 3.1 Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the *Wentworth Local Environmental Plan 2011* by:

- applying the minimum lot size of 2,000 square metres to the subject site.

The intended outcomes of the Planning Proposal are to:

- take advantage of the ongoing increase in demand for land in the large lot residential zone, and
- provide a greater variety of lot sizes in the R5 Large Lot Residential zone, and
- increase the potential lot yield from approximately 20 to 24 lots.

The above intended outcomes will be achieved by amending the current minimum lot size of 3,000m<sup>2</sup> down to 2,000m<sup>2</sup>.

A proposed subdivision concept plan is provided in Attachment 1.

#### 3.2 Explanation of Provisions

To achieve the objectives and intended outcomes of the Planning Proposal, the proposal seeks to amend the following Minimum Lot Size map applicable to the subject site, being Lot 2 DP875018 at 18 Wilga Road, Gol Gol, from 3,000m<sup>2</sup> to 2,000m<sup>2</sup>:

*Wentworth Local Environmental Plan 2011 – Lot Size Map - Sheet LSZ\_004G*



*Figure 6 Existing & Proposed Minimum Lot Size Maps (Source: WSC Intramaps)*

While the current minimum lot size is not considered to be inappropriate, it should be noted that the 3,000 sqm MLS was originally applied as the future servicing of the area could not include connection to Council's reticulated waste water system.

However, now that there is waste water infrastructure adjacent to the Sturt Highway and it is obtainable, the landowners have elected to reduce the minimum lot size to provide fully serviced lots large residential lots. A higher density of development also equates to a higher profit margin which funds the connection to and provision of waste water services.

### 3.3 Justification

#### **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?

Local Strategic Planning Statement (LSPS)

Though not a direct result of a recommendation in the LSPS, the Planning Proposal is not inconsistent with the Primary Settlement Areas Strategies for Buronga and Gol Gol, or the Strategic vision, intent and priorities of the LSPS.

Further details are provided in Section 3.3.4.

Buronga Gol Gol Structure Plan (BGGSP)

Whilst not a direct result of a recommendation of the BGGSP, the Planning Proposal is also not inconsistent with the Plan and its recommendation to increase land supply in the R5 Large Lot Residential zone.

Page 45 of the BGGSP identified that there is limited availability of large lot residential zoned land, particularly as there are current landowners who do not intend to develop in the short to medium timeframe.

Additionally, the BGGSP also outlined how Buronga and Gol Gol were experiencing 'fast pace' development, and therefore, the land supply should be increased to forestall any potential shortage in the supply of large lot residential land.

It is understood that the landowner of the subject site, at the time the BGGSP was prepared, had no intention of developing the site for large lot residential purposes in the short to medium term. Hence, the BGGSP identifying the site for future development in 2028-2032. However, the ownership of the site has changed and therefore, circumstances change.

The Land Use Principles of the BGGSP also aim to:

*iii. Promote a mixture of urban development that allows for flexibility to respond to changes in the community over time and cater for a diversity of land sizes and housing types*

The Planning Proposal is consistent with this principle, in that it will provide a greater diversity of lot sizes in the popular R5 zone.

The BGGSP was endorsed by the Department of Planning & Environment 5 November 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 for the proposed development, as the minimum lot size provisions in the Wentworth LEP 2011 determine the permissible lot size in the zone.

The current minimum lot size applied to the subject site in the Wentworth LEP 2011 sets the subdivision area for each allotment at a minimum of 3,000m<sup>2</sup>.

This Planning Proposal seeks to reduce the minimum lot size to 2,000m<sup>2</sup>.

## 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* 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.*

Response: The consequence of this Planning Proposal will be a reduction to the current minimum lot size to increase the variety of lot size options and increase the availability of current R5 zoned land stock, in a location that is adjacent to the township of Gol Gol and where there is access to a variety of services, including lifestyle, community, retail, health, education and employment in Gol Gol, Buronga and Mildura.

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

Response: Due to the new sewer infrastructure adjacent to the Sturt Highway, east of Gol Gol, the intensification of the proposed development of this site is supported by the accessibility to provide all services, which now also includes reticulated sewer.

The Actions under *Direction 29: Manage rural residential development*, 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.*

Response: The subject site is already zoned for R5 purposes. The subject site also falls within the Buronga and Gol Gol settlement boundary as identified in the *Wentworth Shire Council Local Strategic Planning Statement*.

*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.*

Response: The Planning Proposal is consistent with this action as it is adjacent to the urban settlement of Gol Gol; it will not create new or additional land use conflict as the surrounding land contains large lot residential development; the subject site does not contain high environmental, cultural and heritage significance, nor is it considered important agricultural land and is not identified as 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* aims to respond to anticipated future changes to demographic and household structures, the demand and housing for temporary workers.

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

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

Response: The Planning Proposal will enable the provision of a greater variety of lot sizes available in the R5 zone, than what is currently available in the Wentworth LEP 2011.

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

Response: The Planning Proposal leverages the ability to now access and utilise reticulated sewer infrastructure that is located adjacent to the Sturt Highway, in addition to all other required services that support the increase in development of the subject site.

3.3.4 Is the Planning Proposal consistent with a Council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Sydney Commission, or another strategy or strategic plan?

Local Strategic Planning Statement (LSPS)

The purpose of the LSPS is to guide and inform new and existing development through a strategic framework that is focused at a local level. It also identifies and aims to negate potential issues through the development of planning priorities and broad actions.

*Planning Priority 6 – Sustainable settlements*

The Primary Settlement Areas Strategy for Buronga and Gol Gol, as identified in the LSPS, aims for all new urban development to be located within the identified settlement boundary. The subject site falls within the settlement boundary.

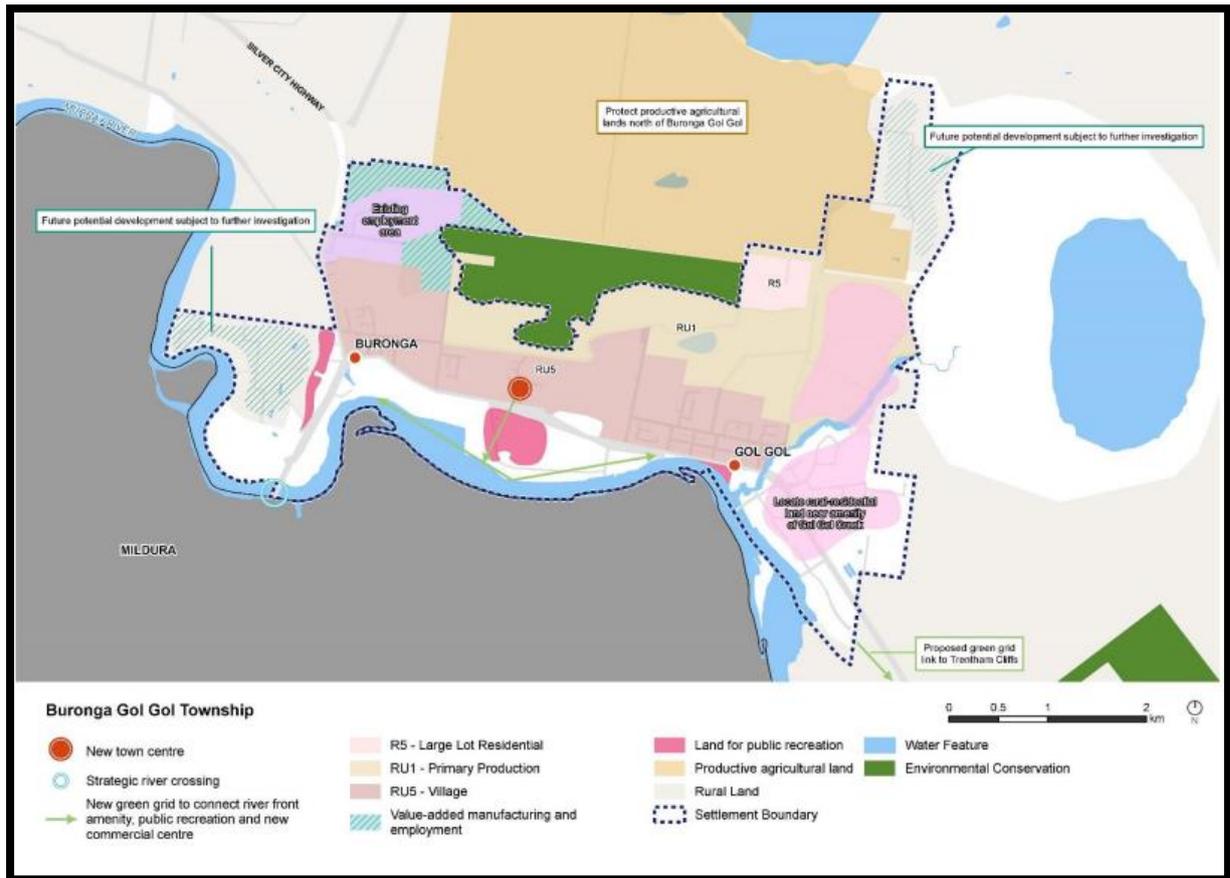


Figure 7 Buronga Gol Gol Settlement Boundary (Source: LSPS Map 5)

The Planning Proposal is also considered to be consistent with sections of the vision statement on Page 11 of the LSPS. The vision statements that relate to this Planning Proposal include:

*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.*

The Planning Proposal is also consistent with the *Strategic vision, intent and priorities* of the LSPS, as it:

- ❖ Leverages the popularity and demand for R5 zoned land to facilitate population growth by increasing the supply of land for large lot residential development, and
- ❖ Makes provision for an increase in the variety of lot sizes, with access to all urban services.

Wentworth Community Strategic Plan 2022-2032 (WCSP)

The WCSP aims to respond to a holistic vision of the shire community and acts as a guide and reference point for decision making by elected representatives, community members and council staff.

The community vision of the WCSP is '*Wentworth Shire will work together to create a thriving, attractive and welcoming community*'.

The four key strategies of the WCSP 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.*

A common theme during consultation and exhibition of the WCSP, was that the local community desired to witness ongoing and increased population growth in the Wentworth shire. To facilitate an increase in population, land must be available to accommodate and support that growth.

It is considered that the Planning Proposal is consistent with the WCSP and the community's aspirations to see the population of the Wentworth shire increase, as it will provide additional available land in the popular R5 zone for short term development in Gol Gol.

3.3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

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

3.3.6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

An assessment of consistency of the Planning Proposal with the State Environmental Planning Policies is provided in Attachment 2.

3.3.7. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?

An assessment of consistency of the Planning Proposal with the Section 9.1 Ministerial Directions is provided in Attachment 3.

### **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 as a result of the proposal? Other than horticultural crop and ornamental or introduced vegetation on the southern façade of the dwelling, the site is otherwise devoid of vegetation.

As the site has been under horticultural crops for many years, there is no likelihood of critical habitat, threatened species, ecological communities or their habitats being present on the subject site.

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

There are no other known potential environmental effects as a consequence of this Planning Proposal.

### 3.3.10 Has the Planning Proposal adequately addressed any social and economic effects?

In addition to the social and economic benefits addressed in Section B, in response to consistency with the LSPS and WCSP, there are multiple benefits for the overall communities of Gol Gol and Buronga from this Planning Proposal.

Firstly, it facilitates an increase in the number of lots that will be made available for new residential development, particularly, in the short term. This will enable and accommodate the expanding population in Gol Gol.

Where there is an increase in population, services that support the lifestyle and needs of the local community also need to expand. These services include education facilities, health services, retail, trade and commercial services.

The increase in services culminates in the increase in localised employment and economic activity and, ultimately, capacity of the community.

Growth in population also provides social advantages to both existing and new residents in local communities, through the necessity for expansion of community services and activities driven by both the community and local groups and organisations.

## **Section D – State and Commonwealth interests**

### 3.3.11 Is there adequate public infrastructure for the planning proposal?

Development of the subject site will include connection to the existing and surrounding infrastructure to fully service the large lot residential development.

Subject to the requirements of the consent authority, services required to be provided will include:

- Water, sewer and stormwater
- Safe and adequate access in and out of subject site
- Road width(s)
- Shared pathways
- Street lighting
- Fire hydrants

The developers have met with relevant officers of the Wentworth Shire Council Roads & Engineering department. During that meeting it was confirmed that all of the above infrastructure and services can be provided to adequately support and service the proposed development of the subject site.

Under the current MLS, there could be approximately 20 lots (this includes 30% of the land being used for roads, services etc). With a MLS of 2,000 sqm there could be a maximum of 30 lots. However, the subdivision concept plan included as attachment 1 shows 24 lots. Due to the shape of the subject site, it is anticipated that there will not be the ability to subdivide the area down to 30 lots. An additional 4 lots will not have a negative impact on the Wilga Road/Sturt Highway intersection.

### 3.3.12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

It is anticipated that any additional relevant agencies and applicable service providers will be consulted through the community consultation process, as conditioned by the Gateway Determination.

### 3.4 Mapping

The Planning Proposal seeks to amend the following maps in the Wentworth LEP 2011, as they apply to the subject site:

#### ***Lot Size Map – Sheet LSZ\_004G***

### 3.5 Community Consultation

In accordance with Section 3.33(2)(e) of the Environmental Planning & Assessment Act 1979, community consultation may need to be conducted.

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.

For this Planning Proposal, the following consultation process may 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 should 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.

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 August 2023* sets a benchmark timeframe for completion of the Planning Proposal process.

For a ‘Standard’ Planning Proposal, the benchmark is a total of 320 days for all stages of the process to be completed. This timeframe does not include pre-lodgement of the Planning Proposal with Council for initial review.

There are many factors that can influence the timeframe process. However, the following table provides indicative timeframes for each stage:

<b>Stage</b>	<b>Timeframe</b>
Pre-lodgement	October 2023
Submission of Planning Proposal	November 2023
Gateway Determination	February 2023
Post Gateway	March 2023
Public Exhibition & Assessment	April 2023
Finalisation	June 2023

## Attachment 1 – Subdivision Concept



## Attachment 2 – State Environmental Planning Policy Assessment

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y	Y	<p><u>Chapter 2 – Vegetation in non-rural areas</u> The aims of this SEPP are to <i>protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through preservation of trees and other vegetation.</i></p> <p>The Planning Proposal is consistent with this SEPP as the subject site does not contain any vegetation, other than ornamental/introduced vegetation and horticultural crop.</p> <p><u>Chapter 3 – Koala habitat protection 2020</u> The aim of this SEPP is to <i>encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas...and reverse the current trend of koala population decline.</i></p> <p>The Planning Proposal is consistent with this SEPP as the subject site is devoid of all native vegetation, other ornamental/introduced vegetation and horticultural crop. Therefore, the site does not contain any koala habitat.</p> <p><u>Chapter 4 – Koala habitat protection 2021</u> The aim of this SEPP is to <i>encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range...</i></p> <p>The Planning Proposal is consistent with this SEPP as the subject site is devoid of all native vegetation, other than ornamental/introduced species and horticultural crop. Therefore, the site does not contain any natural habitat suitable for koalas.</p> <p><u>Chapter 5 – River Murray lands</u> The aims of this SEPP <i>are to conserve and enhance the riverine environment of the River Murray for the benefit of all users.</i></p>

			<p>The subject site is identified as being included in Map 35 of the Murray Regional Environmental Plan No. 2 – Riverine Land. It is considered that the Planning Proposal is consistent with this SEPP as the subject site is well setback from the Murray River and therefore, it is unlikely there will be any impact on or near the Murray River.</p> <p><u>Chapter 6 – Water catchments</u> Not applicable.</p> <p><u>Chapter 13 Strategic conservation planning</u> No applicable.</p>
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Y	Y	<p>The aims of this policy are to encourage sustainable residential development and to ensure consistency in the implementation of the BASIX scheme across the state of New South Wales.</p> <p>The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y	Y	<p>The aims of this policy are to streamline the assessment process for development that complies with specified development standards.</p> <p>The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy (Housing) 2021	Y	Y	<p>The principles of this policy include enabling the provision of diverse housing that meets the needs of the community, whilst ensuring that amenity and services are adequately provided to support the development.</p> <p>The Planning Proposal does not detract from the aims and principles of this policy.</p>
State Environmental Planning Policy (Industry and Employment) 2021	Y	Y	<p><u>Chapter 2 Western Sydney employment area</u> Not applicable.</p> <p><u>Chapter 3 Advertising and signage</u> The aims of this SEPP are to <i>ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.</i></p>

			The Planning Proposal does not detract from the aims of this policy.
State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development	N		
State Environmental Planning Policy (Planning Systems) 2021	N		The proposed development as a consequence of this Planning Proposal is not state or regionally significant, the site is not aboriginal land and will not require concurrence.
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 (Western Parkland City) 2021	N		
State Environmental Planning Policy (Primary Production) 2021	N		This SEPP is not applicable as the subject site is not zoned rural, classified or mapped as rural or state significant agricultural land.
State Environmental Planning Policy (Resilience and Hazards) 2021	N		<p><u>Chapter 2 Coastal management</u> Not applicable.</p> <p><u>Chapter 3 Hazardous &amp; offensive development</u> The aims of this SEPP are to:</p> <p>a) <i>to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and</i></p> <p>b) <i>to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Chapter, and</i></p> <p>c) <i>to require development consent for hazardous or offensive development</i></p>

			<p><i>proposed to be carried out in the Western Division, and</i></p> <p><i>d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</i></p> <p><i>e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</i></p> <p><i>f) to require the advertising of applications to carry out any such development.</i></p> <p>This SEPP does not apply as the Planning Proposal does not relate to land in a coastal environment, hazardous or offensive development and the subject site is currently zoned R5 Large Lot Residential and this will not be amended.</p> <p>Therefore, the Planning Proposal will not detract from the aims of this policy.</p> <p><u>Chapter 4 Remediation of land</u> Not applicable.</p>
State Environmental Planning Policy (Resources and Energy) 2021	N		
State Environmental Planning Policy (Transport and Infrastructure) 2021	Y	Y	<p><u>Chapter 2 Infrastructure</u></p> <p>The aim of this SEPP is to ensure there is an effective delivery of infrastructure to support the development.</p> <p>Consultation with Council has already commenced. Council has verbally advised that the development of the site can and will need to be fully serviced.</p> <p>It is considered that current access arrangements off Wilga Road will be adequate to support the subsequent development.</p>
State Environmental Planning Policy	N		This policy commences on 1 October 2023.

(Sustainable Buildings) 2022			
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### Attachment 3 – Section 9.1 Ministerial Directions Assessment

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
<b>1. Planning Systems</b>			
<b>1.1 Implementation of Regional Plans</b>	Y	Y	The Planning Proposal is consistent with the goals, directions and actions of the <i>Far West Regional Plan 2036</i> and the <i>draft Far West Regional Plan 2041</i> . Specific details are provided in Section 3.3.3 of the Planning Proposal.
<b>1.2 Development of Aboriginal Land Council land</b>	N		
<b>1.3 Approval and Referral Requirements</b>	Y	Y	The Planning Proposal does not propose any referral or concurrence requirements, nor does it nominate any development as 'designated development'.
<b>1.4 Site Specific Provisions</b>	N		
<b>1.5 Parramatta Road Corridor Urban Transformation Strategy</b>	N		
<b>1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	N		
<b>1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	N		
<b>1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	N		
<b>1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>	N		
<b>1.10 Implementation of the western Sydney Aerotropolis Plan</b>	N		
<b>1.11 Implementation of Bayside West Precincts 2036 Plan</b>	N		

<b>1.12 Implementation of Planning Principles for the Cooks Cove Precinct</b>	N		
<b>1.13 Implementation of St Leonards and Crows Nest 2036 Plan</b>	N		
<b>1.14 Implementation of Greater Macarthur 2040</b>	N		
<b>1.15 Implementation of the Pymont Peninsula Place Strategy</b>	N		
<b>1.16 North West Rail Link Corridor Strategy</b>	N		
<b>1.17 Implementation of the Bays West Place Strategy</b>	N		
<b>1.18 Implementation of the Macquarie Park Innovation Precinct</b>	N		
<b>1.19 Implementation of the Westmead Place Strategy</b>	N		
<b>1.20 Implementation of the Camellia-Rosehill Place Strategy</b>	N		
<b>1.21 Implementation of South West Growth Area Structure Plan</b>	N		
<b>1.22 Implementation of the Cherrybrook Station Place Strategy</b>	N		
<b>2. Design and Place</b>			
<b>2.1</b>			
<b>3. Biodiversity and Conservation</b>			
<b>3.1 Conservation Zones</b>	Y	Y	The Planning Proposal is consistent with this Direction as it does not involve land identified as environmentally sensitive and does not seek to reduce environmental protect standards.
<b>3.2 Heritage Conservation</b>	Y	Y	There are no known or registered heritage items, relics, objects or sites applicable to the subject site or the immediate surrounds.
<b>3.3 Sydney Drinking Water Catchments</b>	N		
<b>3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs</b>	N		

<b>3.5 Recreation Vehicle Areas</b>	Y	Y	The Planning Proposal does not enable the land to be developed for the purposes of a recreation vehicle area, as defined by the <i>Recreation Vehicles Act 1983</i> .
<b>3.6 Strategic Conservation Planning</b>	N		The subject site is not identified as avoided land or a strategic conservation area.
<b>3.7 Public Bushland</b>	N		
<b>3.8 Willandra Lakes Region</b>	N		The subject site is not located within the Willandra Lakes World Heritage Property.
<b>3.9 Sydney Harbour Foreshores and Waterways Area</b>	N		
<b>3.10 Water Catchment Protection</b>	N		
<b>4. Resilience and Hazards</b>			
<b>4.1 Flooding</b>	N		The subject site is not identified as being flood prone.
<b>4.2 Coastal Management</b>	N		
<b>4.3 Planning for Bushfire Protection</b>	N		The subject site is not identified as being bushfire prone land on the NSW Rural Fire Service map.
<b>4.4 Remediation of Contaminated Land</b>	N		The subject site is currently zoned R5 Large Lot Residential and the Planning Proposal does not seek to rezone the site or to alter the future use of the site.
<b>4.5 Acid Sulfate Soils</b>	N		
<b>4.6 Mine Subsidence and Unstable Land</b>	N		
<b>5. Transport and Infrastructure</b>			
<b>5.1 Integrating Land Use and Transport</b>	Y	Y	The development of the subject site will include safe and adequate access to and from the site for vehicles, cyclists and pedestrians, including connectivity to surrounding development.
<b>5.2 Reserving Land for Public Purposes</b>	Y	Y	The Planning Proposal does not propose to remove or propose any land to be dedicated for public purposes.
<b>5.3 Development Near Regulated Airports and Defence Airfields</b>	N		The subject site is not located near an airport or defence airfield.
<b>5.4 Shooting Ranges</b>	N		The subject site is not located near a shooting range.
<b>6. Housing</b>			
<b>6.1 Residential Zones</b>	Y	Y	<i>The objectives of this direction are to:</i> <i>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</i> <i>(b) make efficient use of existing infrastructure and services and ensure</i>

			<p><i>that new housing has appropriate access to infrastructure and services, and (c) minimise the impact of residential development on the environment and resource lands.</i></p> <p>The Planning Proposal is consistent with direction in that it will increase the variety of lot sizes in the zone; it will make more efficient use of the existing and new infrastructure and services available; enables the provision of additional lots within an established large lot residential area; and will be designed appropriately to ensure the most efficient and desirable amenity for residents.</p>
<b>6.2 Caravan Parks and Manufactured Home Estates</b>	N		The Planning Proposal does not alter the permissibility or prohibition of caravan parks and manufactured homes estates.
<b>7. Industry and Employment</b>			
<b>7.1 Employment Zones</b>	N		
<b>7.2 Reduction in Non-Hosted Short-term Rental Accommodation period</b>	N		
<b>7.3 Commercial and Retail Development along the Pacific Highway North Coast</b>	N		
<b>8. Resources and Energy</b>			
<b>8.1 Mining, Petroleum Production and Extractive Industries</b>	N		The Planning Proposal does not impact mining, petroleum or extractives industries.
<b>9. Primary Production</b>			
<b>9.1 Rural Zones</b>	N		The Planning Proposal is not seeking to rezone from or to a rural zone.
<b>9.2 Rural Lands</b>	N		The subject site is not in a rural or conservation zone.
<b>9.3 Oyster Aquaculture</b>	N		
<b>9.4 Farmland of State and Regional Significance on the NSW Far North Coast</b>	N		