

14 ENVIRONMENTAL SERVICES**14.1 PLANNING PROPOSAL - ARIAH PARK****File Number:** REP24/402**Author:** Town Planner**Authoriser:** Director of Environmental Services**Attachments:** 1. Draft Planning Proposal Arianh Park**REPORT**

Councillors may recall that in March 2020, Council first considered a Draft Planning Proposal relating to Arianh Park village.

The proposal involves rezoning part of the subject land from RU1 Primary Production to R5 Large Lot Residential, rezoning part of the subject land from RU1 Primary Production to RU5 Village and rezoning part of the subject land from R5 Large Lot Residential to RU1 Primary Production.

The proposal will also involve a change to the minimum lot size to part of the subject land currently zoned RU1, from 40 hectares to one hectare where the land is proposed to be zoned R5, from 40 hectares to 2000m² where land is proposed to be zoned RU5 and a change from 2 hectares to 40 hectares where the land is proposed to be zoned RU1.

At the March 2020 Council Meeting it was resolved that Council:

1. Endorse the draft planning proposal,
2. Forward the draft planning proposal to the NSW Department of Planning and Environment,
3. Place the draft Planning Proposal on public exhibition once approval from the NSW Department of Planning and Environment is received, and
4. Receive a future report on the outcomes of the public exhibition

Council subsequently sent the draft Planning Proposal to the NSW Department of Planning and Environment and received approval to commence public exhibition. However, progress was delayed due to the Arianh Park Flood Study being incomplete at the time. Due to the extended time required to complete the Arianh Park flood study and risk management plan, the draft planning proposal was required to be withdrawn due to lack of progress.

As the Arianh Park Floodplain Risk Management Study and Plan was adopted by Council at the March 2024 Council Meeting, it is now appropriate that Council reconsider the Draft Planning Proposal relating to land in Arah Park.

The intended outcome of the Draft Arianh Park Planning Proposal is to support existing land uses, where land within the study area is already used for village or large lot residential purposes, despite being zoned RU1 Primary Production zone, due to historic land subdivision. The proposal will also support the limited potential for additional subdivision adjacent to these existing village

and rural lifestyle type developments. Further, the proposal will also change the zoning of land that was zoned R5 Large Lot Residential in 2010 to return to RU1 Primary Production, which is more consistent with the current and future land uses of this area. The objective is to support efficient use of the available land, encourage new residential and village development, support agricultural land uses and manage potential land use conflict.

By enabling the identified land to have greater options for future development, it is envisaged that this will boost the economic attractiveness of Ariaah Park village into the long term, provide additional residential development options and support a diversified local economy.

Figure 1 shows the current zoning of the subject land.

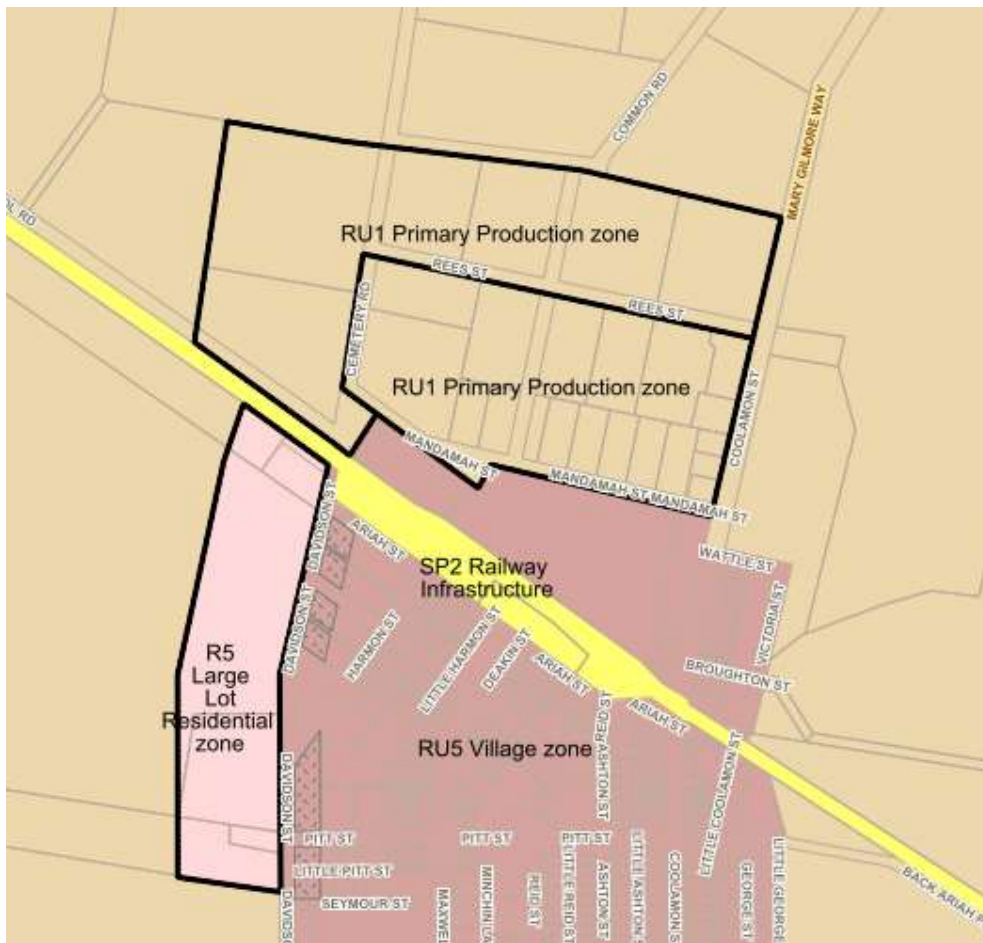


Figure 1: Current zoning of subject land

Figure 2 shows the proposed new zone boundaries.

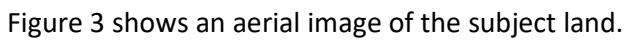




Figure 3: Aerial image of subject land

Figure 4 shows the proposed minimum lot size of the subject land.



Figure 4: Proposed minimum lot size of subject land

A copy of the draft Planning Proposal, which has been updated from the previous version to align with current NSW Government plans and directions, is attached.

RESOLUTION 73/2024

Moved: Cr Nigel Judd

Seconded: Cr Lindy Reinhold

It was resolved that Council:

1. Endorse the draft planning proposal,
2. Forward the draft planning proposal to the NSW Department of Planning, Housing and Infrastructure,
3. Place the draft Planning Proposal on public exhibition once approval from the NSW Department of Planning, Housing and Infrastructure is received, and
4. Receive a future report on the outcomes of the public exhibition

AMENDMENT

Moved: Cr Jason Goode

Seconded: Cr Anthony Irvine

That Council consult the owners of the properties affected and ascertain their appetite for development and on receiving that information that a report be presented back to Council.

The amendment was put

The motion was lost

The motion was then put and carried

CARRIED

In Favour: Crs Rick Firman, Graham Sinclair, Lindy Reinhold, Max Oliver, Nigel Judd and Claire McLaren

Against: Crs Jason Goode, Belinda Bushell and Anthony Irvine

CARRIED 6/3

Rob Fisher Engineering Asset Manager left the meeting at 4:57pm

Rob Fisher Engineering Asset Manager returned to the meeting at 4:59pm