



Planning Proposal

Waterworks Road Junee

Amendment to Junee Local Environmental Plan 2012

Prepared for Junee One Pty Ltd

Submitted to Junee Shire Council July 2024, Updated Post Gateway October 2024

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Attachment provided under separate cover

ATTACHMENTS

A.	Concept Plans and Mapping
B.	Traffic Assessment
C.	Stormwater Management Report
D.	Correspondence from Goldenfields Water
E.	Correspondence from Council Sewer
F.	Preliminary Site Assessment

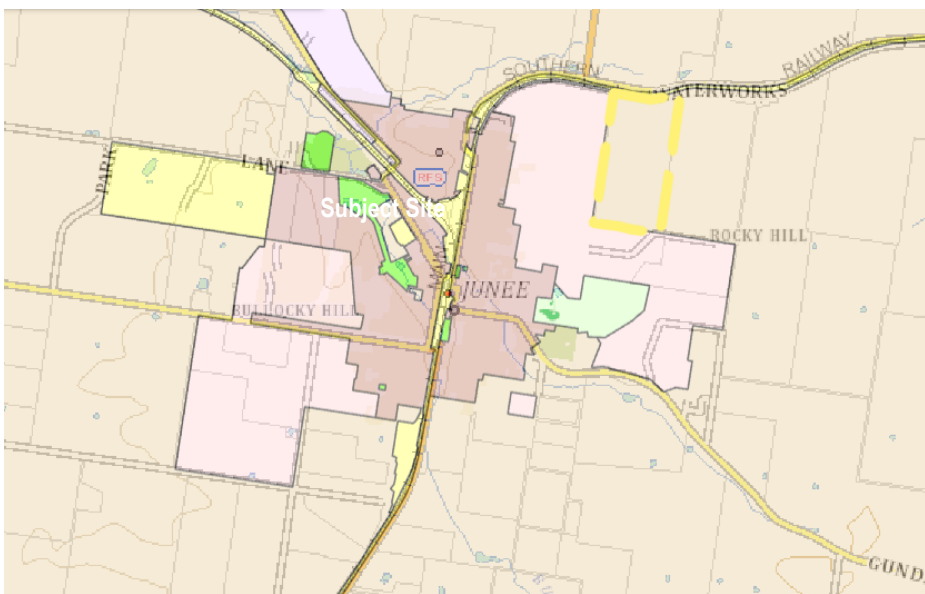
1 Introduction

This Planning Proposal has been prepared by Eight Mile Planning on behalf of Junee One Pty Ltd to support changes to the *Junee Local Environmental Plan 2012* (JLEP). The report has been prepared in accordance with the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and having regard to the *Local Environmental Plan Making Guidelines* (LEP Guidelines) prepared by the Department of Planning, Industry and Environment (the Department) [now known as the Department of Housing and Infrastructure].

1.1 Site

The site is known as Lot 1 Section 15 DP 10919, 192 Waterworks Road Junee referred to herein as Waterworks Road. A summary of the site is provided in the following table.

Table 1 Summary

Proponent Details	Junee One Pty Ltd
Site	“Waterworks Road” 192 Waterworks Road Junee Lot 1 Section 15 DP 10919
Aerial	
Proposal	Rezoing land from RU1 Primary Production to Residential (R5 Large Lot Residential and RU5 Village) with a corresponding minimum lot size for single dwellings being 700 and 1,500m ² for the RU5 Village zone and 4,000m ² for the R5 zone.
Background/Context	The site has been identified as a residential growth investigation area for urban development in the JSC Local Strategic Planning Statement and will provide opportunities for additional housing in Junee across a range of typologies and densities.

Consultation with Junee Shire Council

On 21 October 2022, the proponent met with Junee Shire Council (JSC) to discuss the merits of lodging a Planning Proposal to rezone Lot 1 Section 15 DP 10919, 192 Waterworks Road known as Waterworks Road. Council provided a formal response dated 16 November 2022 confirming that a brief scoping proposal would be welcomed for the site.

The Scoping Proposal was subsequently prepared and provided to Council in January 2023.

A number of meetings have been held between the landowners, representatives of the landowners and Council staff over the past six months. The Planning Proposal was circulated to JSC in December 2023 and their comments were incorporated into the document.

Draft Planning Proposal

The draft Planning Proposal was submitted to Council in December 2023 and considered in the Ordinary Meeting on 20 February 2023. Council resolved to forward the application to the Department for a Gateway Determination.

The Department reviewed the proposal and determined that it was not adequate to proceed to assessment. The Department determined that Council provide further consideration of the capacity and provision of infrastructure, including consultation with Goldenfields Water. The Department also raised supply and demand and issue of “leapfrogging”, noting that this was outlined in the Report to Council. Other issues raised included:

- Consistency in the mapping between the zone and minimum lot size
- Land use conflict associated with the Inland Rail alignment
- Justification for inconsistency with Ministerial Directions 9.1 Rural Zones and 9.2 Rural Lands
- Consistency with the Junee Growth Strategy and Regional Plan

The application was returned to Council in March 2024 to be resubmitted once the issues highlighted had been addressed.

Additional consultation has been undertaken by the proponent with Council staff and Goldenfields Water (refer Attachments D and E) and the Planning Proposal amended to address the matters raised by the Department.

Gateway Determination

A conditional Gateway Determination for the Planning Proposal was issued by DPHI dated 2nd September 2024. The Planning Proposal has been updated to address the matters raised and includes:

- Phase 1 Contaminated Land Site Assessment
- Amendments to make the figures more legible
- Proposed staging and infrastructure delivery

The Gateway Determination also sets out the minimum requirements for the Public Exhibition and consultation with Transport for NSW and the Department of Primary Industries and Regional Development.

1.3 Site Context

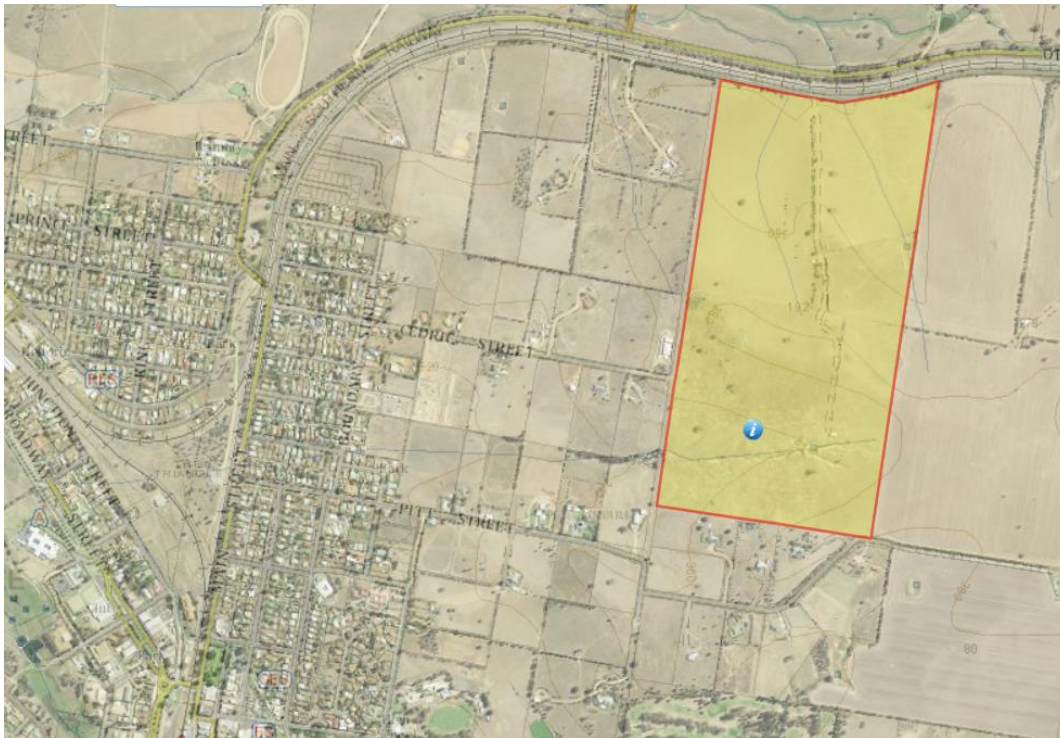
Waterworks Road is situated on Waterworks Road immediately north-east of the existing town of Junee. The land is currently zoned RU1 Primary Production.

The southern portion of the site falls to the west, with the northern portion falling towards the railway corridor that runs parallel with the northern portion of the site.

The opportunities identified are:

- Direct frontage to Waterworks Road
- Retain existing vegetation planted as wind breaks
- Proximity to the existing town of Junee
- Large Parcel of land in single ownership

Figure 1 Site



Source: SixMaps 2023

The site is only 2km from the town centre. This is a similar distance, although more direct than from residential areas on John Potts Drive (2.2km) and De Salis Drive (3.3km). Development of the site will likely stimulate further infill development in the vicinity of Pitt and Cedric Streets.

2. Strategic Planning Context

2.1 Riverina Murray Regional Plan

The **Riverina Murray Regional Plan 2041** is an update to the Riverina Murray Regional Plan 2036, which provided the NSW Government's vision for land uses in the Riverina Murray region.

The regional plan focuses on a more ambitious and targeted land use planning approach, drawing on the concepts of:

- » sequencing planning and infrastructure
- » creating great places
- » enriching community character
- » unlocking sustainable growth opportunities that come from the region's proximity to Victoria and Canberra and its existing endowments.

The regional plan includes a number of key outcomes particularly relevant to Junee:

*Capitalise on a changing regional economy and catalyst projects such as the **Wagga Wagga Special Activation Precinct**, Albury Regional Job Precinct, Inland Rail, South-West Renewable Energy Zone (South West REZ) and multiple Murray River bridge projects*

*Better understand and provide more guidance to **manage growth pressures** in regional cities, **commuting towns**, border communities, along waterways, and in areas where there is demand for rural residential living*

Plan for different types of housing to meet changing demographics and to meet demand from temporary workers and visitors without impacting availability and affordability for residents

Consistency with the Regional Plan is demonstrated in 5. *The Planning Proposal, Section B Relationship to strategic planning framework*, below.

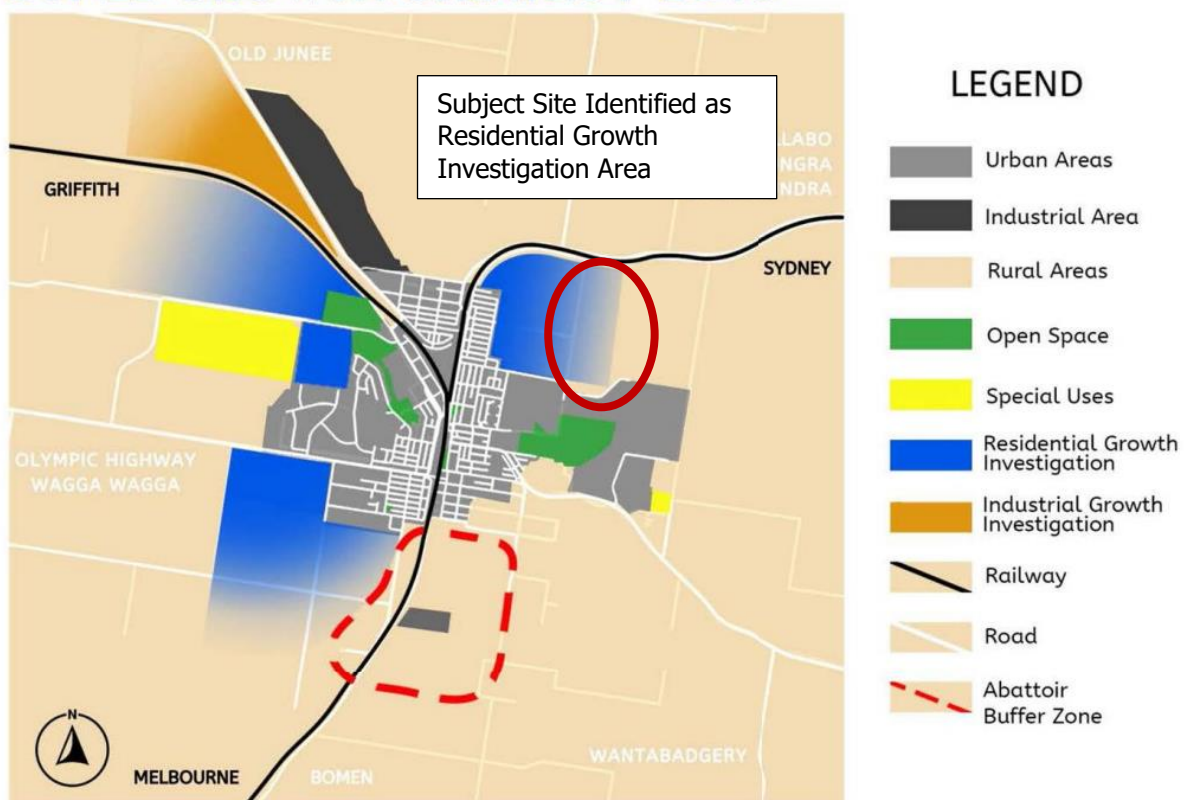
2.2 Local Strategic Planning Statement

Junee Local Strategic Planning Statement 2040 – the LSPS provides a 20 year vision for land use in the LGA. The LSPS

The rezoning of land for residential development at Waterworks Road is identified in the LSPS Junee Growth Strategy 2040. (refer Figure below).

Figure 2 Junee Growth Strategy 2040

JUNEE GROWTH STRATEGY 2040



The Scoping Proposal has demonstrated that the rezoning of the site is consistent with the current strategic planning framework in so far as the site has been identified as future residential growth investigation. With reticulated water and sewer assuming an average minimum lot size of 2000m², Waterworks Road would yield approximately 250-300 lots.

Priority 1 of the LSPS emphasises the need to provide housing opportunities in the right locations. Environmental sustainability, social inclusions and coherence, accessibility and safety are a function of the delivery of the built form, all of which are supported by the proposal.

The site is on the north-eastern edge of the area identified in the Junee Growth Strategy for residential investigation. The site is a continuation of the urban growth to the north east of Junee as illustrated in **Figure 2** from the Junee Growth Strategy and LSPS. It is also the first, large holding in contiguous ownership. Unlike in a more urban environment, development for housing in smaller regional town and villages is not necessarily driven

by land economics. Land owners on the urban fringe need to be prepared to be proactive in facilitating development. Often, as is the case in Junee, the urban fringe has developed as small, rural residential type holdings of 2-5ha is substantial investment in assets (house and out buildings). Land such as this is held by multiple landowners with varying priorities in terms of the short/medium/long term redevelopment.

Leap frogging

Leap frogging happens when development appears to skip over land that appears to be suitable for redevelopment, at least on paper in terms of a sequential roll out of infrastructure, in favour of another site.

In this case, the proposed site is separated from the RU5 Village zoned land in Junee by the R5 Large Lot Residential zone. The land between this site and the existing RU5 zoned land is held by over 20 individuals. This creates challenges for the coordination of development to increase density.

Development of the land identified in the Planning Proposal will necessitate the extension of water and sewer mains infrastructure at the expense of the developer. The land owners between the existing urban area and the proposed development site will enjoy the benefit of the extension of mains, providing a positive impact on the feasibility of redevelopment of these areas in the medium term. However, despite this, the coordinated resubdivision of R5 zoned land will require a significant degree of collaboration. The Planning Proposal will provide the stimulus for additional infill development in this location.

There are currently no new medium to large scale urban release areas in Junee. With the significant infrastructure and employment generating projects planning and occurring in the region, including the Wagga Wagga Special Activation Precinct 25km south at Boman and the delivery of Inland Rail, Junee is well situated to accommodate additional urban growth.

Consistency with the Regional Plan is demonstrated in 5. *The Planning Proposal, Section B Relationship to strategic planning framework*, below.

2.3 Community Strategic Plan

The Junee Community Strategic Plan (CSP) sets out Council's vision and priorities for the LGA. The CSP has a broader focus than the LSPS as it addresses long term social, environmental and economic goals for the community that have been developed following extensive community consultation and engagement.

The proposal is consistent with the Community Strategic Plan.

3. Development proposal

Waterworks Road is situated at 192 Waterworks Road immediately north-3km east of Junee.

The site is bounded by Waterworks Road, Railway and Olympic Highway to the north; neighbouring rural land to the east; large residential lots and Kinvara Road to the south; and large residential lots to the west.

The land is currently zoned RU1 Primary Production and has been historically used for grazing and dry cropping. The site is split by a ridge line in its centre, forming two distinct stormwater catchments. The northern catchment drains to the north, via culverts through both the Main Southern Railway and the Olympic Highway corridors into neighbouring farmland. The southern catchment drains to the west, via an incised gully into neighbouring development consisting of low-density residential lots before entering the Junee Township. There are multiple farm dams, sheds, and silos located on the site.

3.1 Development Concept

The total area for the site is approximately 78ha of which the majority is unconstrained for development. Assuming a developable area of approximately 75% (the 25% allowing for roads, open spaces, basins, trunk infrastructure etc.) the area for residential dwellings is 58.5ha which could result in 250 – 300 residential lots with an average lot size of 2,000m².

Key features:

- » Approximately 250 - 300 lots across a range of minimum lot sizes 700m², 1,500m² and 4,000m² responding to topography and servicing constraints. The site will be master planned to facilitate consistent land supply that responds to the changing needs of the LGA commencing with development of the proposed RU5 Village zone fronting Waterworks Road.
- » The southern portion of the site will include a detention basin to assist to alleviate downstream flooding with the northern part of the site including a detention basin to meet post development flow requirements. The Northern detention basin area will also provide additional space for recreational amenity.
- » Access to the site is proposed to be from the surrounding road network, including Waterworks Road and Cedric Street. No access is proposed to Kinvara Road.
- » Provision has been made in the Estate design for a future reservoir (as required) on top of the ridge.

The Planning Proposal has been based on a concept plan prepared by the landholder. The lot size and general arrangement has been informed by the capacity of the reticulated water and sewer network to accommodate the development and consistent with the scale and density of the existing Junee urban and immediately surrounding area.

Figure 3 General Arrangement



Source: Landholder, 2023

Civil Design & Servicing

The site is proposed to connect to the reticulated sewer and water network within Junee.

Water

It is proposed for the site to be serviced with water via connection to the existing water network operated by Goldenfields Water. Currently, the existing water network is only capable of servicing the northern portion of the site fronting Waterworks Road up to an RL of 350m. Consultation has been undertaken with Goldenfields Water. Goldenfields Water confirmed that additional infrastructure will be required to service development above the 350AHD such as a reservoir providing 12m of pressure at the meter.

It is proposed that the development will commence in the areas below RL350m area with subsequent DA's for the site beyond RL 350m demonstrating the upgrades/augmentations to existing infrastructure. The proposal includes an area set aside for a future reservoir should this be required.

The final strategy, including infrastructure staging, will be determined in consultation with Junee Shire Council and Goldenfields water as part of future Development Applications. If there is benefit to the wider Junee community for a reservoir larger than just for this development site the landholder is open to consolidating infrastructure in consultation with relevant authorities.

Goldenfields Water have also confirmed that there is sufficient capacity in the scheme to provide for the additional demand generated by the proposed 250-300 dwellings and up to 320 dwellings have been assumed in the Goldenfields Water IWCM Issues Paper used to determine required upgrades to the system in the immediate short and medium term. The projected growth assumption for Junee to 2048 is 870 dwellings between 2023 – 2048. A copy of correspondence in support of the Planning Proposal from Goldenfields Water is attached.

Sewer

The site is comprised of two catchments, one naturally falling to the north and another naturally falling to the south.

Northern Catchment: The northern catchment falls towards Waterworks Road and will require a new sewer pump station and rising main. This sewer pump station and rising main has two options as follows:

- » It can pump effluent either back over the ridge into the southern catchment and connect into the existing graving network in Junee. This will require sewer construction within existing residential lots but may allow/promote further development of these areas
- » Alternatively, it can be pumped along Waterworks Road to the existing sewer in Benbow Court. Additional capacity/treatment can be allowed for at the pump station for the Northern catchment to attenuate flows so the downstream network is not overwhelmed (if required).

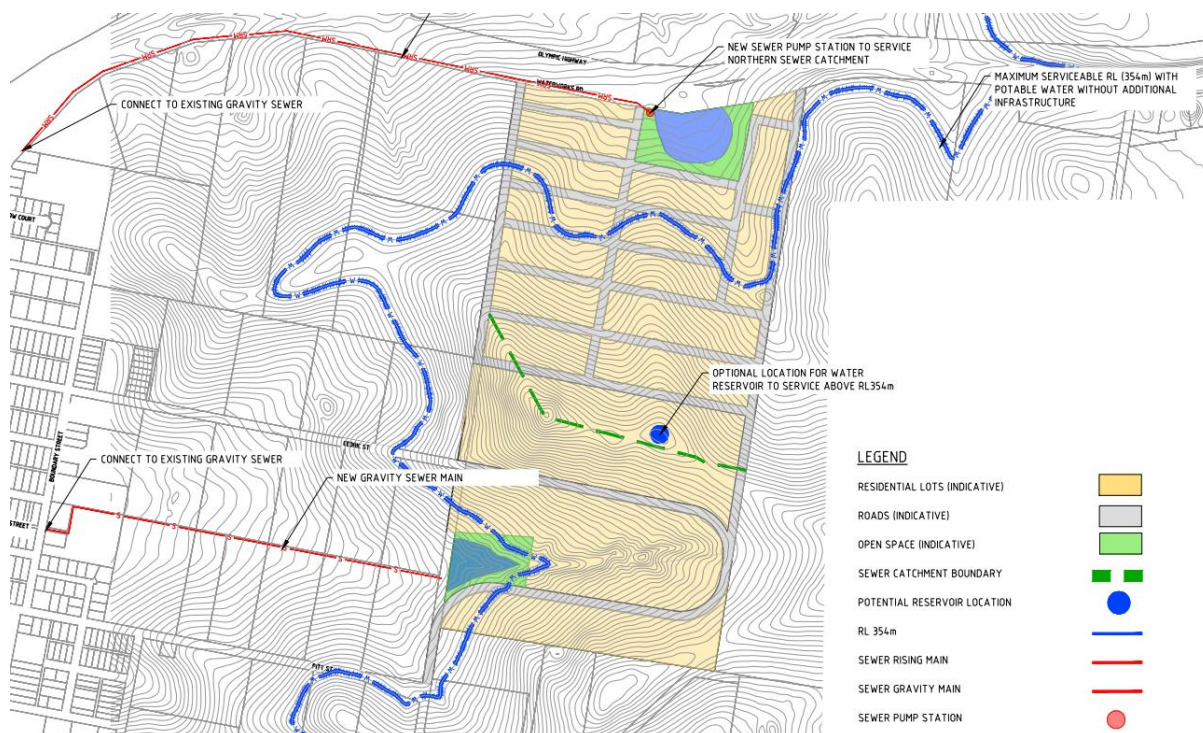
The southern catchment has two options as follows:

- » Gravity feed into the existing sewer network within Junee. This will require construction within existing residential lots but may allow/promote further development of these areas.
- » Construct an additional pump station that pumps the sewer back into the northern catchment SPS

The final strategy will be determined in consultation with Junee Shire Council as part of subsequent Development Applications for the site. The final strategy will address things such as the following:

- » Extending only the rising main from the lowest RL to the highest RL with gravity sewer being constructed beyond that location
- » Incorporation of easements
- » Selection of pump station sizes in consultation with council to accommodate for future growth and development areas.

Council's Director Engineering confirmed that the population supported by the existing sewer system in Junee is 6450 ET and the capacity of the infrastructure is 9000 ET. The proposal will not significantly impact the sewer network system (refer correspondence attached at **Appendix E**).

Figure 4 Water and Sewer Connectivity

Source: Landholder, 2023, Refer Appendix A Plans

Stormwater

The site has two distinct catchments, one that falls to the north and one that falls to the west.

During early discussions with JSC it was proposed to construct a larger than required detention basin on the southern portion of the property to assist to alleviate downstream flood concerns. For the northern portion of the catchment, it is proposed to attenuate flows back to pre-developed levels. Water Quality will be incorporated into both catchments and the southern drainage path rectified such that it can be gifted back to JSC as an overland flow path. A Stormwater Management Report has been prepared by Spiire to support the Planning Proposal (refer **Appendix B**).

Traffic and Access

Access to the site is proposed to primarily come from Waterworks Road with some minor access connections back to Cedrick St to overcome requirements for two points of ingress/egress. In early discussions with JSC it was agreed that access to the site via Kinarva Road would not be proposed. The Planning Proposal is supported by a Traffic Assessment (refer **Appendix C**).

We note that there are a number of elements that would need to be considered at future DA stages when the yield and form of intersection are better understood. These are listed below to demonstrate that the proponent understands the requirement for these to be addressed at the appropriate time:

- » Whilst the Traffic Assessment included in Appendix C demonstrates an acceptable LOS from the development at the Waterworks Road intersection with the Olympic Highway safety will also need to be considered. We understand that JSC and TfNSW have recently completed a joint inspection and a number of safety issues require addressing. Whilst these are existing issues the proposed development will contribute to these and any subsequent DAs will need to address these impacts.
- » Waterworks Road to Benbow Court will require modification to be a dual carriageway road to replace the existing rural single carriageway.

- » Cedric Street will require upgrading and extension to the development site to an urban dual carriageway.
- » A gazetted road from the development to Pitt Street to an urban dual carriageway standard will be required.
- » A shared pathway (3.0m) wide from the development to Benbow Court will be required.

An overview of all the proposed changes to the JLEP zone and lot size maps is provided below and in Part 4. Note that final maps will need to be prepared using the Department of Planning and Environment Technical Guideline for mapping.

Staging

The below outlines some of the sewer, water, stormwater and road networks staging implications that will need to be considered as part of any future Development Applications for 192 Waterworks Road.

Sewer

Currently the site has no sewer provided or readily available to it. As a result of this the first Development Application (DA) will be required to resolve this servicing constraint. This will require as a minimum the design of a sewer pump station (SPS) and rising main to an appropriate outfall location. There are a number of different options for the provision of the sewer network depending on the development staging. There are two locations with which to drop into the existing gravity sewer being somewhere along Boundary Street or at Benbow Court.

Benbow Court

The Benbow Court option would require the following:

- New Sewer Pump Station for the Northern Catchment (sized to received all of waterworks Road)
- New Sewer Pump Station sized for the land south of the ridgeline on the block and associated rising main to pump effluent to gravity network draining to the northern catchment SPS
- Rising Main along Waterworks Road prior to changing to a gravity main at the High Point. This would be sized to take effluent for the entire site.
- Gravity main from the high point in Waterworks Road to the Benbow Court gravity sewer. This would be the connection location for all of the sites effluent.

This option requires no adjacent landowners consent and presents the least risk to the timely provision of dwellings to market from 192 Waterworks Road.

Boundary Street

The connection to boundary street has a number of different options with pro's & con's for each. For all of the Boundary Street connection options the northern portion of the site would drain to an SPS on the boundary of Waterworks Road and be pumped back across the Ridgeline to drain towards the southern catchment.

From this discharge point of the northern catchment the preferred option would be the construction of a gravity sewer at the rear of the lots between Cedric Street and Pitt Street. This alignment would negate the need for an additional sewer pump station as it would allow a gravity sewer to service the entirety of the southern portion of the development without the need for a pump station.

If for any reason this gravity sewer option could not proceed down this alignment a gravity sewer down Cedric Street could be installed and a small Sewer Pump Station used to pump flows for the southern catchment up to Cedric Street that didn't drain back to this location via Gravity.

Regardless of the options above, or the fact development would commence in the North adjacent Waterworks Road a decision on the discharge location for the sewer network would need to be made as part of the initial

Development Application so that the sewer infrastructure could be located and sized appropriately. Based on the issues understood today the Benbow Court option appears to be the most likely to be adopted but further works regarding a Boundary Street connection will be undertaken in consultation with Council should the planning proposal be successful. However, a sewer connection location is possible for the development and once determined with the initial DA won't present ongoing staging issues to the development.

Water

As per the correspondence provided from Goldenfields Water the initial stages of the development can only occur up to RL350 due to the limitations of the existing water supply. This RL is proposed to coincide with the level of proposed development submitted with the initial Development Application and is not considered to pose any limitations on the initial DA or commencement of works on site.

Beyond the initial DA, unless a wider Junee strategy is adopted, the development will provide a reservoir and associated infrastructure on the ridgeline of the site that provides a minimum of 12m of pressure at the meter for any proposed blocks. It is noted that this supply is unlikely to be available until such time as Goldenfields Water completes the upgrades required to the network for the predicted growth in Junee. Based on the information provided these works are expected to be completed in the next 18 months and would therefore not pose any constraints on the delivery of development above RL350m. However, these works would become a constraint should their be delays to the timeframes provided by Goldenfields Water.

Stormwater

Given the existing contouring of the site the development has two distinct catchments. Noting that development is proposed to occur in the North first, a basin for the northern catchment would be required to be submitted with the initial DA. This basin would need to be designed to accommodate the entire northern catchment to the required levels.

Once development in the southern catchment is triggered the basin to the south would be required to be included in any DA's.

As per the stormwater report submitted with the Planning proposal neither of these present an issue to the proposed staging of the development and are considered to be normal issues to be dealt with as part of any subdivision process.

Road Networks

The Traffic Report submitted with the Planning Proposal demonstrated that the trips generated by the future proposed development will not have a major impact on the road network surrounding the site and the nearby intersections will be able to cope with the increase in trips.

Whilst the final yield will be subject to resolution at the Development Application stage the traffic report indicates that the most impacted roads as a result of the development are likely to be Cedric Street and Pitt Streets which represent 70% of the total trips respectively. Cedric St does not currently extend all of the way to the development boundary and will be required to be extended as a result of any development applications where access to Cedric St is proposed.

The upgrades to proposed road networks are not considered to present a staging impact as no upgrades are required to cater for the development. Whilst it is acknowledged that some roads require extension or minor modifications these can be dealt with when triggered by subsequent Development Applications.

Apportionment of infrastructure

The apportionment of essential infrastructure is proposed to be dealt with as part of subsequent delivery under the DA process.

Infrastructure that is required as a direct result of the development, for example internal public roads, augmentation of water and sewer, will be attributed to the development under a development consent.

Where there is an opportunity for the sizing or delivery of public infrastructure that would also benefit existing or infill development, a Planning Agreement may be required to capture and apportion development costs. The Planning Agreement would be made via an offer under Part 7 of the EPA Act, EPA Regulation and Guidelines along with the DA.

It is understood that there are other proposals in the pipeline that may require infrastructure augmentation including updates to roads. A precinct specific Development Contribution Plan may be an option that could be considered that would allow costs to be apportioned over multiple sites and land owners.

During discussions with council as part of the Planning Proposal it has been identified that the following works may be required/requested that are not 100% required for the development:

- 1) Intersection works between Waterworks Road/Olympic Highway
- 2) Additional sewer infrastructure to cater for potential future infill works
- 3) Additional water infrastructure to cater for potential future infill works
- 4) Upgrades to Cedric St/Pitt St/Waterworks Roads. It is acknowledged that any works required to connect the development to these roads (i.e. extension of Cedric Street, road connection to Pitt St/Waterworks Road) will be entirely the developments cost but any upgrades beyond these locations should not be solely the developments cost.

The extent of these works will not fully be understood until the final yields and extent of works are known but the development proposed to contribute its fair proportion of costs but will not fund them entirely.

Social assessment

The proposal has been considered having regard to the existing social and community infrastructure in Junee. Key elements considered are as follows:

- » Reviewing the existing community and social infrastructure in the area and policy environment, including:
 - > local socio-economic profiling which includes analysing the existing social context and resident demographic characteristics, trends and demographic forecasts. Data sources for these tasks include the Australian Bureau of Statistics (ABS) Census and other social and economic data tables, and
 - > reviewing existing provision of social infrastructure available in the surrounding area including open space, sport and recreation facilities, community centres, preschools and child care, schools, aged care facilities, tertiary education facilities, libraries, health services, cultural facilities, emergency and justice services
- » Determining social infrastructure needs, including:
 - > determining the population size and producing a demographic profile of likely age and household characteristics of the future community to identify the levels and types of need for social infrastructure
 - > analysing existing and proposed local and regional community and recreational services and facilities, including (schools, preschools and child care, open space, sports and recreation, community centres and aged care), with a focus on informing and supporting the Concept Plan design

Existing population

Key characteristics of Junee's population have been identified to assist in understanding the social context of the proposed development and identifying potential needs for social infrastructure. These characteristics are derived from an examination of the Junee urban centre profile from the 2021 Census of Population.

Figure 5 Junee

Source: ABS Community Profiles UCL115089

Table 2 Community Profile

	Junee (town)	Junee Shire (LGA)
Population number (2016)	4,762	6,415
Population number (2021)	4,882	6,415
Median Age	39	41
Community Profile	Junee 2021 (town)	Junee Shire 2021 (LGA)
Families	1,043	1,485
Average number of children per family	1.9	1.9
All private dwellings	1,808	2,508
Average number of people per household	2.4	2.4
Median weekly household income	\$1,334	\$1,398
Median monthly mortgage repayments	\$1,216	\$1,257
Median weekly rent	\$260	\$260
Average number of vehicles per dwelling	1.8	2.1

Family composition	Junee	%	New South Wales	%	Australia	%
<i>All families</i>						
Couple family without children	435	41.7	809,586	37.9	2,608,834	38.8
Couple family with children	373	35.8	954,588	44.7	2,944,140	43.7
One parent family	209	20.0	337,729	15.8	1,068,268	15.9
Other family	18	1.7	34,061	1.6	108,941	1.6

Other key characteristics include:

» a high proportion of people aged between 25-39 years

- » a corresponding high proportion of families without children
- » dominant housing typology single detached dwellings

Existing social infrastructure

Social services

Junee Community Centre

The Junee Community Centre has been operating for over 30 years. The service is operated by a volunteer Management Committee working in conjunction with 17 staff coordinating services delivery and providing on-the-ground support with social activities, domestic and personal cleaning, personal care, and respite services. The service also offers yard maintenance and home modification services.

Community infrastructure

Riverina Regional Library

The Riverina Regional Library (RRL) is the largest regional library service in NSW. It provides library services to approximately 86,846 constituents of 10 local government areas, those being the shires of Bland, Coolamon, Cootamundra-Gundagai, Federation, Greater Hume, Junee, Leeton, Lockhart, Snowy Valleys and Temora. The service consists of 19 stationary library branches and a mobile library spread over an area of 44,258 sq km.

Junee Branch

The Junee is a member of the RRL and the Junee Library, run by Council, is located at 92 Lorne Street, Junee. The library offers a range of services and activities including story time, adult movie club, story time, support group for babies and carers, computer classes and other monthly events and functions.

Health facilities

Junee is in the Murrumbidgee Local Health District. Murrumbidgee Local Health District spans 125,243 square kilometres across southern New South Wales, stretching from the Snowy Mountains in the east to the plains of Hillston in the northwest and all the way along the Victorian border.

It is the largest employer in the region, with over 5,000 healthcare staff working across 33 hospitals and 12 primary health care centres, and supported by hundreds of volunteers.

Wagga Wagga Health Service Redevelopment

The \$431 million investment by the NSW Government into the Wagga Wagga Health Service Redevelopment was completed in 2021.

The project delivered a modern, purpose-built health facility on the Wagga Wagga Health Service campus with expanded health services to meet the needs of the Wagga Wagga and surrounding communities now and into the future as well as:

- » consolidated important sub-acute, ambulatory, community and primary health services on a single site
- » enhanced patient care and experience through improved access and efficiency of services
- » ensured high-quality contemporary and accessible healthcare closer to home.

The project included:

- » acute aged care inpatient beds
- » rehabilitation inpatient beds
- » older person's mental health inpatient unit
- » hospital in the home service

- » renal dialysis unit
- » dental service
- » ambulatory, primary and community care clinic rooms including for outpatient services such as prosthetics, orthotics, mental health, drug and alcohol
- » staff administration hub
- » new education area including library, conference rooms and lecture theatre
- » links between the new Stage 3 ambulatory care building and the existing acute service building
- » relocation of Breast Screen NSW Wagga Wagga
- » additional car parking and landscaping.

The Wagga Wagga Health Service Redevelopment was delivered by Health Infrastructure in partnership with Murrumbidgee Local Health District.

Junee Multipurpose Service

The Junee Multipurpose Service (MPS) is a 38 bed facility with 8 acute care beds and 30 residential aged care beds. Junee MPS provides a 24 hour Accident and Emergency Department which is equipped with telehealth cameras to connect the team in Junee with specialists through the Critical Care Advisory Service.

Community health services include community nursing, child and family health, diabetes education and physiotherapy.

There are also a number of visiting services including an asthma educator, dietetics, mental health/ drug and alcohol, podiatry, women's health, speech pathology and occupational therapy.

Schools

Junee supports three primary schools; Junee Public, Junee North Public and St Joesphs Catholic School. Enrolments are 108 at Junee Public and around 130 at both Junee North Public and St Joesphs Catholic School. Junee High School, catering from years 7-12 has enrolments of around 260.

Tertiary education facilities

TAFE NSW facilities

TAFE NSW offers a range of vocational education and training courses, however, there is not a campus at Junee. TAFE NSW Wagga Wagga is the largest campus in the Riverina area. As a regional hub, TAFE NSW Wagga Wagga offers courses up to Advanced Diploma level. The campus boasts modern facilities and is also renowned for its responsiveness to industry and business as well as a commitment to regional development.

Charles Sturt University

Charles Sturt University has a campus in Wagga Wagga, 40 km from Junee. Charles Sturt's campus at Wagga Wagga is the biggest, spanning more than 640 hectares and including a campus farm, equine centre, vineyard, winery and huge range of technical and industry standard facilities. A central dining room provides for students who live on campus, and the campus offers a range of playing fields, netball, basketball, tennis and squash courts and a gymnasium available for student use.

Child care centres and preschools

There are two long day child care centres and a pre-school currently operating in Junee.

Table 3 Child Care Services

Name	Type of care	Places	Vacancies
Good Start Early Learning	Long Day Care for ages 0-6 years	44	Yes
Junee Kids Early Learning	Long Day Care for ages 0-6 years	102	No
Junee Pre-school	Pre-school age 3-6	N/A	N/A

Information sourced from mychild.gov.au

Open space and recreation facilities

There are a number of parks, open space and recreation facilities in Junee. These are listed below.

The historical rate of provision of open space is 2.84ha per 1000 population. Junee is well catered for in terms of the quantum of open space. However, applying the principle of providing local parks within 400m of any residential dwelling, the proposal is likely to generate the need for additional 2ha of open space.

Table 4 Open space facilities

Name	Facilities and comments
Junee Park Dam & Junee Regional Adventure Playground	Contains oval, playground, picnic facilities
Burns Park Soccer Fields	Contains sporting fields
Laurie Daley Oval	Contains sporting fields
Junee Showgrounds	Arena and facilities
Junee Skate Park	Skate and seating
Memorial Park	BBQ, covered picnic areas, playground equipment
Endeavour Park	Contains playground, picnic facilities
Rotary Park	Playground, cricket nets
Junee Urban Wetland	Walking trails, picnic areas
Bull Ring Park	Open area

Information sourced from Google Maps

Recreation facilities

Junee Recreation and Aquatic Centre, located at 151 Lorne Street, Junee NSW 2663 the modern facility opened in 2002 and includes a multi-purpose indoor stadium, 50 metre pool (25 metre heated pool in winter), program and toddler pool, fully equipped gym and group fitness room.

Junee has four well-lit, synthetic outdoor tennis courts alongside the recreation centre.

Other recreation facilities and clubs

- » Junee Golf Club is an 18 hole course and includes a licenced club house for members and guests.
- » Junee Bowling Club community, volunteer-run club, includes club rooms also available for hire.
- » Junee Pony Club
- » Junee Senior Citizens Club. The Senior citizens Centre is open every Monday and Saturday from 10am-3pm with Bingo, Card Games and special events on most weeks.

Places of worship

There are a number of places of worship in the town. Places of worship can play an important focal point for community services and outreach, as well as offering spaces for hire for community celebrations. These are primarily churches of different denominations including:

- » St Joesphs Catholic Church
- » Junee Baptist Church
- » Junee Presbyterian Church
- » St Luke's Anglican Church

Emergency and justice services

The area is served by Police, Fire and Ambulance services.

Implications for social infrastructure and open space planning

- » Junee is well endowed with a range of community and recreation service and facilities. Providing a new community facility in the area is not likely to be a priority
- » There is likely to be sufficient capacity in the current educational services. Generally, the new educational facilities would require an additional 3,500 population for a new primary and 7,000 for a new secondary school. The proposal is likely to generate an additional population of 600-720.
- » Existing medical services are provided. Junee is within 40km of the regional city of Wagga Wagga and the new Wagga Wagga Health Service Hub.
- » Junee is well serviced with both active and passive open space. The site will likely generate the need for additional local parks.
- » There are vacancies in early education and child care facilities in the town. It is noted that the RU5 zone proposed includes centre based child care as a permissible use.
- » There are three primary schools in Junee, and one high school. There is likely to be capacity of existing schools.
- » A number of key community and human services are provided in within Junee which is typical in country towns in NSW. These services will likely meet the needs of future residents.

4. The Planning Proposal

The Planning Proposal has been prepared in accordance with Section 3.33(2) of the EP&A Act which outlines the required contents of a Planning Proposal. Accordingly, this Planning Proposal includes:

- » A description of the Site and the surrounding locality (refer Section 1)
- » A statement of the objectives or intended outcomes of the proposed instrument (refer Section 4 Part 1)
- » An explanation of the provisions that are to be included in the proposed instrument (refer Section 4 Part 2)
- » The justification for those objectives, outcomes and provisions and the process for their implementation, including whether the proposed instrument will give effect to the local strategic planning statement of the council of the area and will comply with relevant directions under section 9.1 of the EP&A Act (refer Section 5 Part 3)
- » Maps to be adopted by the proposed instrument (refer Section 4 Part 4)
- » Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument (refer Section 4 Part 5)
- » Details on the proposed project timeframe for the completion of the Planning Proposal (refer Section 4 Part 6).

The Planning Proposal has also been prepared in accordance with the Department's *Local Environmental Plan Making Guideline* (As revised: August 2023).

Part 1 - Objectives and intended outcomes

The primary purpose of this Planning Proposal is to amend the JLEP to make amendments to the planning controls (Land Use Zone and Lot Size Maps) to enable the subdivision of the site into residential lots.

Part 2 - Explanation of provisions

The proposal seeks to achieve the intended outcomes outlined in Part 1 of this report by proposing amendments to the JLEP as follows:

Mapping Amendments to Maps

- Lot Size Map – Sheet_02
- Digital Land Zoning Map

Refer section 3 above and Part 4 below.

Part 3 - Justification

Part 3 of the Planning Proposal provides the justification of the proposal within the relevant strategic planning context. In accordance with the guidelines the level of justification is to be proportionate to the impact of the proposal and the stage of the of the LEP amendment process. At this initial stage the issues relevant to the proposal must be identified to provide sufficient confidence to the Department that the amendment has merit.

Section A – Need for the Planning Proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

Yes. The Planning Proposal is consistent with the goals and priorities outlined in the following strategic plans and reports that have been prepared and endorsed by Council:

Local Strategic Planning Statement – Towards 2040

Junee Community Strategic Plan - 2042

The above listed plans are addressed in further detail at Section 2.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. A Planning Proposal seeking to amend JLEP is considered the best means of achieving the objectives and intended outcomes set out in Part 1 of this Planning Proposal and the most effective way of providing for rural residential development on the site.

Section B – Relationships to Strategic planning framework

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

Yes. The proposal is consistent with the Riverina and Murray Regional Plan 2041.

The regional plan is divided into three parts; environment, communities and places and economy. Each part includes a series of objectives under which are strategies, actions and collaboration activities. The relevant objectives are addressed below.

Riverina Murray Regional Plan 2041	
Objective	Comment
Objective 1: Protect, connect, and enhance biodiversity throughout the region.	Consistent. The site is not identified as having significant biodiversity constraints.
Objective 5: Ensure housing supply, diversity, affordability, and resilience.	The Planning Proposal has been prepared having regard to Strategy 5.3 New urban development and is considered consistent with this strategy and includes recognised the opportunity for development adjacent to the existing urban area, maximising infrastructure and connectivity to the local town centre.
Objective 6: Support housing in regional cities and their sub-regions.	Junee is situated approximately 36km north of the inland city of Wagga Wagga. Delivery of additional land for housing opportunities in Junee supports the residential and economic growth of the wider region.
Objective 7: Provide for appropriate rural residential development.	The proposal includes larger lots under a Large Lot residential zone on the higher land and tying back in to the rural residential character of development west and south west of the site and adjoining the urban boundary of the town. This provide continuity of residential opportunities without interfering with the existing agricultural activities further east of the town. This area has also been included in the Junee Growth Strategy (discussed below).
Objective 9: Plan for resilient places that respect local character.	Junee is a predominately low density with the majority of dwelling being single detached houses on large urban and semi urban lots. The proposal is consistent with the historic development typology providing a range of lot sizes to suit the market in a manner consistent with the existing character of the town.
Objective 11: Plan for integrated and resilient utility infrastructure.	The scale of the development and single ownership enable a coherent and efficient extension of utility infrastructure. The site is immediately east of an existing rural residential

Riverina Murray Regional Plan 2041	
	<p>area. While there is potential for this area to be rezoned to accommodate smaller, serviced lots, it requires a great deal of coordination and collaboration between individual land owners to fund utility upgrades.</p> <p>The Planning Proposal provides an opportunity for individuals to take advantage of mains infrastructure that would otherwise be unviable.</p> <p>The Council and landowner have undertaken consultation with and have the support of Goldenfields Water and Council's Water and Sewer division in terms of support of the proposal and confirmation of capacity.</p>
Objective 17: Strategically plan for health and education precincts.	There are currently no plans for additional health and education precincts within or adjacent to the site.
Objective 18: Integrate transport and land use planning.	Public Transport infrastructure is limited in Junee. The subsequent subdivision application for the delivery of the site will provide an opportunity for connectivity including pedestrian and active transport from the development area into Junee.

The Planning Proposal has been prepared having regard to the Regional Plan and recognises the opportunity for development adjacent to the existing urban area, maximising infrastructure and connectivity to the local town centre.

Q4. Will the Planning Proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

As noted above, the Planning Proposal will give effect to the LSPS and the Junee Community Plan as well as the Junee Growth Strategy. The following three Planning Priorities are focused on housing, and the implementation of the Growth Strategy as included in the LSPS. The site is shown as part of the residential investigation area for Junee. The Planning Proposal is the mechanism that enables this investigation and demonstrate the suitability of the site consistent with Council's planning framework and priorities.

Junee LSPS including Junee Growth Strategy	
Priority	Comment
<p>1. Provide opportunities for housing in the right location</p> <p>Rationale</p> <p>With much of the existing residential land in Junee developed, there is a need to investigate options for creating additional and varied housing opportunities to respond to the challenges presented by a growing and changing community, such as infill development. It is important to plan strategically for any growth so that our towns and villages retain what makes them so special and that growth adds to these areas being sustainable and vibrant places.</p> <p>In investigating options for accommodating additional residential growth in Junee and the surrounding villages, Council and the community must consider a range of issues. Matters to be taken in consideration include potential impacts on areas with landscape values, important agricultural land, efficient use of existing infrastructure, future sewage disposal and areas subject to natural hazards including flooding and bushfire.</p>	<p>Consistent. The Planning Proposal applies to land identified in the LSPS/Junee Growth Strategy for investigation. The site is generally unconstrained and immediately adjoins the urban area of Junee.</p> <p>Consultation with JSC water and sewer staff as well as Goldenfields Water confirms the ability suitability of the land based on the availability and capacity of utility infrastructure.</p>
<p>2. Provide infrastructure to support development outcomes</p> <p>Rational</p>	<p>The Planning Proposal addresses the extension of water and sewer infrastructure.</p>

Junee LSPS including Junee Growth Strategy	
<p>Although water supply is not a constraint to growth in Junee and the surrounding villages it will be important for Council to ensure that supporting infrastructure is accessible to any future residential or employment areas and operates at a level which can meet demand.</p> <p>While recent upgrades have improved the capacity and efficiency of the Junee's sewage treatment plant, the surrounding villages are not serviced by wastewater infrastructure.</p>	<p>The proposal has the support of Goldenfields water in terms of capacity of the infrastructure (</p>
<p>3. Maintain and enhance the character and function of our towns and villages</p> <p>Rational</p> <p>Council will also continue to Look for opportunities to upgrade and provide new community infrastructure across the LGA in Line with community needs. Key projects that Council are committed to delivering include, upgrades to the Junee Recreation and Aquatic Centre, expanding Junee's shared path network, and improvements to outdoor recreation grounds and playground equipment.</p>	<p>Delivery of the residential outcomes proposed under the Planning Proposal provides the opportunity to contribute funding of local infrastructure identified by council through a contributions framework, include a planning agreement.</p>

Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Yes. The Planning Proposal is consistent with the relevant State Environmental Planning Policies as follows:

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land (formerly SEPP 55)

- (1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.
- (2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—
 - (a) by specifying when consent is required, and when it is not required, for a remediation work, and
 - (b) by specifying certain considerations that are **relevant in rezoning land** and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
 - (c) by requiring that a remediation work meet certain standards and notification requirements.

Comment: While the site has historically be used for agriculture, there are no obviously contaminating uses (eg sheep dip) apparent on the site. However, a Phase 1 Contamination Assessment may be required as a condition of the Gateway Determination.

The other State Environmental Planning Policies have been considered and found not to be applicable to the proposal.

Q6. Is the Planning Proposal consistent with applicable Ministerial Directions?

The Ministerial Directions under section 9.1 of the EP&A Act requires Planning Proposals to be consistent with the terms of the relevant direction. The relevant directions are considered below.

Table 5 Ministerial Directions

Directions	Objective of Direction	Consistency and Implications
Focus Area 1 — Planning Systems		
1.1 Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, direction and actions contained in Regional Plans	Consistent. Refer Section 2.
1.2 Approval and Referral Requirements	The objective of this direction is to ensure that the LEP provisions encourage efficient and appropriate assessment of development.	Consistent.
Focus Area 4 — Resilience and Hazards		
4.4 Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by Planning Proposal authorities.	Consistent. The Planning Proposal is supported by a Preliminary Site Investigation prepared by McMahon Earth Science, refer Appendix F .
<p>Preliminary Site Investigation, McMahon Earth Science refer Appendix F.</p> <p>The assessment found that the historic use of the site for grazing and agriculture does not pose a risk to human health and is suitable for the proposed residential zoning.</p> <p><i>The results of the investigation conclude that contamination from the contaminants of concern is not present at the site, and it is suitable for the proposed development given the following management strategies are adopted:</i></p> <ul style="list-style-type: none"> » Any material generated from the site should be managed in accordance with the NSW EPA Waste Classification Guidelines and Resource Recovery Orders, whichever is relevant. This is normally a standard development consent condition. » The rubbish is recommended to be removed and disposed of at an appropriately licenced landfill, with care taken to identify potential asbestos containing material. » Unexpected finds are possible especially around filled gullies and dams, including asbestos finds. Care must be taken to identify and evaluate unexpected finds such as these during development under an unexpected finds protocol. 		
Focus Area 6 — Housing		
6.1 Residential zones	The objectives of this direction area to: <ul style="list-style-type: none"> a) encourage a variety of housing types to provides for existing and future housing needs, b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and c) minimise the impacts of residential development on the environment and resources land. 	Consistent. The proposal includes the requirement for the provision of water and sewer infrastructure.

Directions	Objective of Direction	Consistency and Implications
	<p>Application</p> <p>This direction applies to any Planning Proposal that impacts a proposed residential zone.</p>	
Focus Area 8 — Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves coal, other minerals, petroleum and extractive materials is not compromised by inappropriate development.	Consistent
Focus Area 9 – Primary production		
9.1 Rural Zones	<p>The objective of the direction is to protect the agricultural production value of rural land.</p> <p>A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary that the provisions of the Planning Proposal that are inconsistent are:</p> <p>(a) justified by a strategy approved by the Planning Secretary which:</p> <p>i. gives consideration to the objectives of this direction, and</p> <p>ii. identifies the land which is the subject of the Planning Proposal (if the Planning Proposal relates to a particular site or sites), or</p> <p>(d) is of minor significance.</p>	<p>Justifiably inconsistent.</p> <p>The site is identified as residential investigation by the Junee Growth Strategy that is also incorporated into the LSPS.</p> <p>The proposal relates to a relatively small area of rural land and is considered to be of minor significance.</p>
9.2 Rural Land	<p>Direction applies to a proposal that impacts rural zoned land.</p> <p>The objectives of this direction are to:</p> <p>(a) protect the agricultural production value of rural land,</p> <p>(b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,</p> <p>(c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</p> <p>(d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</p>	<p>Justifiably inconsistent.</p> <p>As noted above, the proposal has considered the LSPS and is consistent with the Junee Growth Strategy that identifies the site for residential investigation.</p> <p>Currently zoned Primary Production, the site joins the urban fringe and the residential zoned land on the eastern edge of Junee.</p> <p>There is an opportunity though the delivery of subdivision and</p>

Directions	Objective of Direction	Consistency and Implications
	(e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land, (f) support the delivery of the actions outlined in the NSW Right to Farm Policy	development on the site to ensure that adjoining agricultural operations are not impacted by the urban fringe of Junee.

Q7. 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?

No. The site is not identified as an area of significant biodiversity.

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

No. As the Planning Proposal will enable the development of the land for rural residential purposes, the relevant environmental assessment will be undertaken with the subdivision DA. Other environmental effects are unlikely to result.

Inland rail – the proposal is south of the existing heavy rail corridor. Consultation with Junee Council confirms that there are no significant changes to the rail corridor in proximity to the development site that as a result of the Inland Rail project. The current Development Control Plan (DCP) has controls requiring noise and vibration assessment as part of a development application. This will be considered in further detail in the subdivision process through the design and layout of the subdivision.

Q9. Has the Planning Proposal adequately addressed any social and economic effects?

The proposal will result in an amendment to planning controls that could facilitate the development of up to 250-300 residential lots.

The social impact has been considered under section 4, above.

Q10. Is there adequate public infrastructure for the Planning Proposal?

Yes. The proposal does not impact the delivery of or demand for infrastructure.

The proposal will generate 250-300 lots accommodating between 600-720 people. Additional local open space has been proposed Refer social assessment in section 4.1.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth Public Authorities will not be known until after the Gateway Determination. This section of the Planning Proposal is completed following consultation with those public authorities identified in the Gateway Determination.

Part 4 - Maps

The proposal will amend the following Maps:

Table 6 Maps

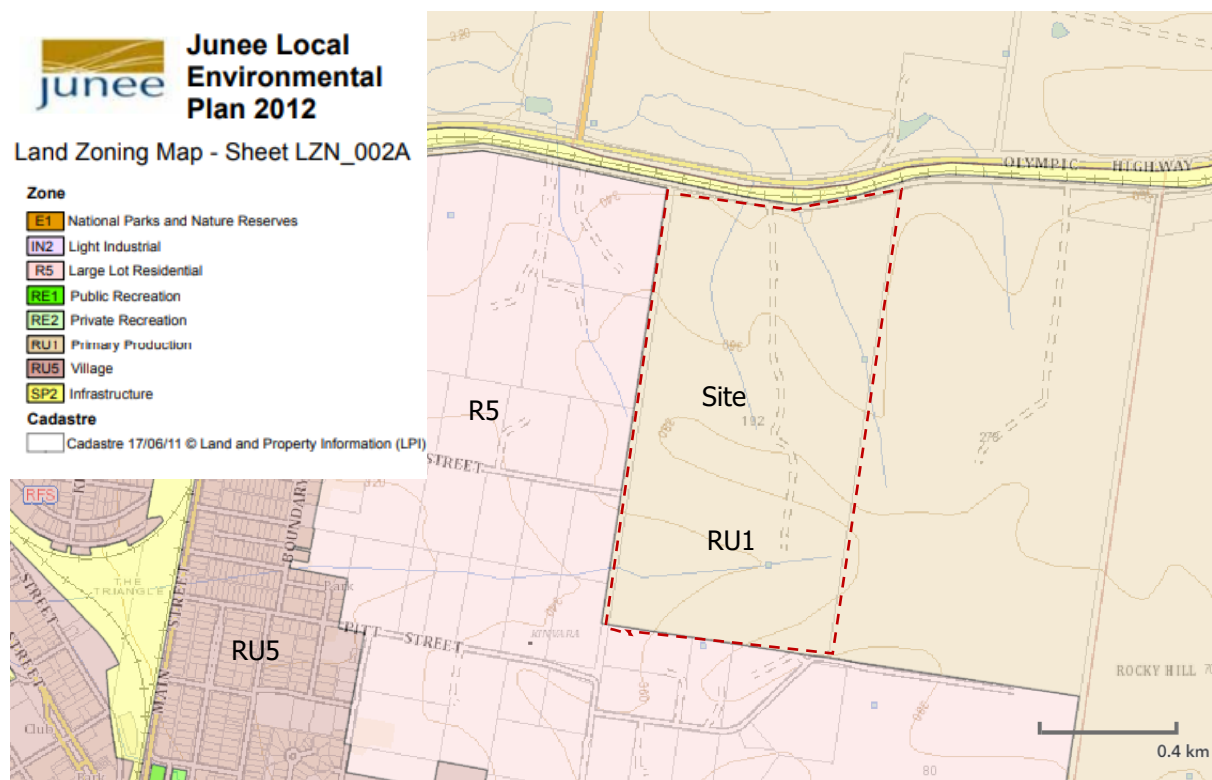
Planning Control	Description
Digital Land Zoning Map	Omit RU1 zone and replace with RU5 and R5 (Refer Appendix A, Plans)
Lot Size Map – Sheet_002	Omit MLS 100ha and insert 700m ² and 1,500m ² on certain land zoned RU5 and 4,000m ² of land zoned R5.

Existing and proposed JLEP Maps are discussed in section 3 above.

4.1 Land use zone

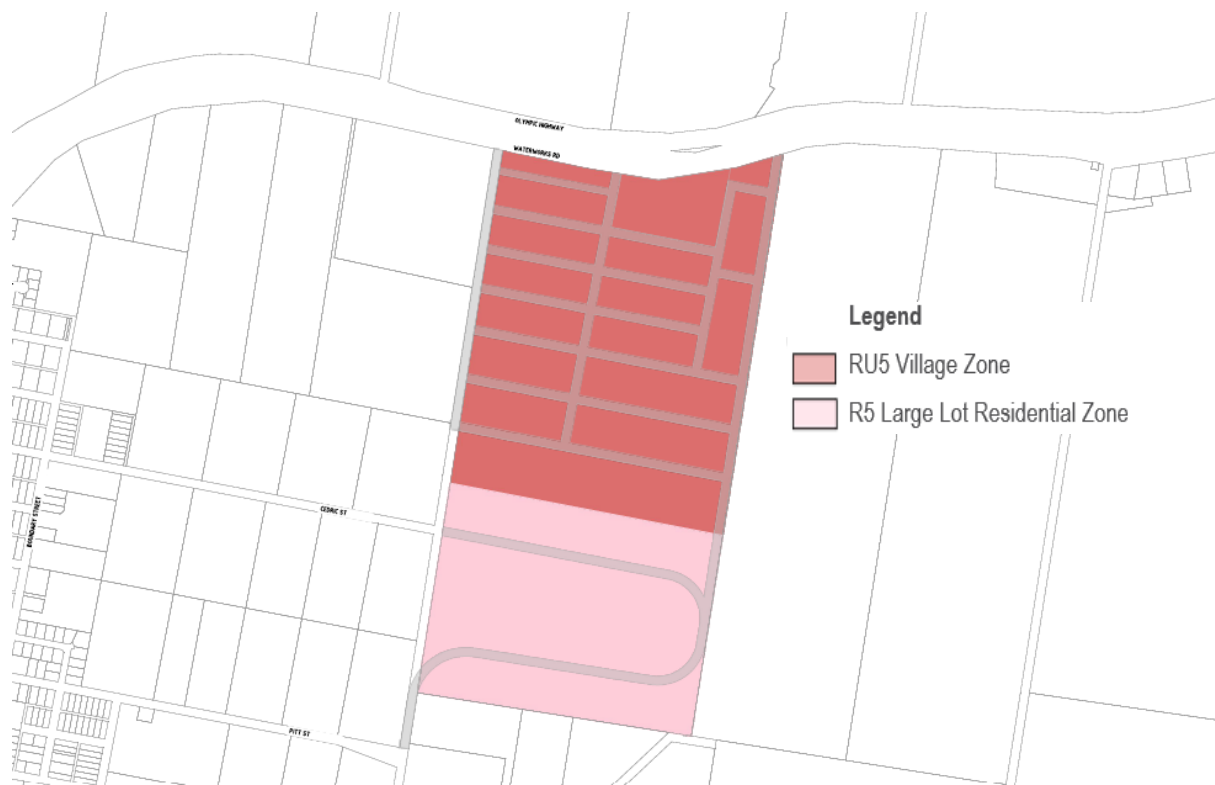
As noted, the land is currently zoned RU1 Primary Production. The Planning Proposal is seeking an amendment to the zone to RU5 Village for that part of the site fronting Waterworks Road and R5 Large Lot Residential of the larger lots in the southern portion of the site. Initial discussion with JSC indicated that the Village zone would be the preferred zone for any land proposed to accommodate a minimum lot size (MLS) less than 2000m².

Figure 6 Existing Zones



Source: ePlanning Portal Spatial Viewer, 2023.

Figure 7 **Proposed Zones**



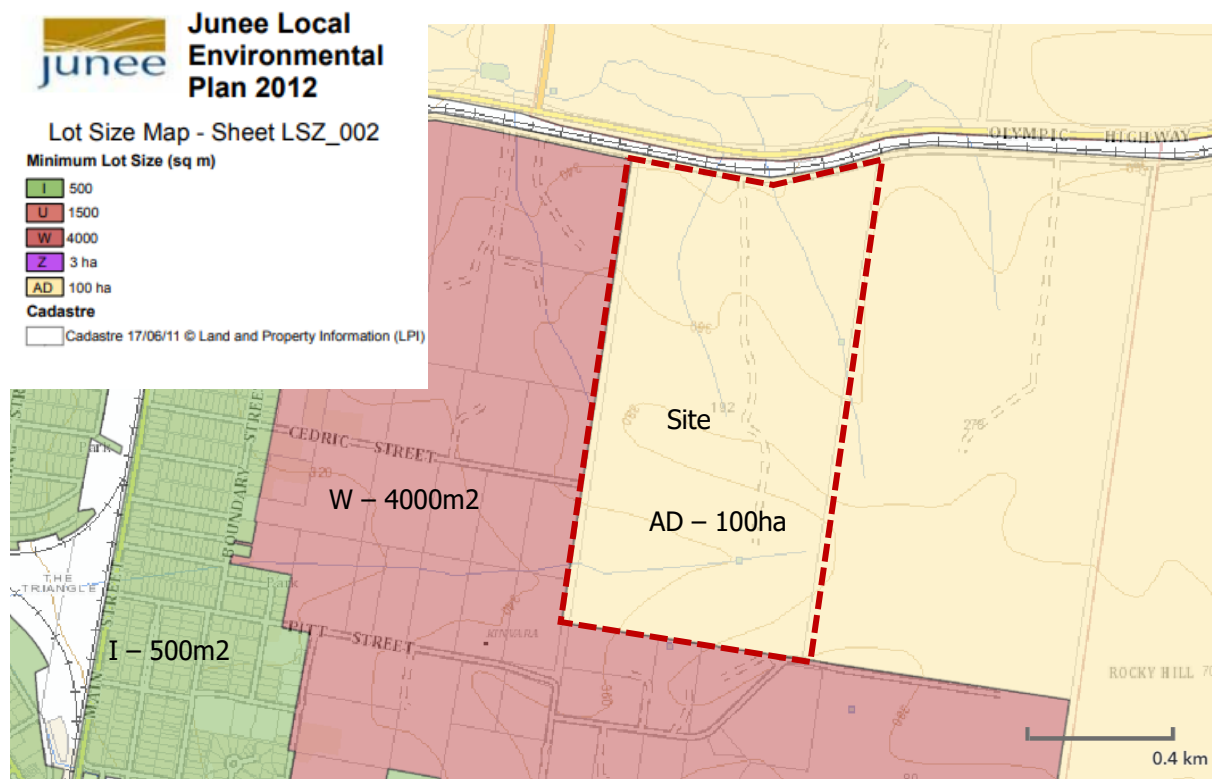
Source: Landholder, Appendix A.

4.2 Minimum lot size

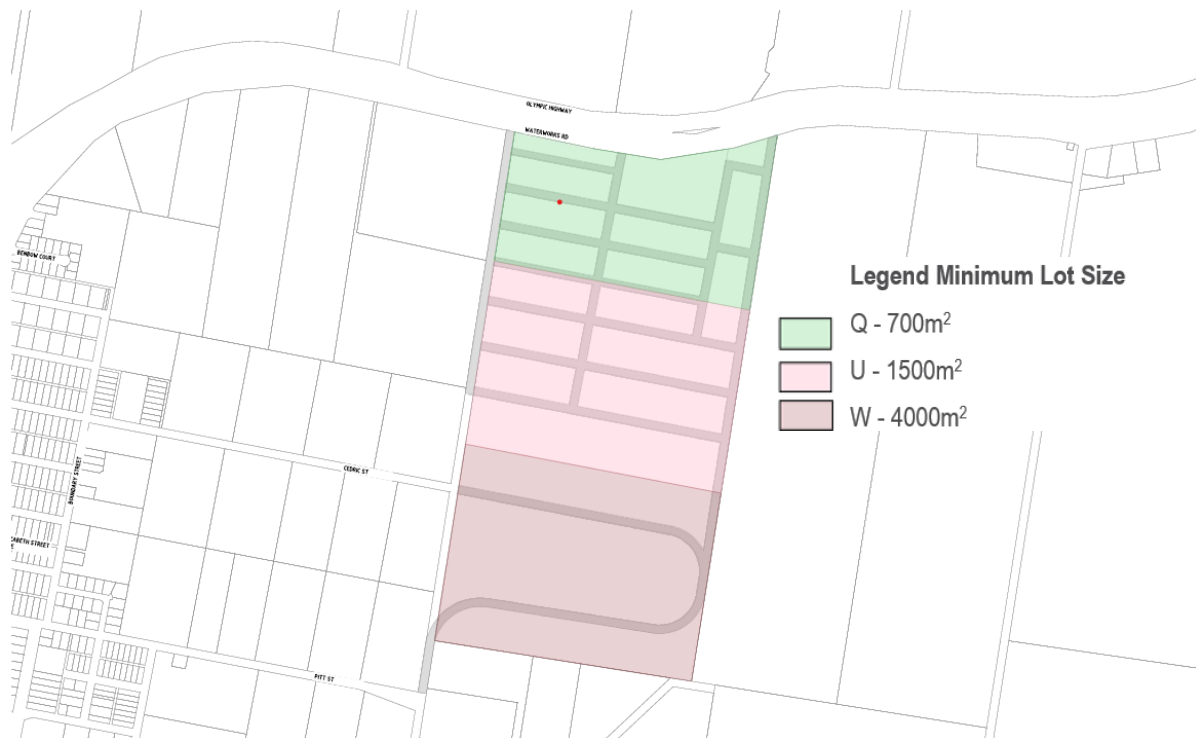
The Planning Proposal include three minimum lot sizes (MLS) to accommodate a range of lot sizes consistent with the opportunities for servicing of the lots with reticulated water and sewer. The land proposed to be zoned RU5 Village will have a corresponding MLS of 700m². This is larger than the existing urban area of Junee which has a MLS of 500m². These lots will be serviced with reticulated water and sewer.

A small portion of the RU5 zoned land will have a MLS of 1,500m² with the balance of the R5 zone proposed to accommodate a corresponding MLS of 4,000m².

Figure 8 Existing Minimum Lot Size



Source: ePlanning Portal Spatial Viewer, 2023.

Figure 9 Proposed Minimum Lot Size

Source: Landholder, Appendix A.

The 700m² and 1,500m² MLS align with the RU5 zone and the 4,000m² aligns with the land proposed to be zoned Large Lot Residential.

Part 5 - Consultation

Extensive consultation was been undertaken with Junee Shire Council and Goldenfields Water.

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with relevant agencies and the community in accordance with the Gateway Determination.

The Gateway Determination as classified the amendment as “standard” and requires that it be placed on public exhibition for a minimum 20 days.

The Gateway Determination has specified the consultation with the following agencies:

- » Transport for NSW
- » Department of Primary Industries and Regional Development

Each agency will be provided a copy of the Planning Proposal and given 30 days in which to comment.

Nothing in the Gateway Determination prevents consultation with the community and agencies from occurring concurrently.

5. Project timeline

The Planning Proposal was considered by JSC in February 2024. The Planning Proposal has been amended for resubmission following comments received from the Department in their initial assessment.

The Planning Proposal was again amended to address the conditional Gateway Determination.

The Planning Proposal is generally consistent with the strategic planning framework and there has been extensive engagement with Council throughout the process. It is anticipated that the target timeframe in these circumstances is aligned with the maximum benchmark timeframe for a *standard* proposal.

It is expected that the Planning Proposal would be finalised within 6-9 months.

Figure 10 **Benchmark timeframes**

Stage	Maximum Benchmark Timeframes (working days)			
	Basic	Standard	Complex	Principal
Stage 1 – Pre-lodgement	30 days	50 days	60 days	20-30 days
Stage 2 – Planning Proposal	80 days	95 days	120 days	40 days
Stage 3 – Gateway determination	25 days	25 days	45 days	45 days
Stage 4 – Post-Gateway	20 days	50 days	70 days	160 days
Stage 5 – Public Exhibition & Assessment	70 days	95 days	115 days	95 days
Stage 6 – Finalisation	25 days	55 days	70 days	80 days
Sub-total (Department target)	140 working days	225 working days	300 working days	380 working days
Total (end to end)	220 days	320 days	420 days	420 days

Note: Department target of 380 working days is measured from Stage 3 – Stage 6 (inclusive).

Source: Department of Planning and Environment, Local Environmental Plan Making Guidelines, Table 2.

6. Conclusion

The Planning Proposal demonstrates the strategic merit of the proposal as summarised in the table below.

The Planning Proposal has received a Gateway Determination and can proceed.

Table 7 Strategic Merit

Criteria	Assessment
Strategic merit test criteria	
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or	Consistent. The PP is consistent with the Regional Plan
Consistent with a relevant local strategy that has been endorsed by the Department; or	Consistent. The PP is consistent with the CSP and LSPS
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognized by existing planning controls.	Not applicable.
Site-specific merit test criteria	
The natural environment (including known significant environmental values, resources or hazards)	Consistent. The site is free of any significant vegetation. The rezoning will have limited impact on the natural environment.
The existing uses, approved uses and likely future uses of land in the vicinity of the land subject to a proposal	Consistent The amendment will not implicate the land use tables for the relevant zones.
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision	Consistent. The proposal will not compromise the long term capacity of infrastructure.

Attachments

- A. Concept Plans and Mapping
- B. Traffic Assessment
- C. Stormwater Management Report
- D. Correspondence from Goldenfields Water
- E. Correspondence from Council Sewer

- A. Concept Plans and Mapping**
- B. Traffic Assessment**
- C. Stormwater Management Report**
- D. Correspondence from Goldenfields Water**
- E. Correspondence from Council Sewer**
- F. Preliminary Site Assessment**

