



16 May 2024

Daniel Thompson
Director, Southern, Western & Macarthur
Local Planning and Council Support
Department of Planning, Housing and Infrastructure.

ATTENTION: Jasper Allenby

Dear Mr Allenby,

RE: Planning Proposal PP-2024-423 to amend Greater Hume Local Environmental Plan 2012.

Council acknowledges the receipt of the Gateway Determination letter and the associated documentation lodged by the Department of Planning via the Planning Portal for the above Planning Proposal on 06/05/2024.

Council noted that Condition -1 in the Gateway Determination Letter and its associated supporting documents stipulate that prior to the exhibition of the Planning Proposal, the following actions are required:

- a) *"provide clear maps that show the current and proposed zoning and minimum lot size,*
- b) *further discuss the inconsistency with the Walla Walla Structure Plan, in relation to the demand and supply of commercial land,*
- c) *update the project timeline to be consistent with the Gateway determination."*

Although, according to the documentation, the Proposal does not require further reference to the Department prior to the exhibition, Council wishes to provide the following additional information to the department in accordance with the Gateway Determination Letter:

- a) Council has produced two (2) maps in support of the Planning Proposal. One map shows the proposed total land area subject to the new minimum lot size map (600m²), and the other shows the proposed new area to be rezoned from R5 Large Lot Residential to RU5 Village.
- b) The applicant has noted that they have amended the Planning Proposal to include further discussion justifying the inconsistency with the Walla Walla Structure Plan. Please also refer to the following additional discussion from Council assessment staff.
- c) The applicant has also noted that the timeline within the Planning Proposal has been updated to comply with the Gateway Determination Report. Council is satisfied that the applicant has met this requirement.

As per the structure plan contained within the Greater Hume Development Control Plan (GHDCP) 2013 for Walla Walla Township, the sites subject to the proposal have been identified as suitable for future commercial use. Even though the structure plan is not a land

zoning map, through the rezoning, the applicant is aiming to accommodate more residential opportunities as opposed to accommodating more commercial opportunities. Therefore, the proposal is seen as inconsistent with the structure plan as it diverts away from the intended land zoning category. In this regard, the Council noted the following two main issues in relying upon the existing structure plan:

- The structure plan for Walla Walla Township contained within the GHDCP 2012 does not accurately represent the available residential land;
- It represents an outdated concept.

The economic foundation of Walla Walla Township is primarily supported by industries, aside from established educational institutions like St. Paul's College and a few commercial operations such as coffee shops and bakeries. These industries encompass numerous medium to large-scale steel fabrication businesses, car repair and mechanical shops, service stations, and others, which are classified as General Industries under the Greater Hume Local Environmental Plan (GHLEP) 2012. However, all of the land, except for a small portion along Walla Walla Jindera Road, designated by the Walla Walla Structure Plan is zoned as RU5 Village. Due to potential land use conflicts and the nature of activities conducted onsite, further subdivision of these land is unfortunately impossible. Therefore, Council needs to identify new land away from parcels containing industrial activities to accommodate new dwelling houses. Consequently, Council deems the site subject to this proposal suitable for that purpose.

Additionally, Council is in the process of developing new structure plans for its main towns, including Jindera, Walla Walla, and Holbrook. This process also involves identifying new land parcels suitable for future residential development and repealing the structure plans contained within the GHDCP 2013. Council staff are certain that any anomalies will be rectified as part of this process.

In conclusion, along with the above justification, updated planning Proposal by the applicant and additional documentation, Council believes that the Department can be satisfied that Condition 1 within the Gateway Determination Letter has been met. Council also believes that the Planning Proposal represents a thoughtful and forward-thinking approach to guiding development within Walla Walla Township. Consequently, Council will now exhibit the Proposal in compliance with the Gateway Determination for a minimum of 20 working days.

Thank you for your attention to this matter. Should you require any further information or clarification, please do not hesitate to contact Gayan Wickramasinghe at Council on **(02) 6036 0100** or by email gwickramasinghe@greaterhume.nsw.gov.au.

Kind regards,



Colin Kane
Director Environment & Planning
Greater Hume Council.