

Amendment to Temora Local Environmental Plan 2010

Gallipoli Street, Hakea Street, Milvale Road and Loftus
Street, Temora

FEBRUARY 2024

Submitted to NSW Department of Planning and Environment
On behalf of One Agency Elite Property Group & Temora Shire Council

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Executive Summary

This Planning Proposal has been prepared by Habitat Planning on behalf of One Agency Elite Property Group and Temora Shire Council and is submitted to the NSW Department of Planning and Environment in support of a Planning Proposal to amend the *Temora Local Environmental Plan 2010* (LEP).

The Planning Proposal seeks to undertake a series of rezonings across a number of individual land parcels.

Specifically, the proposal seeks to rezone the following parcels of land from E4 General Industrial to R1 General Residential.

The Planning Proposal also seeks to undertake a corresponding amendment to these same parcels of land by applying a 750m² minimum lot size consistent with other R1 zoned land within the Council area:

- Lot 1, DP1152018, addressed as 55 Gallipoli Street, Temora
- Lot 2, DP1152018, addressed as 57 Gallipoli Street, Temora
- Lot 3, DP1152018, addressed as 59-63 Gallipoli Street, Temora
- Lot 4, DP1152018, addressed as 59-63 Gallipoli Street, Temora
- Lot 5, DP1152018, addressed as 59-63 Gallipoli Street, Temora
- Part Lot A, DP370331, addressed as 47-53 Gallipoli Street, Temora (western portion of lot)

The proposal also includes the following land, which is proposed to be rezoned from RU1 Primary Production to E4 General Industrial.

A corresponding change to the minimum lot size map is also proposed to remove the existing 40 hectare minimum lot size that applies to this land and applying no minimum lot size consistent with other E4 zoned land within the Council area.

- Part Lot 1 DP1165762, addressed as 5 Hakea Street, Temora (northern portion of lot)
- Lot 46 DP1242414, addressed as 7778 Milvale Road, Temora
- Lot 583 DP750587, addressed as 7723 Milvale Road, Temora
- Lot 584 DP750587, addressed as 7797 Milvale Road, Temora

Lastly the proposal includes the following land, which is proposed to be rezoned from RU1 Primary Production to part R1 General Residential (northern portion) and E4 General Industrial (southern portion).

A corresponding change to the minimum lot size map is also proposed to remove the existing 40 hectare minimum lot size that applies to this land and applying a 750m² minimum lot size as it relates to the R1 zoned portion of the land and no minimum lot size as it applies to the E4 zoned portion of the land consistent with other R1 and E4 zoned land within the Council area.

- Lot 47 DP1242414, addressed as 7795 Milvale Road, Temora

A table and plans summarising and showing the proposed changes sought by the Planning Proposal Scoping Report are provided below.

Table 1 – Executive Summary Table

Site No.	Lot & DP	Address	Area (ha)	Current zone	Proposed Zone
1	Lot 1 DP1152018 Lot 2 DP1152018	55 Gallipoli Street 57 Gallipoli Street	0.39ha	E4 General Industrial Zone	R1 General Residential

	Lot 3 DP1152018 Lot 4 DP1152018 Lot 5 DP1152018	59-63 Gallipoli Street			
2	Part Lot A DP370331	47-53 Gallipoli Street	0.70ha	E4 General Industrial Zone	R1 General Residential – western portion
3	Part Lot 1 DP1165762	5 Hakea Street	0.27ha	RU1 Primary Production	E4 General Industrial Zone – northern portion
4	Lot 46 DP1242414	7778 Milvale Road	1.52ha	RU1 Primary Production	E4 General Industrial Zone
5	Lot 47 DP1242414	7795 Milvale Road	8.84ha	RU1 Primary Production	R1 General Residential – northern section E4 General Industrial Zone – southern section
6	Lot 583 DP750587 Lot 584 DP750587	7723 Milvale Road 7797 Milvale Road	6.92ha	RU1 Primary Production	E4 General Industrial Zone

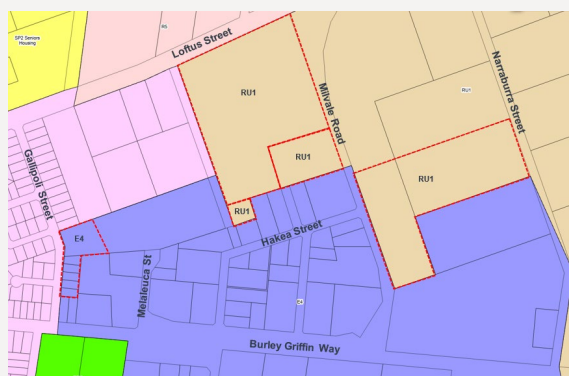


Figure 1 – Land Zoning Map: Existing

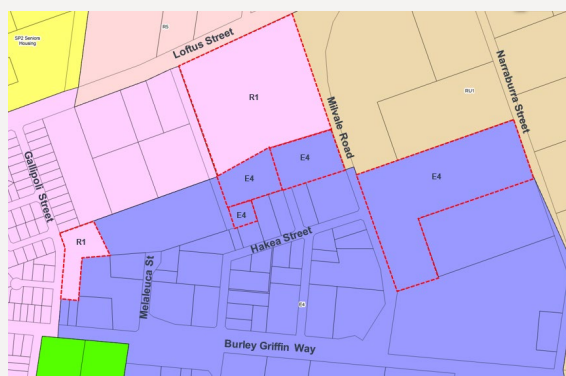


Figure 2 – Land Zoning Map: Proposed

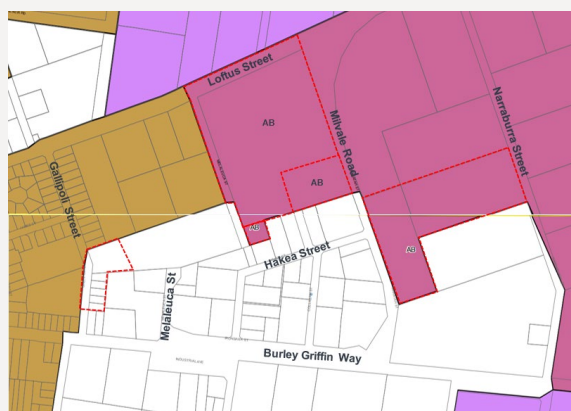


Figure 3 – Minimum Lot Size Map: Existing

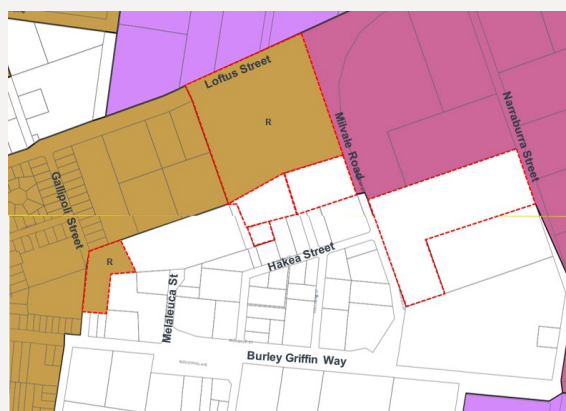


Figure 4 – Minimum Lot Size Map: Proposed

The report has been prepared to address the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning, Infrastructure & Environment's guideline titled: *Local Environmental Plan Making Guideline* (August 2023).

For the purposes of the Guideline, the application is classified as a 'Standard' Planning Proposal as it relates to the rezoning of multiple lots to a range of alternative land use zones, including General Residential and General Industrial.

This Planning Proposal provides an analysis of the physical and strategic planning constraints and opportunities of the site and considers the relevant environmental, social and economic impacts of the proposal and its strategic merit.

The Planning Proposal has strategic merit and is in the public interest for the following reasons:

- The proposal is generally consistent with the strategic planning framework including State, Regional and local planning strategies for Temora.
- The resultant development of the land will not create any unacceptable environmental or social impacts.
- The outcomes sought by the Planning Proposal seek to reflect the nature of all sites and their respective capabilities for current and future zoned purposes.
- Development of the land parcels as sought by this Planning Proposal can be fully integrated with adjoining development.
 - further residential development will be permissible along Loftus Street adjoining another undeveloped parcel of residential land, and
 - sections of current primary production land will be consolidated strategically with adjoining industrial land.
- There is demand for additional residential zoned land located centrally on main transport corridors in the town, and more strategically located and less fragmented industrial zoned land, given some industrial zoned land is deemed undevelopable due to food risk.
- Losses of relatively small parcels of land for primary production is not expected to impact the community or further abroad given their relatively small size and peripheral location on the urban fringe. The revised zoning boundaries are also not expected to create land use conflicts as they are separated from adjoining uses by defined boundaries.
- There will be a net benefit for the Temora community through additional residential and industrial land uses.
- The subject land can be provided with all urban services.

It is recommended that the Department resolve to support the changes to the LEP as detailed in this Planning Proposal and as summarised as follows.

1. Introduction

1.1. Overview

This Planning Proposal has been prepared by Habitat Planning on behalf of One Agency Elite Property Group and Temora Shire Council and is submitted to the NSW Department of Planning and Environment in support of a Planning Proposal to amend the *Temora Local Environmental Plan 2010* (LEP) by rezoning a number of parcels of land at the eastern fringe of the main township of Temora as outlined below.

This proposal has been prepared to address the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning, Infrastructure & Environment's guideline titled: *Local Environmental Plan Making Guideline* (August 2023).

For the purposes of the Guideline, the application is classified as a 'Standard' Planning Proposal as it relates to the rezoning of multiple lots to a range of alternative land use zones, including General Residential and General Industrial.

This report will demonstrate that the proposed rezoning of land is consistent with the intent and objectives of the planning framework and strategic plans and policies. Consequently, this will provide both Council and the NSW Department of Planning and Environment (DPE) with the confidence to endorse the proposed amendment as sought by this Planning Proposal.

It is requested that Council forward the Planning Proposal to the Minister for Planning and Public Spaces for Gateway Determination in accordance with Section 3.34 of the EP&A Act. The Gateway Determination by the Minister will decide:

- Whether the planning proposal is supported to proceed or not.
- Any necessary technical studies or supporting studies.
- Whether the planning proposal needs to be amended (and possibly resubmitted to the Department) prior to exhibition.
- The duration and extent of community consultation.
- Whether consultation with State or federal authorities (if required).
- Whether a local contributions plan is to be exhibited at the same time as the planning proposal.
- Whether a public hearing is needed.
- The timeframes within which the various stages of the process for making of the proposed LEP are to be completed.
- Whether the council is to be authorised to make the proposed instrument as the Local Plan Making Authority (LPMA).
- Any other conditions.

1.2. Background & Pre-Lodgement Advice

As required by the Department's guideline titled: *Local Environmental Plan Making Guideline* (August 2023), applicants are encouraged to undertake pre-lodgement discussions with Council (if proponent initiated) and/ or the Department (where Council initiated). The purpose of this stage is to provide early feedback and identify and resolve key planning issues upfront to enable a streamlined LEP making process.

The purpose of these pre-lodgement discussions is to identify key information requirements, infrastructure needs and consultation requirements with key government agencies.

Following the completion of the initial Stage 1 Pre-Lodgement phase, a Planning Proposal (this document) is subsequently prepared and submitted to Council.

It is noted that the Planning Proposal is classified as a Council-initiated Planning Proposal as Council are a party to the proposed rezonings and own one of the parcels of land. The following flowchart shows the process for a Council-initiated planning proposal.

A flowchart depicting this process is reproduced below:

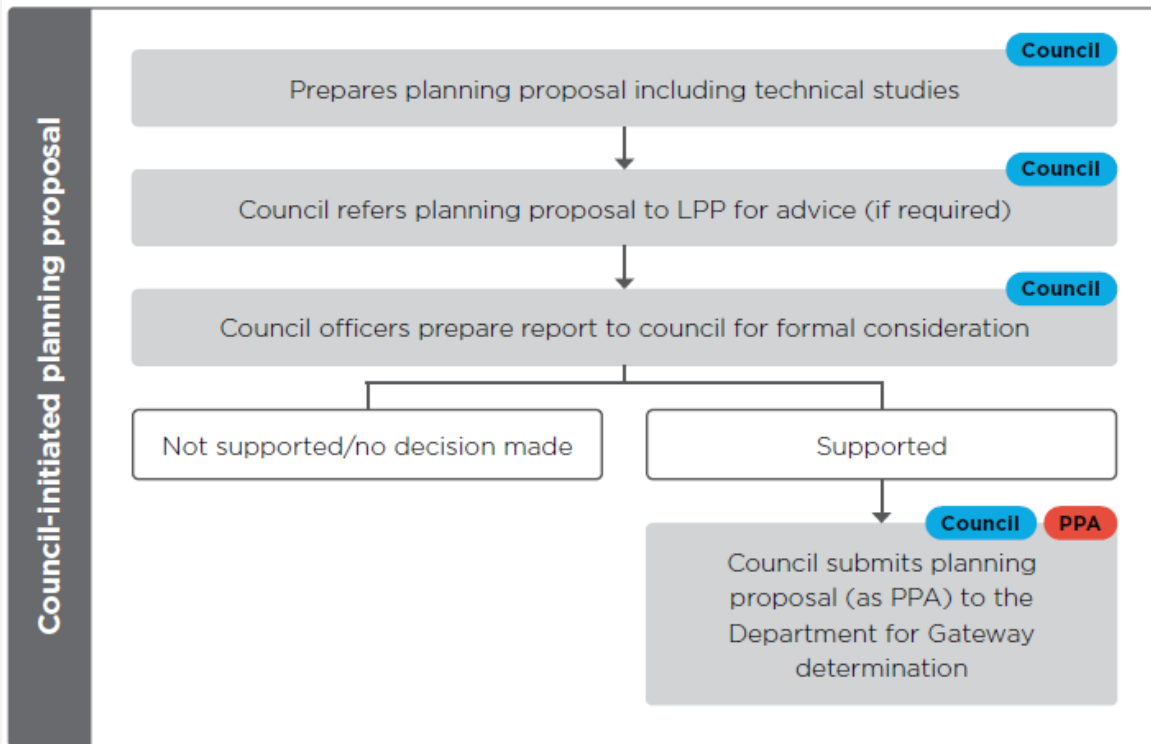


Figure 5 – Flowchart: Stage 2 Council-initiated planning proposal

In accordance with these requirements, a Scoping Report was prepared and a pre-lodgement meeting was held with DPE on 2 August 2023.

Below is a brief summary of the items discussed during this meeting and formal advice provided post this meeting:

- We note that the Temora LEP 2010 currently identifies over 400 hectares of E4 General Industrial. Rezoning more land for industrial uses should be strongly justified in the planning proposal.
- We recommend the planning proposal include consideration of Council's housing strategy staging plan for future residential development/rezonings in relation to this proposal.
- We note the incompatibility of Site 6 with Council's housing strategy. The planning proposal should clearly identify the impacts and implications for future residential land supply.
- The planning proposal would benefit from some analysis of the potential land use conflict between existing (and proposed) E4 zoned areas and existing/future adjoining residential land uses. In particular, sites 1 and 2 share a boundary with an industrial land use with a high truck movements. At present, Gallipoli Street serves as a buffer (of sorts) between the existing industrial use and residential uses.
- The planning proposal should ensure that all biodiversity databases have been reviewed to ensure that further investigations are not required.

The submission of this Planning Proposal seeks to address the matters raised in response to the Scoping Report.

1.3. Scope and Format of Planning Proposal

The Planning Proposal details the merits of the proposed changes to the LEP and has been structured in the following manner:

- Section 1.0 provides an introduction to the Planning Proposal.
- Section 2.0 provides a description of the site, its context and existing development, including identification of the land to which the changes are proposed.
- Section 3.0 contains the Planning Proposal, prepared in accordance with the matters to be considered in the Department of Planning's document titled: *Local Environmental Plan Making Guideline*; and
- Section 4.0 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination to amend the LEP.
- Appendices contains supporting plans and documentation.

1.4. Supporting Plans and Documentation

The Planning Proposal has been prepared with input from a number of technical and design documents which have been prepared to accompany the application. These documents are included as appendices to this report and are identified in **Table 2**.

Table 2 – Appendices to Planning Proposal

No.	Document Name	Prepared by
A	Consistency with Riverina-Murray Regional Plan 2041	Habitat Planning
B	Consistency with State Environmental Planning Policies	Habitat Planning
C	Consistency with Section 9.1 Ministerial Directions	Habitat Planning
D	Site photos	Habitat Planning
C	Supply and Demand Analysis – Residential	Habitat Planning
D	Supply and Demand Analysis – Employment	Habitat Planning
E	Preliminary Site Investigation	McMahon Earth Sciences
F	Infrastructure Servicing Advice – Water Supply	Goldenfields Water

2. Site Description

2.1. Site Details & Locality

The subject Planning Proposal relates to eleven (11) individual parcels of land located approximately 1.5 kilometres east of the main commercial centre of Temora.

These individual parcels of land can be grouped into six (6) further development sites and are summarised in **Table 3** below:

A Plan showing these properties is provided below.

Table 3 – Subject Land: Overview

Site No.	Property Description	Street Address	Area (ha)
1	Lot 1 DP1152018	55 Gallipoli Street, Temora	0.39ha
	Lot 2 DP1152018	57 Gallipoli Street, Temora	
	Lot 3 DP1152018	59-63 Gallipoli Street, Temora	
	Lot 4 DP1152018		
	Lot 5 DP1152018		
2	Part Lot A DP370331	47-53 Gallipoli Street, Temora	0.70ha
3	Part Lot 1 DP1165762	5 Hakea Street, Temora	0.27ha
4	Lot 46 DP1242414	7778 Milvale Road, Temora	1.52ha
5	Lot 47 DP1242414	7795 Milvale Road, Temora	8.84ha
6	Lot 583 DP750587	7723 Milvale Road, Temora	6.92ha
	Lot 584 DP750587	7797 Milvale Road, Temora	

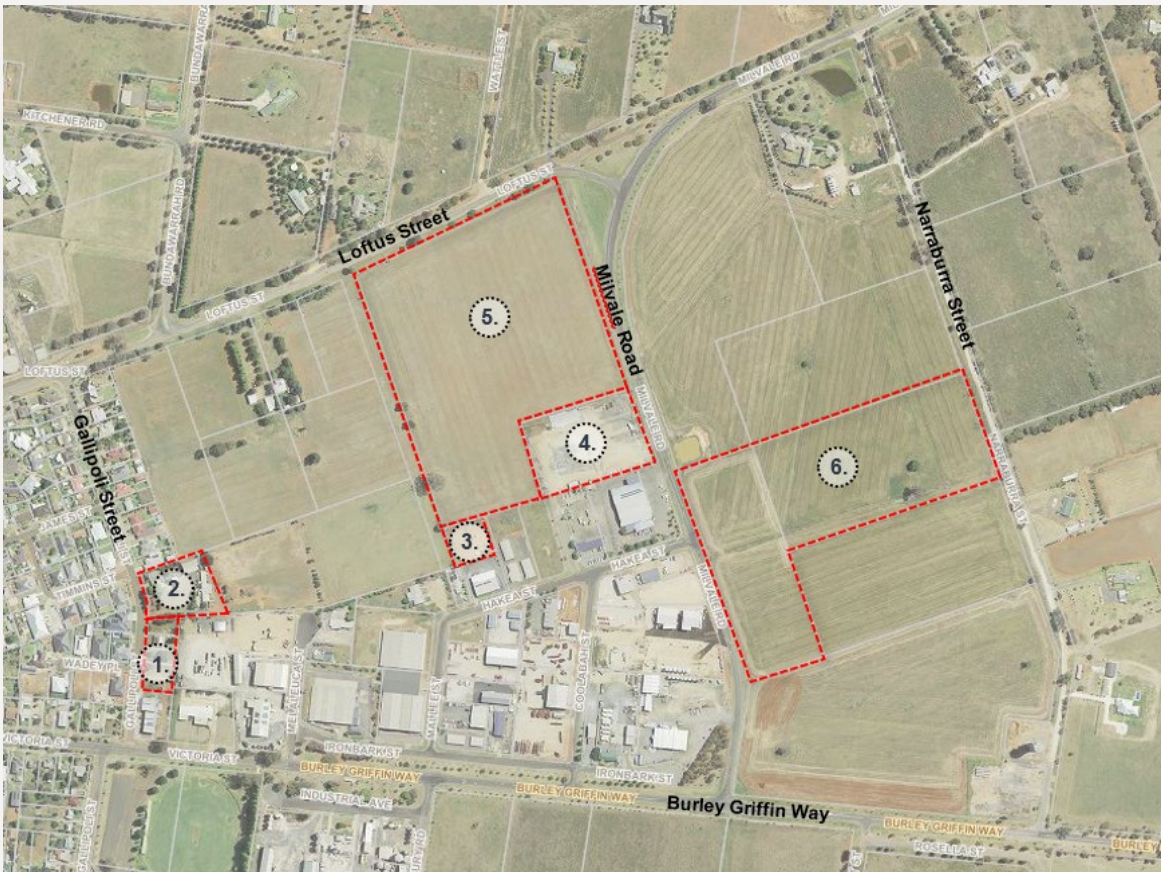






Figure 6 – Site Identification Map


Table 4 – Site Identification Table


Site No.	Property Details	Aerial Image & Photographs	Site Description
1	<p>Lots 1-5, DP1152018</p> <p>55, 57, 59-63 Gallipoli Street, Temora</p>	 <p>Figure 7 – Aerial Image: Site 1</p>	<p>The subject site consists of five (5) individual parcels of land, each generally rectangular in shape with road frontage to the adjoining Gallipoli Street. The combined total area of these properties is 3,900m².</p> <p>The land is unimproved with the exception of a single storey weatherboard dwelling contained on Lot 2.</p> <p>The topography of the land is generally flat, but does however gently slope towards the east (rear) of the property. Vegetation on site consists largely of non-native planted trees, however the property does contain several scattered remnant gums.</p> <p>The land is centrally located and has access to all infrastructure and services and immediately adjoins residential zoned land that has been recently developed for the purposes of new residential dwellings located on the opposite side of Gallipoli Street and in Wadey Place.</p>

Site No.	Property Details	Aerial Image & Photographs	Site Description
2	Part Lot A DP370331 47-53 Gallipoli Street, Temora	 <p>Figure 8 – Aerial Image: Site 2</p>	<p>The area subject of the proposed rezoning comprises the western portion of this lot fronting Gallipoli Street, which has a total area of 7,000m².</p> <p>The land is improved and contains a single storey weatherboard dwelling located in the north western corner of the site, as well as a large number of outbuildings and structures including associated driveways. It is noted that the land was previously used for the purposes of a landscape material supplies business ('Bett's Gardens on Gallipoli').</p> <p>The topography of the land is generally flat, but does however gently slope towards the east (rear) of the property. Vegetation on site consists largely of non-native planted trees around the dwelling, sheds and along the site frontage.</p> <p>The land is centrally located and has access to all infrastructure and services and immediately adjoins residential zoned land that has been recently developed for the purposes of new residential dwellings located on the opposite side of Gallipoli Street and in Timmins Street.</p>

Site No.	Property Details	Aerial Image & Photographs	Site Description
3	Part Lot 1 DP1165762 5 Hakea Street, Temora	 <p>Figure 9 – Aerial Image: Site 3</p>	<p>The area subject of the proposed rezoning comprises the northern portion of this lot fronting what will become an extension of Melaleuca Street and has a total area of 2,700m².</p> <p>The rear portion of the land is improved and contains an industrial building and associated hardstand area, whilst the front E4 zoned portion of the land has been developed for the purposes of an industrial warehouse.</p> <p>The topography of the land is gently sloping from east to west and contains no trees or vegetation except for non-native paddock grasses.</p> <p>The land is centrally located within an industrial estate and is already developed and therefore has access to all infrastructure and services and immediately adjoins industrial zoned land that has previously been developed to the east and south.</p>

Site No.	Property Details	Aerial Image & Photographs	Site Description
4	Lot 46 DP1242414 7778 Milvale Road, Temora	 <p data-bbox="400 1161 779 1193">Figure 10 – Aerial Image: Site 4</p>	<p>The Planning Proposal seeks to rezone this parcel of land to E4 General Industrial. The property is generally rectangular in shape and has a total area of 1.52ha.</p> <p>The property is owned by Council and is improved and used by Council as part of their works depot. Specifically, the property contains large stockpiles of materials and is used for the parking and storage of vehicles and equipment.</p> <p>The topography of the land is generally flat and contains no trees or vegetation except for non-native paddock grasses.</p> <p>The land is centrally located and therefore has access to all infrastructure and services and immediately adjoins industrial zoned land that has previously been developed to the east and south.</p>

Site No.	Property Details	Aerial Image & Photographs	Site Description
5	Lot 47 DP1242414 7795 Milvale Road, Temora	 <p data-bbox="400 1166 777 1198">Figure 11 – Aerial Image: Site 5</p>	<p>The Planning Proposal seeks to rezone the northern parcel of the land (8ha) as R1 General Residential and the southern portion (8,400m²) as E4 General Industrial.</p> <p>The subject land is unimproved, but forms part of the future stages (3+) of the adjoining Highfields residential estate being developed to the west.</p> <p>Traditionally, the land has been used for broadacre grazing purposes. There are no buildings or structures contained on-site associated with this historical use.</p> <p>The land is gently undulating sloping downwards towards the intersection of Loftus Street and Milvale Road to the north east. Vegetation on-site is largely non-existent except for non-native paddock grasses.</p> <p>The land is located at the urban fringe and immediately adjoins land that is being developed for residential purposes and therefore has access to all infrastructure and services.</p>

Site No.	Property Details	Aerial Image & Photographs	Site Description
6	Lots 583 & 584 DP750587 7723 & 7797 Milvale Road, Temora	 <p data-bbox="400 1171 777 1198">Figure 12 – Aerial Image: Site 6</p>	<p>The subject land comprises two (2) individual land parcels with a total area of 6.92ha. The subject land, whilst irregular in size forms part of a larger holding owned by the same owner to the south extending through to Burley Griffin Way.</p> <p>The land is unimproved and has traditionally been used for broadacre grazing purposes. There are no buildings or structures contained on-site associated with this historical use.</p> <p>The land is generally flat and vegetation on-site is largely non-existent except for non-native paddock grasses and 2-3 scattered paddock trees.</p> <p>The land is located at the urban fringe and immediately adjoins land that has been developed for industrial purposes and therefore has access to all infrastructure and services.</p>

3. Planning Proposal

This section of the report addresses the Department of Planning's document titled Local Environmental Plan Making Guideline and Section 3.33 of the EP&A Act. Specifically, this section provides:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification of strategic and site specific merit;
- Mapping
- Community consultation; and
- Project timeline.

3.1. Objectives and Intended Outcomes

The objective of this Planning Proposal is to amend the *Temora Local Environmental 2010* by undertaking a series of rezonings across a number of individual land parcels. The rezoning of this land will facilitate new infill and greenfield residential development immediately adjacent to existing residential zoned land on the eastern fringe of the main township of Temora. The Planning Proposal also seeks to rezone additional lands for general industrial purposes.

A corresponding change to the minimum lot size map is also proposed to reflect the proposed land zoning changes.

The intended outcomes will be an additional land supply of residential allotments (9.93 hectares) required to keep pace with current growth rates. The rezoning of land E4 General Industrial zone land will result in a net gain of 8.78 hectares (9.87 hectares, minus 1.09 hectares E4 land being rezoned to R1 General Residential) resulting in a more logical pattern, and less fragmented industrial land to suit larger scale industrial purposes.

The objective and intended outcomes sought by the Planning Proposal can be summarised as follows:

- Rezoning of land to better reflect the actual or likely use of the land (Sites 1-4);
- Rezoning of land to facilitate a residential subdivision, which represents the next stages of the adjoining Highfields Estate; and
- Rezoning of land to accommodate industrial development (agricultural machinery sales) and associated activities.

3.2. Explanation of Provisions

The intended outcomes discussed above and within this report will be achieved by amending the LEP as follows.

As outlined above, the Planning Proposal seeks to rezone eleven (11) individual parcels of land, which can be categorised into 6 development sites.

This will involve an amendment to the Land Zoning Maps at Sheets LZN_004F and LZN_004G and the Minimum Lot Size Map at Sheets LSZ_004F and LSZ_004G.

Specifically, the proposal seeks to rezone the following parcels of land from E4 General Industrial to R1 General Residential.

The Planning Proposal also seeks to undertake a corresponding amendment to these same parcels of land by applying a 750m² minimum lot size consistent with other R1 zoned land within the Council area:

- Lot 1, DP1152018, addressed as 55 Gallipoli Street, Temora
- Lot 2, DP1152018, addressed as 57 Gallipoli Street, Temora
- Lot 3, DP1152018, addressed as 59-63 Gallipoli Street, Temora
- Lot 4, DP1152018, addressed as 59-63 Gallipoli Street, Temora
- Lot 5, DP1152018, addressed as 59-63 Gallipoli Street, Temora
- Part Lot A, DP370331, addressed as 47-53 Gallipoli Street, Temora (western portion of lot)

The proposal also includes the following land, which is proposed to be rezoned from RU1 Primary Production to E4 General Industrial.

A corresponding change to the minimum lot size map is also proposed to remove the existing 40 hectare minimum lot size that applies to this land and applying no minimum lot size consistent with other E4 zoned land within the Council area.

- Part Lot 1 DP1165762, addressed as 5 Hakea Street, Temora (northern portion of lot)
- Lot 46 DP1242414, addressed as 7778 Milvale Road, Temora
- Lot 583 DP750587, addressed as 7723 Milvale Road, Temora
- Lot 584 DP750587, addressed as 7797 Milvale Road, Temora

Lastly the proposal includes the following land, which is proposed to be rezoned from RU1 Primary Production to part R1 General Residential (northern portion) and E4 General Industrial (southern portion).

A corresponding change to the minimum lot size map is also proposed to remove the existing 40 hectare minimum lot size that applies to this land and applying a 750m² minimum lot size as it relates to the R1 zoned portion of the land and no minimum lot size as it applies to the E4 zoned portion of the land consistent with other R1 and E4 zoned land within the Council area.

- Lot 47 DP1242414, addressed as 7795 Milvale Road, Temora

An extract of the existing and proposed Land Zoning and Minimum Lot Size Maps identifying the proposed changes sought by this Planning Proposal are provided in **Figures 13-16**.

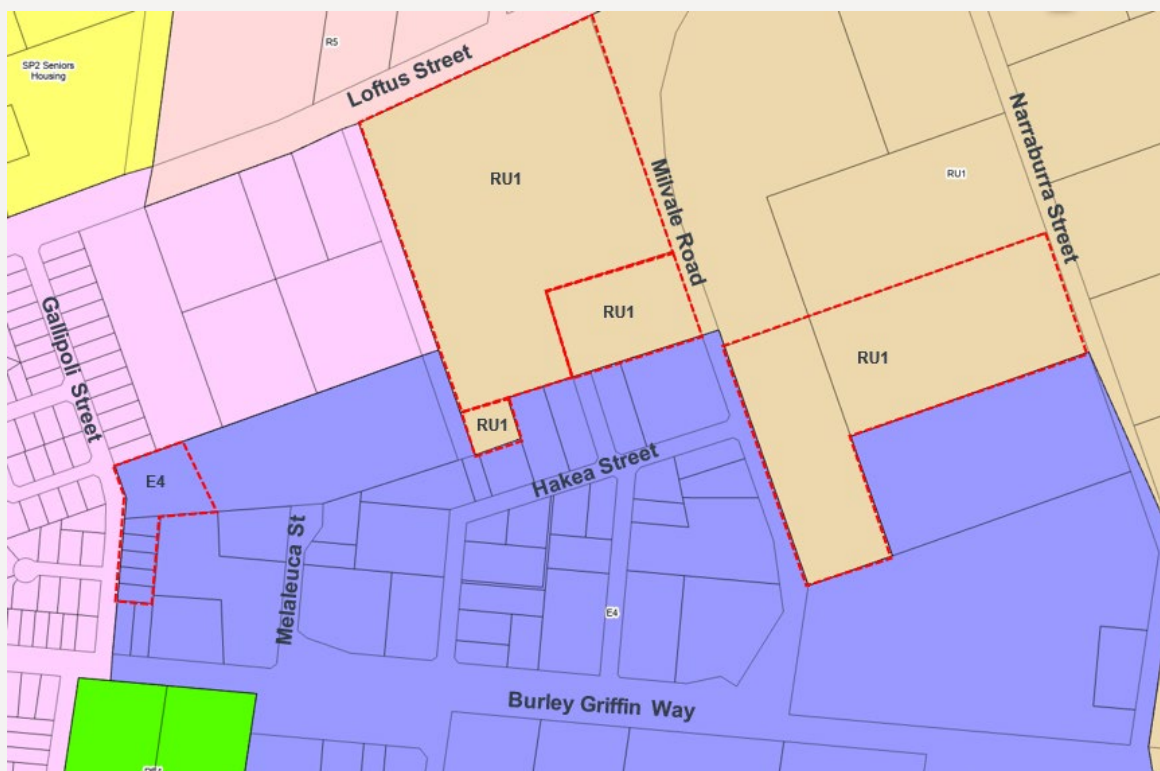


Figure 13 – Land Zoning Map: Existing

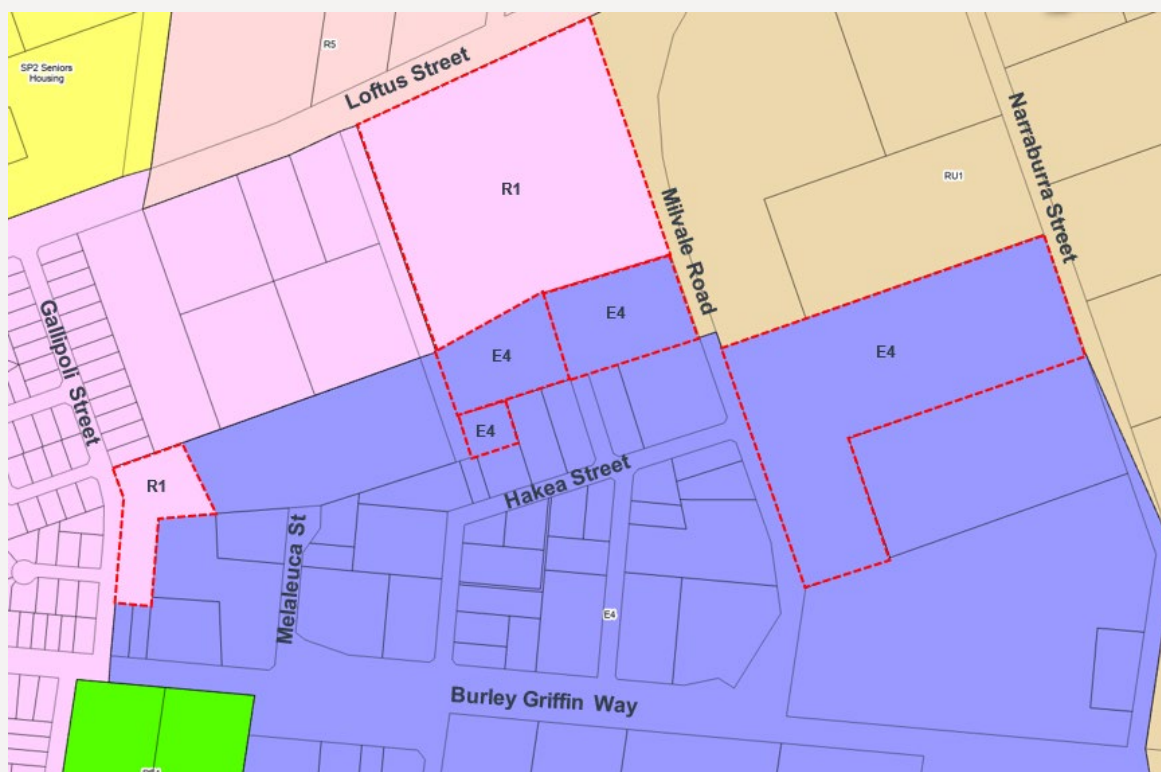


Figure 14 – Land Zoning Map: Proposed

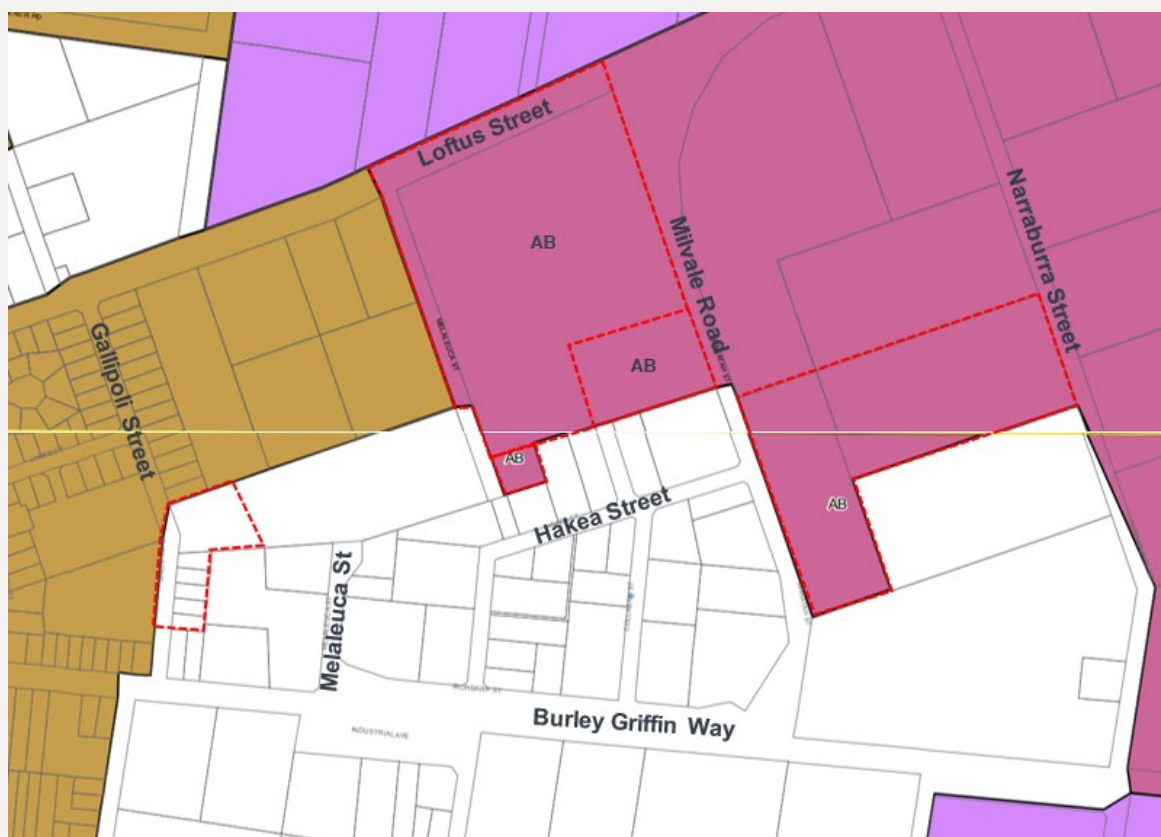


Figure 15 – Minimum Lot Size Map: Existing

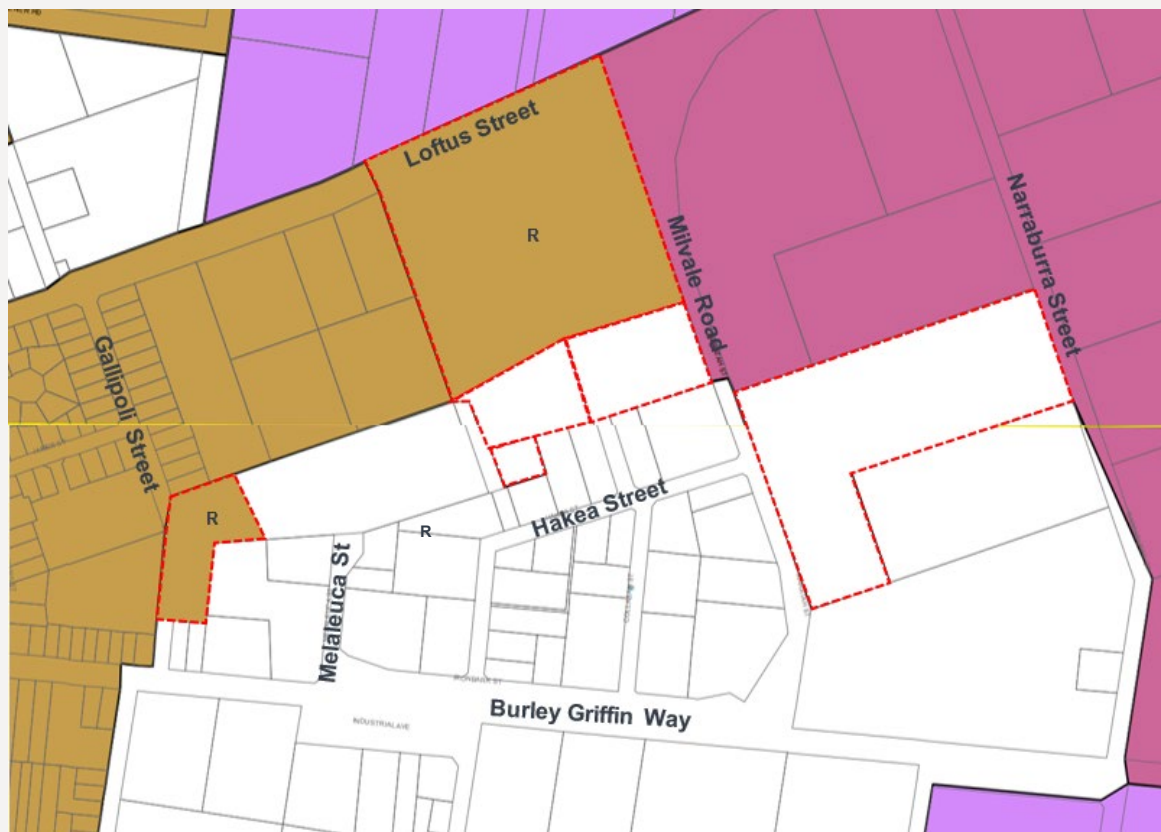


Figure 16 – Minimum Lot Size Map: Proposed

3.3. Justification

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, identifies the strategic planning context and outlines what the community benefit will be.

3.3.1. Section A - Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed Local Strategic Planning Statement (LSPS), strategic study or report?

The Planning Proposal is generally the result of the *Temora Local Housing Strategy 2022-2042*, as well as being consistent with the *Temora Local Strategic Planning Statement (LSPS)*.

Further details regarding the LSPS and how this proposal aligns are provided below.

Temora Local Strategic Planning Statement

The *Temora Local Strategic Planning Statement (LSPS)* aims to help guide current and future land use for the Temora Shire over the next 20 years. The LSPS utilises population data, future projections, housing needs, economic issues, transport, social issues, and environmental factors to identify planning priorities.

To achieve this, the LSPS sets out:

- the 20-year vision for land use
- special characteristics which contribute to our local identity

- shared community values to be maintained and enhanced
- how growth and change will be managed into the future

The LSPS sets out to realise a vision that: *Temora has a population that is growing and thriving, offering an ideal place where residents have access to housing choice, business and employment opportunities, social connectivity and the widest possible range of services and facilities.*

The LSPS has identified twelve planning priorities under four key themes. The proposed development aligns with the following priorities and actions as set out in the LSPS:

- Priority 1: Support agriculture and grow the agribusiness sector.
 - Action 1.2: Support new and expanding agribusiness opportunities creating investment and employment opportunities, through the active support of a range of permitted land uses that complement traditional agricultural production, which will be reported to Council by the end of 2021.
- Priority 2: Encourage a diverse local economy to meet local needs.
 - Action 2.1: Support a wide range of land uses that are permitted with consent, suitable within relevant land zones, through finalisation of the permitted and prohibited land uses LEP amendment and DCP review.
 - Action 2.2: Support a range of business opportunities within the Temora CBD, through active support for new and existing businesses.
- Priority 5: Support the provision of essential servicing infrastructure for future development.
 - Action 5.3: Monitor and plan for Council owned sewer and drainage infrastructure to respond to emerging development opportunities.
- Priority 6: Ensure sufficient land is available to enable a range of housing, business and community needs.
 - Action 6.1: Progress the delivery of additional zoned residential land to meet future growth needs, in accordance with the adopted Temora Residential Land Use Strategy 2019.
- Priority 7: Support the future development of our urban areas.
 - Action 7.1: Support future development opportunities through master planning of key sites, in order to facilitate investment, by the end of 2020.

The subject planning proposal achieves these priorities as follows:

- It will result in the creation of additional industrial zoned land that will support and grow the agribusiness section consistent with Action Items 1.2.
 Specifically, the land to be rezoned is proposed to be used by a single business operator that runs a large agricultural machinery sales and hire business. This will create investment and employment opportunities, whilst also consolidating existing operations currently being conducted in various locations across the township consistent with Action Item 2.2. It will also result in the creation of new opportunity sites within town, consistent with Action Item 7.1
- It seeks to rezone infill opportunity sites or sites located on the urban fringe of the main township that have access to reticulated infrastructure and services. Council's engineering staff have confirmed that there is ample capacity within this infrastructure to service the future development of this land.
- The proposal also seeks to provide further residential land adjoining existing developed residential estates. Specifically, Site No. 5 seeks to rezone additional land for residential purposes, which will form the future stages of the adjoining Highfields Estate.

It is noted that of the 63 lots created as part of the first two stages of this estate, 56 have already been sold. Consequently, there is a need to rezone additional land in order to cater for demand..

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

The Planning Proposal is considered to be the best means of achieving the objectives or intended outcomes as outlined above. Currently the land is inappropriately zoned for its current day use and in the case of industrial and primary production land has been fragmented. The proposal will better allow for the development of land for industrial or residential purposes and ensures that the land is zoned in a more compatible way with the surrounding environment reflecting current day uses.

An assessment against each of the sites is provided below.

Land identified in Site 1 is currently zoned E4 General Industrial Zone. Opportunities to develop this land for industrial purposes is severely limited given the size of these parcels (approximately 750m²), as well as the fact that a dwelling exists on Lot 1 and the sites adjoin residential dwellings on the opposite side of Gallipoli Street.

Alternatives to the Planning Proposal include the consolidation of all of these allotments and their development for industrial purposes. Again, due to their residential context and relatively shallow depth (only 40m), the opportunities are limited. Other options include listing the properties with Schedule 1 as an additional permitted use and retention of the industrial zoning, however again this is not preferred.

Land identified in Site 2 is currently zoned as E4 General Industrial Zone, however the western portion of the site has a dwelling on site and is more compatible with the adjoining land to the north and west opposite on Gallipoli Street. Land to the east of the site has industrial sheds and is proposed to remain in its current zone. The subject Planning Proposal is considered the best means of achieving this.

Land in Site 3 and 4 is currently zoned RU1 Primary Production Zone which is effectively fragmented from other larger primary production parcels of land, being only 0.27 ha and 1.52 ha respectively, and adjoins other E4 General Industrial zoned land, thus is better suited to this land use.

Site 5 is currently zoned as RU1 Primary Production and adjoins residential land to the west, which is currently being developed. This parcel is also fragmented for primary production purposes with limited potential to fulfil its purpose. The land is highly suited for residential purposes given its interface with an existing residential subdivision that has experienced rapid land sales with subsequent housing to follow.

The southern tip of the site is surrounded by industrial land uses to the west, south and east and is ideally suited to an industrial land use, rather than remaining as a fragmented parcel of primary production land. The rezoning of this land is consistent with the recommendations of the Temora and is considered the best means to achieve this objective.

Lastly Site 6 is a 6.92 ha parcel of RU1 Primary Production Zoned land on the fringe of Temora's township with industrial land interfaces to the west and south. This site is proposed to be rezoned E4 General Industrial consistent with the zoning of the adjoining parcel of land to the south, which is owned by the same landowner. Given that this owner is seeking to develop their entire landholding for industrial purposes, the subject Planning Proposal is considered the best means of achieving this.

3.3.2. Section B – Relationship to Strategic Planning Framework

Q3. 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)?

The *Riverina Murray Regional Plan 2041*, is an update to the *Riverina Murray Regional Plan 2036* released by the NSW Government in 2023. This Plan is the relevant regional planning strategy that provides the strategic planning framework to guide decision making and development in the Riverina Murray region for the next 20 years.

The Minister's forward to the document states that the Regional Plan "*recognises the need to maintain and improve the resilience of the region's important natural assets that underpin its communities and economy. It strives to align state and local government strategic planning to support ongoing prosperity and growth*".

The regional Plan is underpinned by three (3) parts including:

- Part 1 – Environment
- Part 2 - Communities and places
- Part 3 – Economy

Each of these parts is supported by a number of different objectives which seek to achieve the vision for the region.

An assessment of the Planning Proposal against the relevant goals, directions and actions of the Regional Plan is undertaken in **Appendix A**.

In summary the Planning Proposal is consistent, or where applicable, justifiably inconsistent with relevant goals, directions and actions of the Regional Plan as detailed in **Appendix A**.

Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Consideration of the *Temora Local Strategic Planning Statement* (LSPS) has been addressed in Section 2.3.1 of the Planning Proposal.

Temora Community Strategic Plan Temora Tomorrow – Towards 2035

The *Temora Community Strategic Plan Temora Tomorrow – Towards 2035* (CSP) is council's local community strategic planning document. The CSP is based on four Strategic Directions and Themes:

- Theme 1: Enhancing Our Quality Of Life
- Theme 2: Providing Local Leadership
- Theme 3: Building A Strong Local Economy
- Theme 4: Enjoying Our Beautiful Environment

The subject Planning Proposal is consistent with the following outcomes and strategies of the CSP under *Theme 3 – Building a Strong Local Economy*:

3.4 - A community with good access to a range of appropriate and affordable housing

3.5 - A community with a strong agricultural sector

Temora Local Housing Strategy 2022-2042

The *Temora Local Housing Strategy 2022-2042* ('Housing Strategy') replaced the previous Temora Residential Land Use Strategy and is a relevant local strategy in the context of the subject Planning Proposal.

The Housing Strategy has been prepared by Council to set a clear plan for housing in Temora over the next 20 years to meet anticipated demand and drive economic growth and opportunity for Temora Shire. The Strategy provides a locally relevant response to the NSW Government's wider strategic plans, including the Riverina Murray Regional Plan 2036 (now 2041) and Council's Temora Shire Local Strategic Planning Statement 2020.

Temora Shire's population is projected to increase by 1,381 people, from 6,274 (June 2020) to a population of 7,529 by 2041, representing a modest level of growth of approximately 1% per year, indicative of the strengthening role of Temora as a regional town.

The Housing Strategy undertook a supply and demand analysis, which concluded that an average of 39 new dwellings were constructed per annum (demand) between 2016 and 2022. The majority of these dwellings occurred within the R1 General Residential Zone.

Conversely, the Housing Strategy outlines that the current level of housing supply within Temora consists of the following:

- 269 x residential lots
- 50 x lower density residential lots
- 60 x Large Lot Residential lots
- 90 x aviation related lots
- 30 x medium density affordable housing

Overall estimated total, all lot types: 499 lots (excludes 47 single vacant lots, generally unavailable in the market).

In response, the Housing Strategy concludes the following:

Conservatively, Temora requires 30 new dwellings each year to meet demand. Based on all available supply using currently zoned land, this should meet demand for at least 16 years. However, several existing sites of residential zoned are not available for development in the short term due to a range of constraints, including lack of servicing, landowners unwilling/unable to develop land, unsuitable location, environmental constraints and cost of development. Conservatively, there is most likely 10 years of available supply (300 available lots). Therefore, planning for the provision of additional land supply is necessary to prevent future land shortages and excess land pricing.

The provision of housing in Temora must be considered in relation to the opportunities for additional development, measured against the identified constraints to development.

In order to cater for this ongoing demand for residential land, the Housing Strategy identifies a number of potential opportunity sites and concludes the following:

Based on previous estimates of demand of 30 dwellings per year, the future residential investigation areas could supply up to 317 dwellings in total over the short- long term. This will provide over 10 years of additional housing supply to Temora.

Of note, Council identifies a number of short term investigation areas for additional residential development or industrial development as also reproduced below.

It is noted that all of the candidate sites proposed for rezoning as part of this Planning Proposal are consistent with the recommendations of the Housing Strategy with the exception of Site No. 6 (also Site 6 in this Planning Proposal).

Specifically Table 8, further supports the Planning Proposal with Site No's 1 & 2, and the majority of the northern portion of Site 5 in the current Planning Proposal identified for future residential development due to their location and or master planning.

Furthermore, Site 4 and the southern handle of Site 5 in the current Planning Proposal are identified for future industrial use, given their proximity to industrial land, south of their location.

An extract of Table 8 as it relates to the proposed candidate sites is also reproduced below.

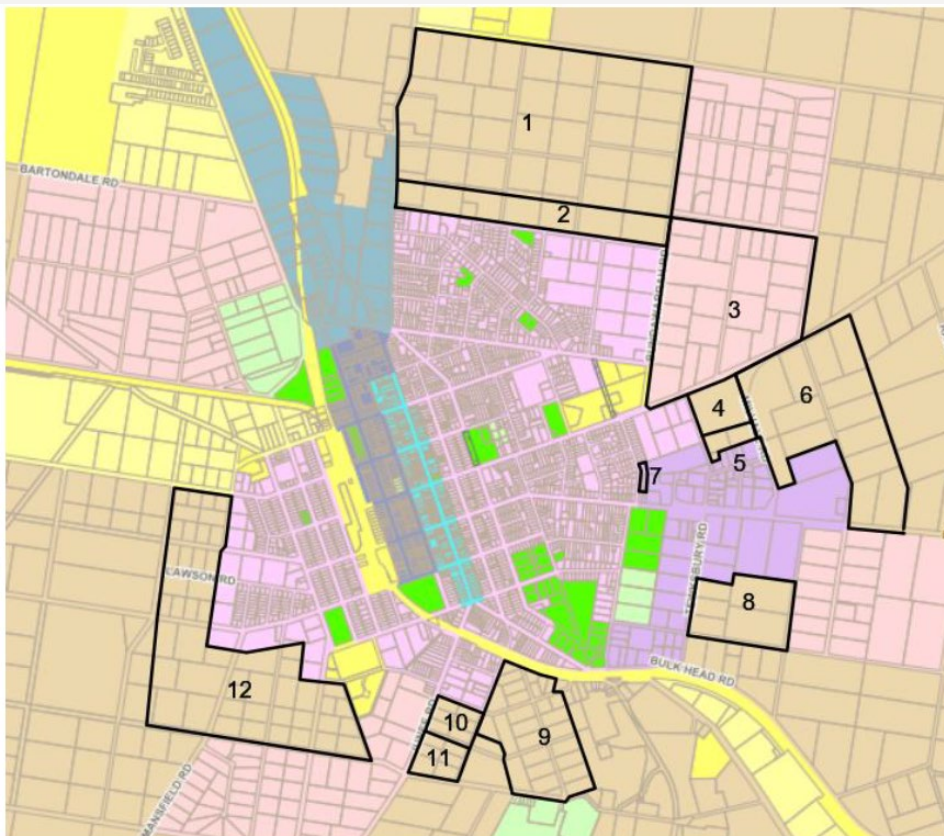


Figure 17 – Extract of Figure 21: Identified Urban Investigation Areas in Temora
(Source: Temora Housing Strategy 2022-2042)

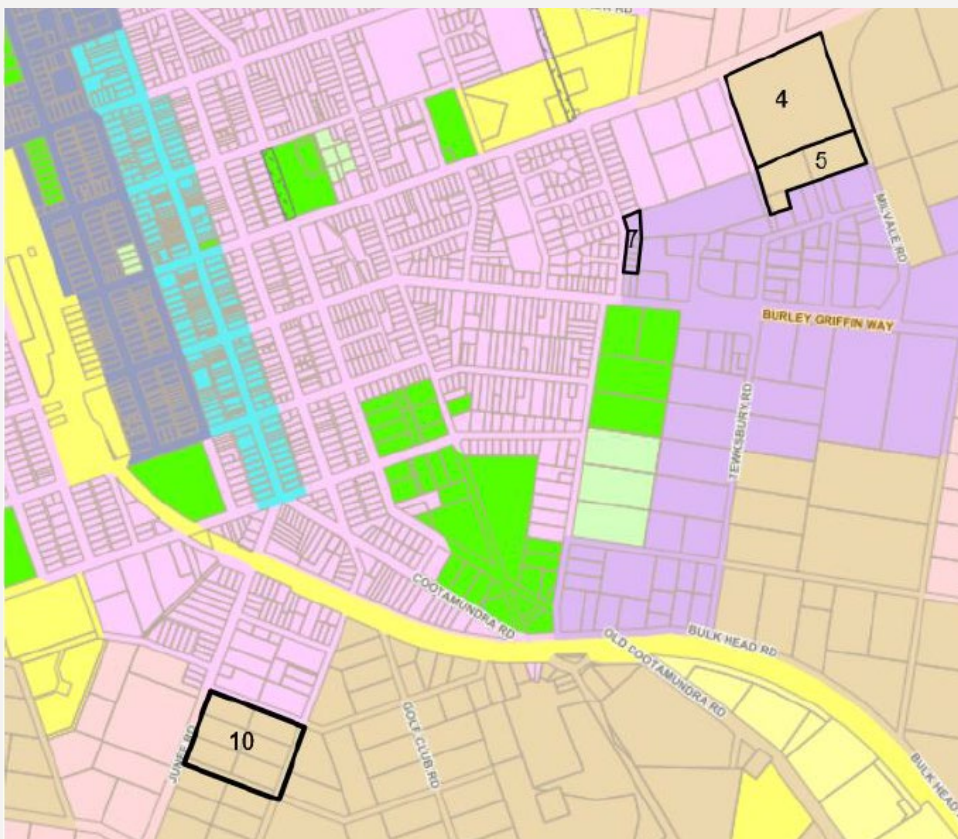


Figure 18 – Extract of Figure 22: Location of Short Term Investigation Areas
(Source: Temora Housing Strategy 2022-2042)

Table 5 – Identified Potential R1 General Residential zoned land/IN1 General Industrial zoned land

Site Number	Area (approx.)	Comment	Lot Estimate
4	7 hectares	Adjoins existing R1 zoned land and identified in a master plan for future residential development. Likely high demand.	64 residential lots
5	3 hectares	Requires investigation of rezoning to IN1 General Industrial for small lot industrial development. Likely high demand for additional industrial land.	19 industrial lots industrial
6	60 hectares	Potential large lot residential development, in accordance with existing low density residential in the area	25 Large Lot Residential lots
7	0.6 hectares	Adjoins existing R1 zoned land and identified in a masterplan for future residential and industrial development. Site is already partly used for residential purposes under existing use rights. Likely easily developed in this location	4 residential lots

(Source: Temora Housing Strategy 2022-2042)

A supply and demand analysis was prepared as part of the preparation of the Housing Strategy and has been reviewed and updated in the current Planning Proposal.

In recognition of the fact that there is already a supply of residentially zoned land available within Temora, the Housing Strategy included a Staging Plan to ensure a coordinated and logical extension of land development. A copy of this plan is reproduced below.

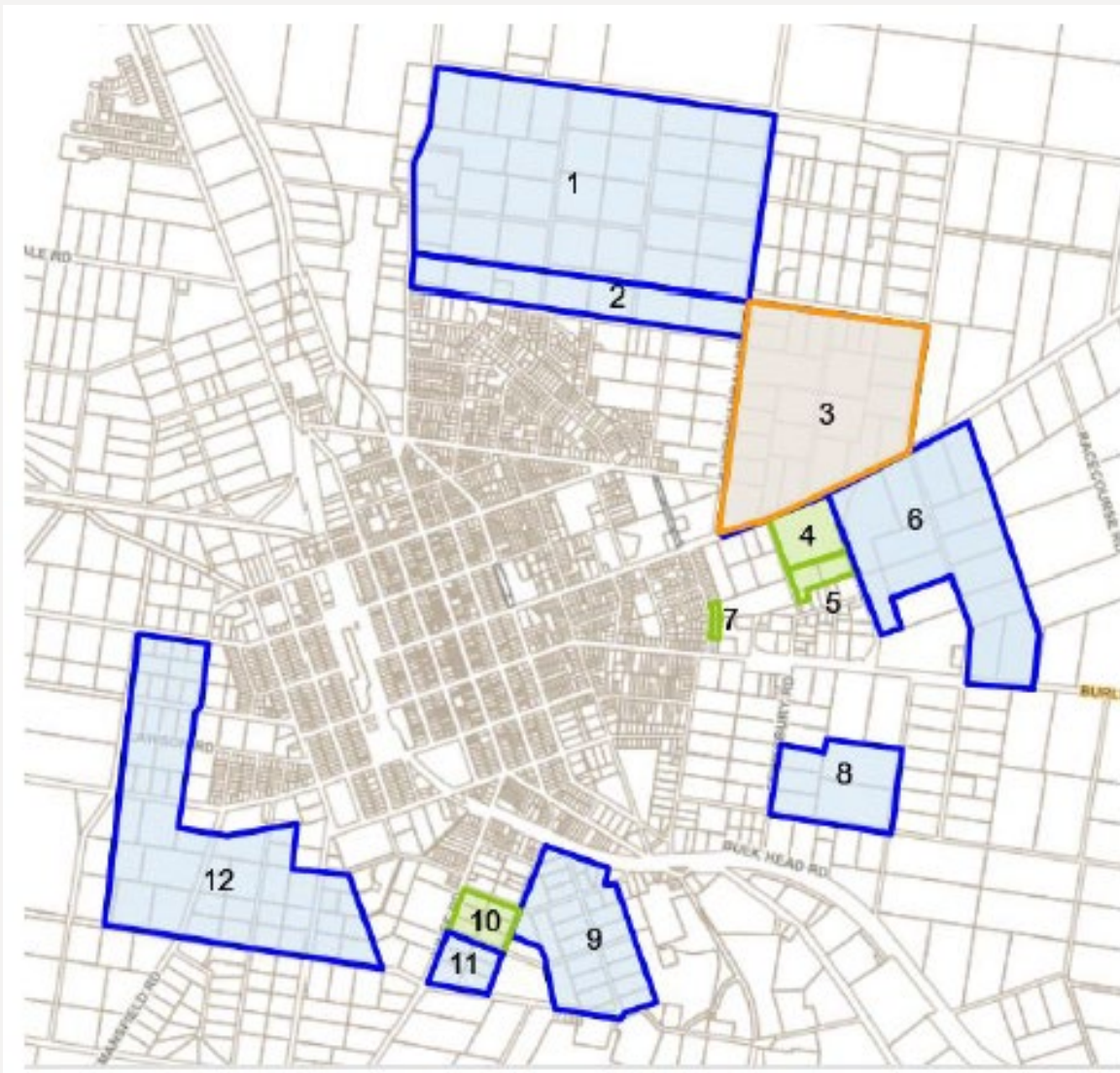


Figure 19 – Extract of Figure 91: Location of Short Term (Green), medium term (orange) and long term (blue) sites for future urban investigation within Temora
(Source: Temora Housing Strategy 2022-2042)

The Housing Strategy provides the following in relation to the short term priority sites:

The progression of the short term priority sites will provide for the next stage of future growth, due to the current constraints of existing residential and large lot residential zoned land. The justification for this is summarised below:

- *The short term priority study area locations are located at sites 4 (Loftus St), 5 (Coolabah St, 7 (Gallipoli St) and 10 (Junee Rd East Stage 1). This includes one small area of vacant industrial zoned land, located on Gallipoli Street, already partly developed for residential purposes, that is proposed to be rezoned to R1 General Residential zone.*
- *The rezoning of these sites is estimated to supply 80 additional residential lots, as well as 19 industrial zoned lots.*
- *Bringing forward the opportunity for 80 additional residential lots in the short term will respond to emerging shortfalls that will occur as development of serviced residential land is expected to be completed over the next 7 years.*
- *Future demand unlikely to be addressed by existing vacant unserviced residential zoned land.*

- *The three identified future residential sites are modest in scale, providing a further 3 years supply and therefore would bring market certainty for the next 10 years and seek to avoid similar current situations of high demand and low supply.*

These recommendations are further supported by Section 4.2 of the Housing Strategy:

Planning Proposals will be prepared to support the rezoning of the following sites:

- *Short term*
- *- Loftus Street*
- *- Gallipoli Street*
- *- Coolabah Street*
- *- Junee Road (East) Stage 1 [not part of the subject Planning Proposal]*

Further details regarding these candidate sites are discussed in Section 4 of the Housing Strategy.

As outlined above, the Planning Proposal is consistent with the recommendations of Site No's 4, 5 and 7 of the Housing Strategy including Council's defined staging plan. It is acknowledged however that the proposal is inconsistent with the recommendations of Site No. 6, which seeks to rezone this land to large lot residential in accordance with other existing low density residential in the area (to the south east).

This inconsistency is considered appropriate in this instance as the owner of Site 6 also adjoins the existing industrial zoned land located immediately to the south of this site and is seeking to develop this entire parcel of land in a coordinated manner for industrial purposes.

The portion of land in question is currently vacant and has an immediate interface to industrial land to the south and west (Council's depot site). Furthermore, the rezoning of this land for industrial purposes (rural supplies and machinery) will not prejudice the remainder of the land identified in Site No. 6 from being rezoned to large lot residential.

In doing so, this will actually create a more well-defined boundary between industrial and large lot residential zoned land as these lands will largely be separated by Narraburra Street to the east.

Consideration of the proposed rezoning of this land for industrial purposes has also considered the potential impacts and implications for future long term residential land supply. It is acknowledged that this site forms part of Site No. 6 as identified in Table 5 and Figure 20 below.

Specifically, this site has the potential to create 25 large lot residential lots consistent with the existing low density residential pattern that exists within this area.

Whilst it is acknowledged that the Planning Proposal seeks to rezone a portion of this land for industrial purposes, given the location and proximity to this land immediately adjacent to existing industrial zoned land to the south and west, the ability to develop this land for large lot residential purposes is significantly constrained. Furthermore, should this land be developed for residential purposes, it is likely that this would create land use conflicts with adjoining industrial zoned land.

As outlined above, the rezoning of this land as sought, provides a more logical zoning layout and creates a more well-defined buffer between industrial and residential land uses.

Lastly, the rezoning of this land for industrial (employment) purposes will only result in a loss of approximately 3-4 large lot residential allotments.

This inconsistency is therefore considered justified in this instance, particularly given that the site operator has indicated interest in developing this entire parcel of land for industrial purposes.

Further consideration of this inconsistency is provided in relation to potential land use conflicts and supply and demand calculations.

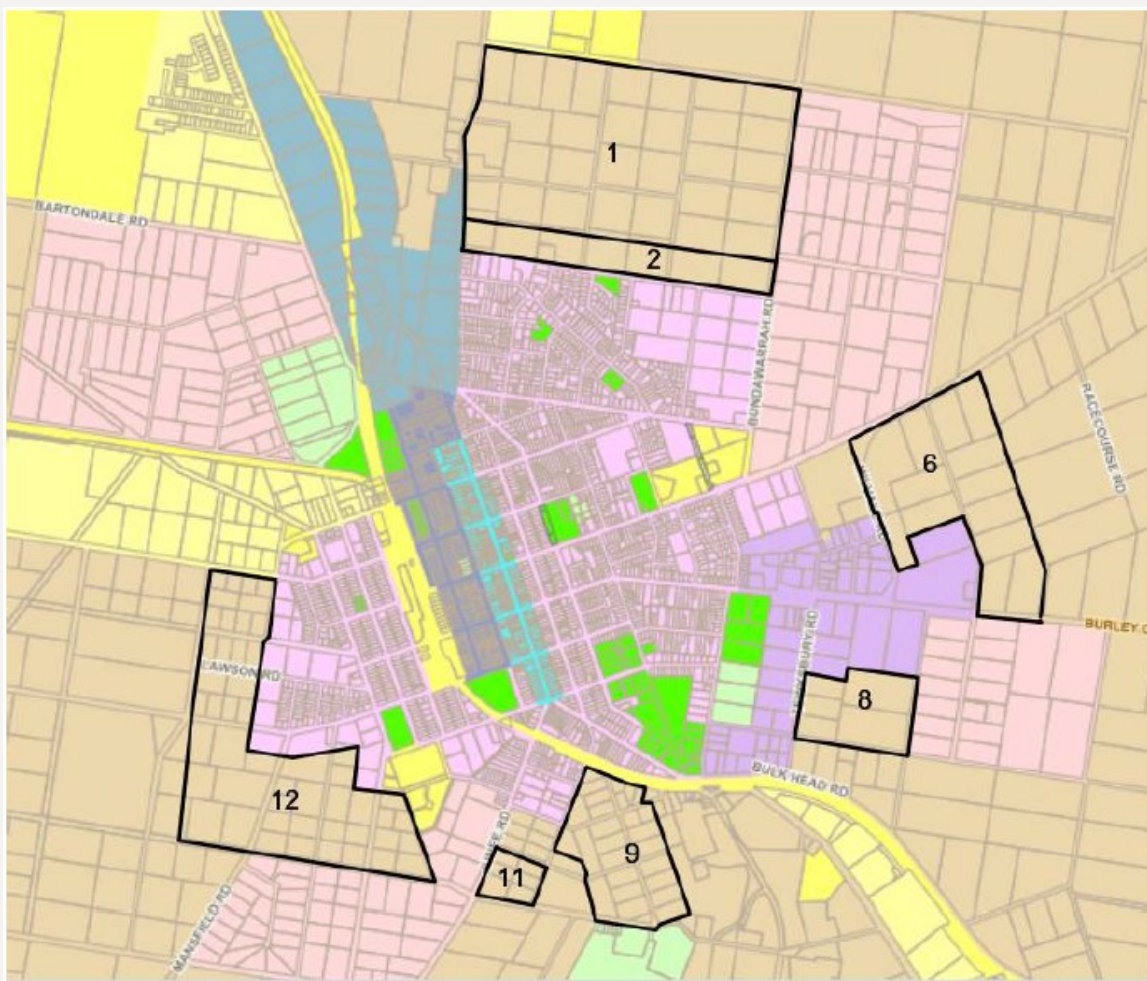


Figure 20 – Extract of Figure 24: Location of long term investigation areas for additional residential development

(Source: Temora Housing Strategy 2022-2042)

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The Planning Proposal is consistent with other relevant State or Regional studies and strategic including *A 20 Year Economic Vision for Regional NSW*, which was refreshed in 2021.

The foreword to the Strategy states: The 20 Year Economic Vision for Regional NSW is the NSW Government's plan to drive sustainable, long-term economic growth in regional NSW. It is the roadmap to unlock significant economic potential in regional NSW.

For the purposes of this Strategy, the Temora Local Government Area is located within 'Inland' area of NSW. Inland areas are characterised by their rural character and small but stable populations with agribusiness and forestry industries the drivers of local economies.

Accordingly, the proposal will contribute to the priority actions and underlying principles of the '20 Year Economic Vision for Regional NSW'. Specifically, the proposal will support:

- Principle 7: 'Regulation and planning to promote commercial opportunities', and
- Principle 8: 'Sustainable economies and communities are better able to recover from shocks',

The proposal will open up more E4 General Industrial land that will enable agribusiness industries, particularly, to expand and thrive, supporting commercial development and economic growth.

Similarly, the Planning Proposal is also consistent with the NSW Government document titled: *Housing 2041: NSW Housing Strategy*.

Housing 2041 represents the NSW Governments' 20 year vision for housing in NSW. Housing needs change over the course of our lives, reflecting our different aspirations and lifestyles, as well as the economic, environmental and social conditions of the day. All of these factors play a part in influencing our housing choices and the decisions we make and, in turn, the way we plan for and shape the character of our communities.

The plan embodies the NSW Government's goals and ambitions to deliver better housing outcomes by 2041 including housing in the right locations, housing that suits diverse needs and housing that feels like home.

The 20 year vision for Housing 2041 are outlined below:

People and communities have:

- *access to housing security, diversity and support, irrespective of whether they live in metropolitan or regional areas*
- *choices that enable them to afford a home without compromising on basic needs*
- *support and opportunity in differing circumstances, including people in crisis, social housing residents, private rental tenants and those who aspire to home ownership.*

Homes in NSW are:

- *accessible and suitable for different stages of life or changing circumstances*
- *connected to local facilities, jobs and social networks, with infrastructure, services and spaces that people need to live sustainably*
- *designed to support human wellbeing and respond to the environment, maximise technology and support local character and place.*

Housing 2041 is underpinned by four key pillars being: supply, diversity, affordability and resilience of housing. The right type and size of housing (diversity) and housing in the right locations must be planned relative to infrastructure, the market and environmental factors (resilience)(see Figure below).

The proposed land rezonings sought by this Planning Proposal achieve the general aims and objectives of Housing 2041 as it seeks to increase housing supply within appropriate locations that are free from environmental constraint or hazards. The rezoning of this land will also not create land use conflicts and can be appropriately serviced with infrastructure.

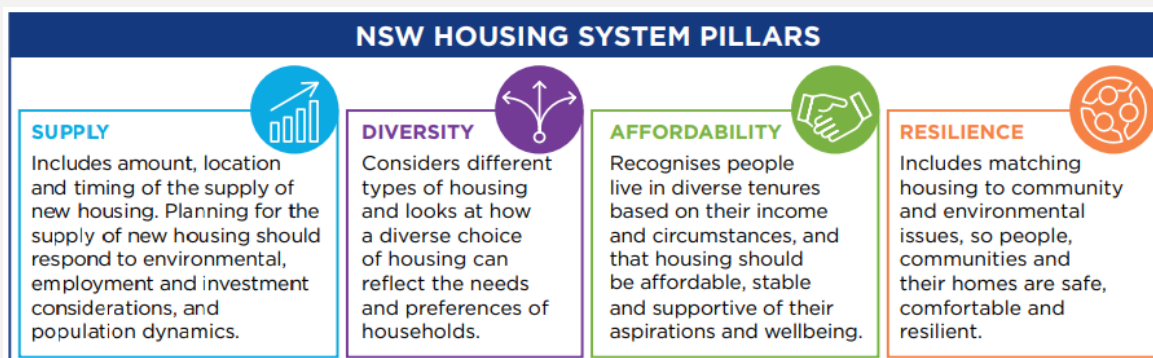


Figure 21 – NSW Housing System Pillars

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Appendix B provides an assessment of the Planning Proposal against all State Environmental Planning Policies (SEPP's). In summary, many of the SEPP's are not applicable to the Temora Local Government Area and even less are applicable to the circumstances of the Planning Proposal.

Notwithstanding, an assessment has been provided in **Appendix B** outlining whether the Planning Proposal is consistent, or where applicable, justifiably inconsistent with relevant SEPP's.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

Section 9.1 (formerly s. 117) of the EP&A Act provides for the Minister for Planning and Places to give directions to Councils' regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of LEP's. A Planning Proposal needs to be consistent with the requirements of the Direction but in some instances can be inconsistent if justified using the criteria stipulated such as a Local Environmental Study or the proposal is of "minor significance".

An assessment of all s.9.1 Directions is undertaken in **Appendix C**. In summary, the Planning Proposal is either consistent, or justifiably inconsistent with the relevant Directions. Where there is an inconsistency, it has been justified utilising the provisions within each of the Directions.

3.3.3. Section C – Environmental, Social and Economic Impact**Q8. 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?**

The proposal will not result in any disturbance of habitat areas or natural features of the area as the land is highly modified. The sites with dwellings have vegetation limited to residential style gardens with small shrubs, trees and exotic grasses and the sites that are currently used for industrial or primary production purposes are devoid of native vegetation and have exotic grasses or crops in situ and therefore have no habitat value.

Specifically, it is confirmed that the subject land is not identified in the Temora Natural Resources Sensitivity – Land Map, Biodiversity Map or Water Map.

Similarly, a review of relevant environmental databases has confirmed that the land is not identified on the Biodiversity Values (BV) Map, nor does it contain any native vegetation and is limited to Plant Community Type 0 (PCT0), being non-native vegetation.

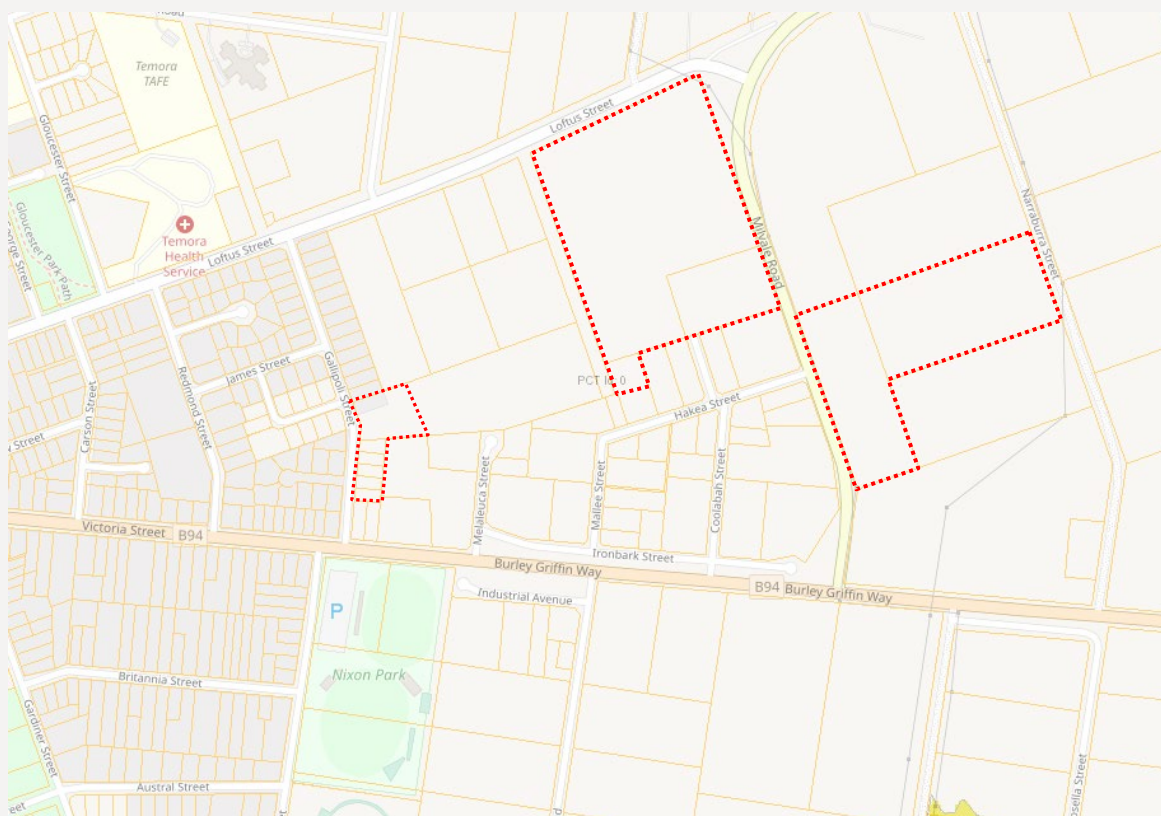


Figure 22 – Extract of SEED Portal identifying State Vegetation (Source: SEED Portal, 2023)

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The proposed changes in land zones will not result in any direct environmental effects.

The subject land is not identified as being bushfire prone on the Temora Bushfire Map and an assessment under Chapter 4 of the Resilience and Hazards SEPP has been undertaken in **Appendix B** confirming that the site is not contaminated and fit for its intended purpose. This has been confirmed via the preparation of a Preliminary Site Investigation (PSI) and laboratory testing.

Similarly, all the subject land parcels are not identified as being flood prone at either the 1 in 100 Year ARI Event or at the Probable Maximum Flood (PMF) Event within the Temora Floodplain Risk Management Study (see Figure below).

It is noted however that this Flood Report does identify large areas of land currently zoned E3 Productivity Support and E4 General Industrial land as being subject to flooding at the 1 in 100 Year ARI event (flood fringe, flood storage and floodway with depths up to greater than 1.5 metres).

In recognition of these environmental constraints, it is recommended that additional lands be rezoned for this purpose.

Similarly, the site is not identified as a heritage item and the likelihood of items of Cultural Heritage significance being present on site is considered to be low.

A review of the Aboriginal Heritage Information Management System (AHIMS) was been undertaken. It is confirmed that there are no registered Aboriginal sites or places within a 1 kilometre radius of the subject land. Furthermore, following an inspection of each property, the likelihood of items of cultural heritage significance being present on-site is considered to be low due to the level of disturbance undertaken on each site (in some instances total disturbance).

Lastly, the sites do not contain any natural features that would indicate traditional occupation such as sand dunes, elevated plateau's, caves, permanent or ephemeral water sources or scarred trees. Any environmental impacts likely to arise as a result of any future development proposal will be assessed as part of the Development Application (DA) process.

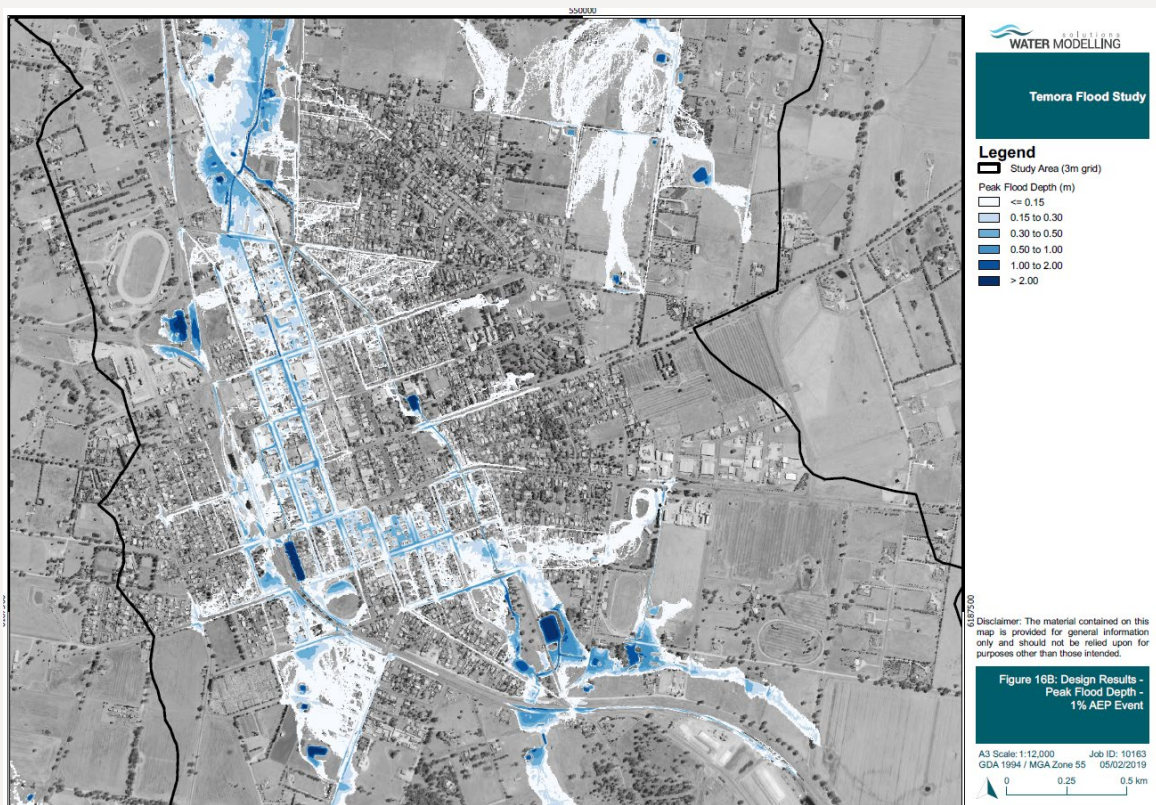


Figure 23 – 1 in 100 Year ARI Flood Event Map – Flooding Depth
(Source: Water Modelling Solutions, 2019)

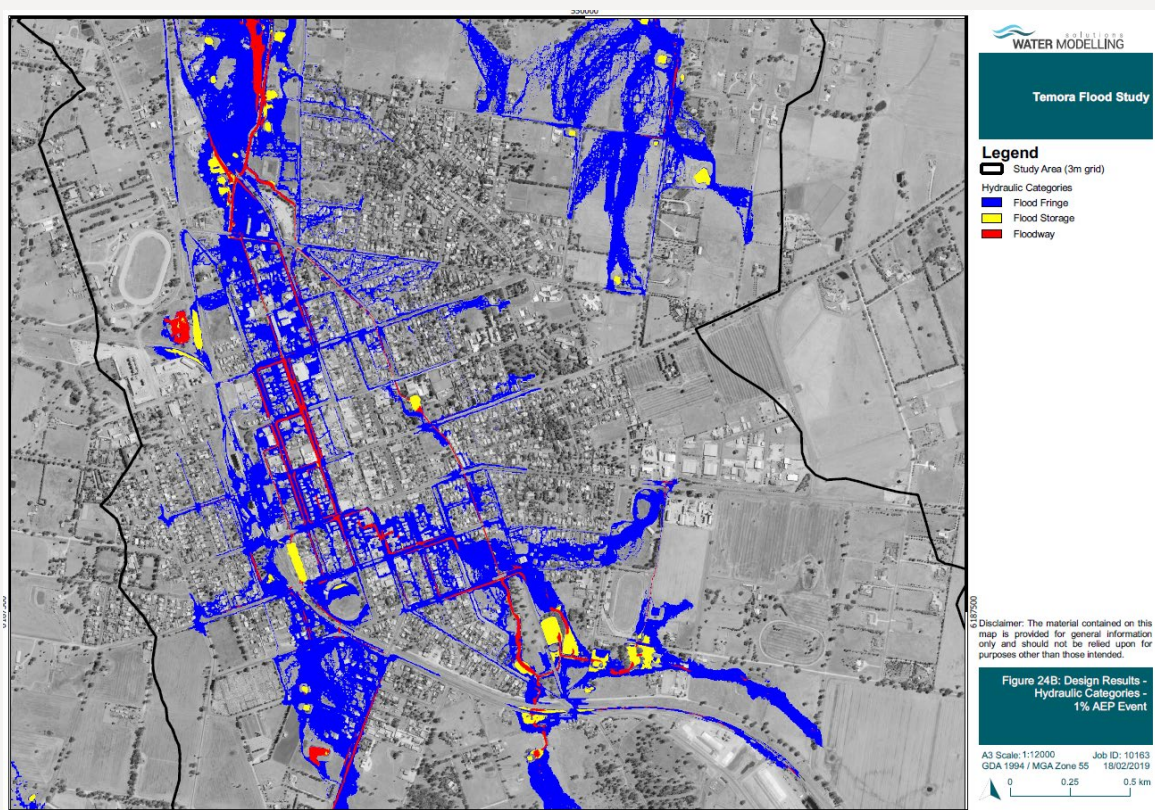


Figure 24 – 1 in 100 Year ARI Flood Event Map – Hydraulic Categories
(Source: Water Modelling Solutions, 2019)

Q10. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will have a generally positive social and economic impact as it seeks to rezone additional residential zoned, which will increase land supply to keep up with current and future demand. Similarly, the proposed new larger lot industrial land to be rezoned will have positive effects on the economy, particularly in the agribusiness sector allowing for the expansion of supportive industries and further employment.

The rezoning of this land and the consolidation of a single business onto this site will also free up a number of other commercial zoned properties, which are currently held by this operator.

Notwithstanding the above, consistent with the scoping advice provided by DPE, a Supply and Demand Analysis of both Residentially zoned land and Employment (industrial land) zoned land has been provided in **Appendices F and G** respectively.

In summary, this assessment concludes the following:

Residential Land Supply and Demand Analysis

Following a review of both residential land supply and new dwelling/lot demand, it is calculated that Temora has a current residential land supply of 16.5 years when using a conservative residential demand of 30 lots per annum.

It is noted however that of the existing residential land supply, several existing R1 General Residential zoned sites are not available for development in the short term due to a range of constraints, including lack of servicing, landowners' unwillingness/inability to develop land, unsuitable location, environmental constraints and cost of development.

Conservatively, there is most likely only 10 years of available supply (300 available lots) of all residential zoned land. Therefore, planning for the provision of additional land supply is necessary to prevent future land shortages and excess land pricing.

Recent sales data indicates that the supply of residentially zoned land is being consumed at a faster rate than the past and thus the Planning Proposal which will make new residentially zoned land available will help address this need in Temora.

Based on population projections and current residential land supply, Temora will have an assumed housing supply gap of 275 lots should no additional residential land be rezoned in the short to medium term.

Consequently, the subject Planning Proposal seeks to address some of this shortfall in residential land supply by rezoning 9.93 hectares of land to R1 General Residential.

This will result in the provision of approximately 70 new residential allotments, noting that Site 2 is proposed to be developed for medium density or aged care housing purposes. This equates to an additional residential land supply of 2.3 years.

In recognition of the relatively low level of residential land supply that currently exists within Temora, the provision of an additional 2 years supply is considered appropriate in this instance.

Industrial Land Supply and Demand Analysis

Following a review of both industrial land supply and demand, it has been determined that although Temora has large tracts of industrial zoned land, much of this land is unavailable for development due to either a lack of development aspirations of the landowner or environmental constraints such as flooding.

As outlined above, there is approximately 10-20 industrial lots available within the township. Based on a conservative demand of 2 industrial lots per annum, this equates to an in industrial land supply of between 5-10 years.

Whilst the subject Planning Proposal does seek to rezone additional land for industrial purposes, the level of land supply will remain largely unchanged as it primarily seeks to rezone land to either better reflect its current use (Council depot site), or seeks to facilitate a single development outcome (Intersales).

Consequently, the rezoning of additional zoned land will not result in an oversupply of industrial zoned land.

Matters regarding potential land use conflicts have also been considered as part of the Planning Proposal where new interfaces are proposed between E4 General Industrial land and sensitive receptors, namely existing or future dwellings on adjoining residential or rural zoned land (**Figure 25**).

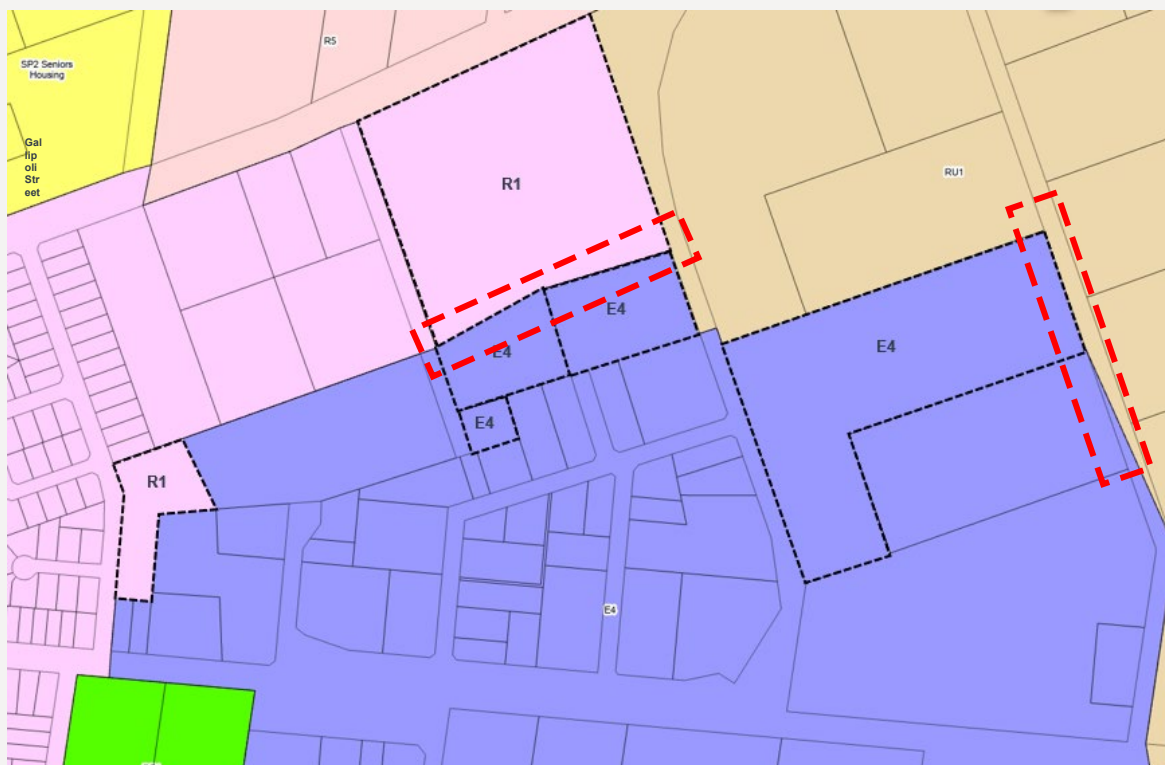


Figure 25 - proposed land zoning and potential land use conflicts

Potential land use conflicts and amenity impacts resulting from the future use of the industrial (employment) zoned land would generally be limited to noise, dust, odour, traffic, air pollution and visual amenity.

It is noted that a land zoning interface already exists along Gallipoli Street and along the southern boundary of Highfields Residential Estate – Stages 1 & 2, however it is acknowledged that this land is currently vacant and has not been developed.

In response, Council proposes to amend the Temora DCP to include specific development controls address potential interface conflicts. Such controls will require physical buffers between different zones that will include both acoustic fencing and landscape screening.

Furthermore, Council will consider each individual application on its merit and will impose conditions regarding hours of operation, traffic movements, building design, waste and outdoor storage (visual) to limit the transmission of noise, odour or air pollution.

Specifically, the proposed industrial zoned land is orientated away from adjoining dwellings and will utilise separate roadways, thereby limiting potential land use conflicts. Furthermore, proposed Site 6 is not expected to adversely affect nearby rural residential dwellings as the proposed future development of this land will be largely the parking and storage of large agricultural equipment and machinery that will not generate excessive levels of noise.

Similarly, the Council depot site, adjacent to Site 4 proposed for residential development, is largely only used for the storage and stockpiling of materials and will not operate outside of normal working hours.

Public Open Space

Matters regarding the provision of additional public open space has also been considered as part of the proposed rezonings. In response, consideration has been given to the *Temora Shire Recreation and Open Space Strategy* and the NSW Government's *Draft Greener Places Design Guideline*.

The purpose of these guidelines is to achieve usable public open space areas within walking distance of residents.

Whilst it is acknowledged that the subject Planning Proposal only seeks to rezone land that will cater for approximately 70 new residential allotments (150 persons bases on 2.2 persons per household), there is a need to ensure that future owners living within these residential estates have appropriate access to open space and recreation facilities.

Given the provision of other larger open space area within proximity to the subject land including Gloucester Park to the north west and Nixon Park to the south east, the future development of this land only requires the provision of a local recreation park, which is within 500 metres walking distance of all residents as per the requirements of Table 15 of the Open Space Strategy as reproduced below.

Recreation and Open Space Classification Framework	
Space classifications	Recommended distribution range
<i>Recreation Parks</i>	
- Regional Recreation Park	1000 metres
- District Recreation Park	1000 metres
- Local Recreation Park	500 metres
- Minor Local Recreation Park	500 metres
- Hoskins Street Parks	Not applicable.

Figure 26 – Recreation Park recommended distribution Table
(Source: Temora Shire Recreation and Open Space Strategy, 2023)

In response, the Planning Proposal requires the provision of a new local recreation park with a minimum size of 4,000m². The provision of this new local recreation facility is consistent with the recommendations of the *Temora Shire Recreation and Open Space Strategy*, which states:

- *It could be argued that the oversupply of the District/Regional level/quality facilities makes up for the undersupply of Local Level Parks and the oversupply of the Minor Local level facilities.*

Therefore, the provision of this local recreation facility will address a perceived undersupply of local level parks and will also ensure that residents living within this area also have easy access to services.

It is recommended that this open space area be generally located within the north-eastern corner of Site No. 5 as identified in Figure 6 of this Report. This will serve not only the needs of the future residents living within the immediate area, but will also service adjoining R5 zoned land located to the north and bordered by Bundawarra Road, Evatt Street, Narraburra Street and Milvale Road/ Loftus Street.

As the final location of this open space area is not known due to the need to complete detailed subdivision and engineering design plans, Council is willing to accept this open space area within an R1 General Residential zoning until its final location is known. Once the location of this area has been determined, the site will be rezoned to RE1 Public Recreation as part of a future Council housekeeping amendment, or broader LEP review.

3.3.4. Section D – Infrastructure (Local, State and Commonwealth Interests)

Q11. Is there adequate public infrastructure for the planning proposal?

The subject land is located at the urban fringe of Temora and immediately adjoins already developed land and therefore has access to relevant infrastructure and services.

Both Council and Goldenfields Water have confirmed that there is ample capacity within existing infrastructure to service the future development of this land/s. In particular, Site 5, will be serviced via an extension of the infrastructure installed as part of Stages 1 and 2 of the Highfields Residential Estate.

Specifically, this area is serviced via the Goldenfield Waters' Temora East Reservoir, which is located in the south eastern corner of Site No. 6. Further details regarding this reservoir and water supply capacity in this area are discussed in the accompanying Goldenfield's water advice included in **Appendix F**. In summary, the subject land can be serviced by water supply.

Council have confirmed that any subsequent development of this land will require the developer to pay an Infrastructure Contributions in accordance with Council's Development Servicing Plans.

Plans showing the location of existing Council infrastructure are provided below.

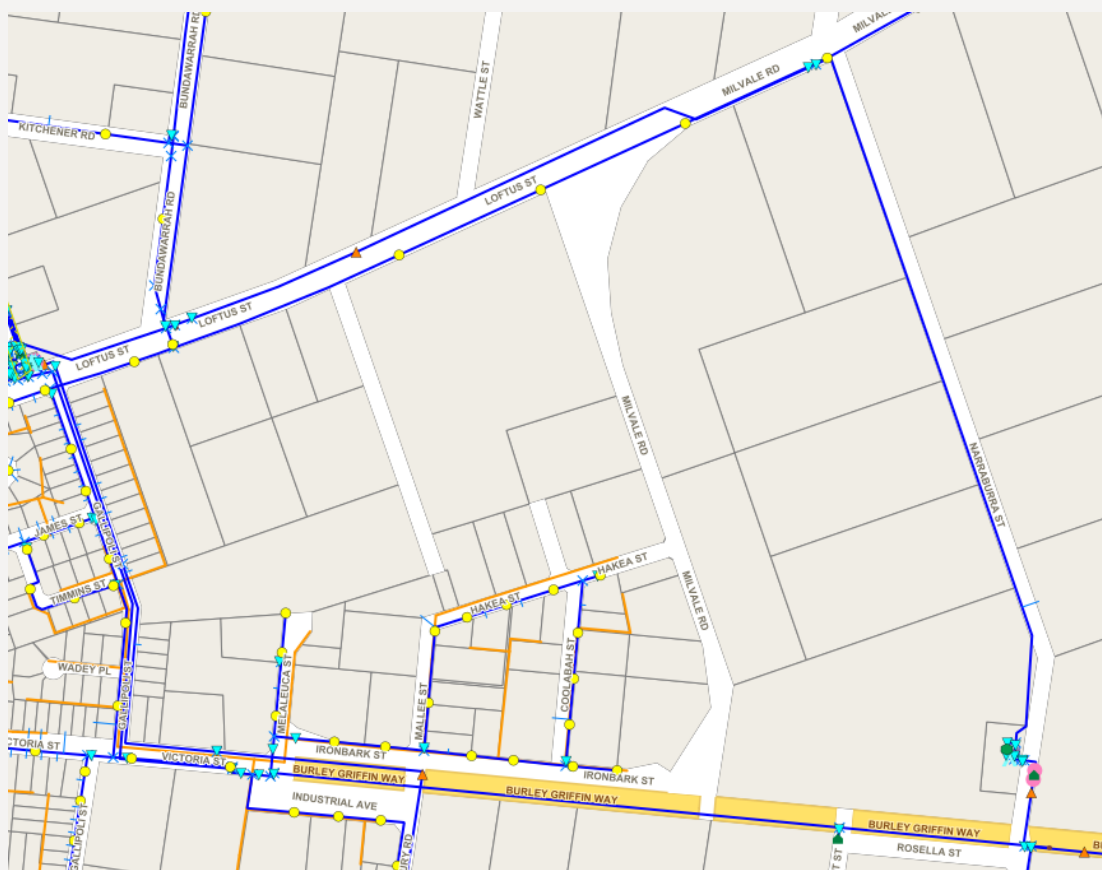


Figure 27 – Water Reticulation Map (Source: Temora Shire Council, 2023)

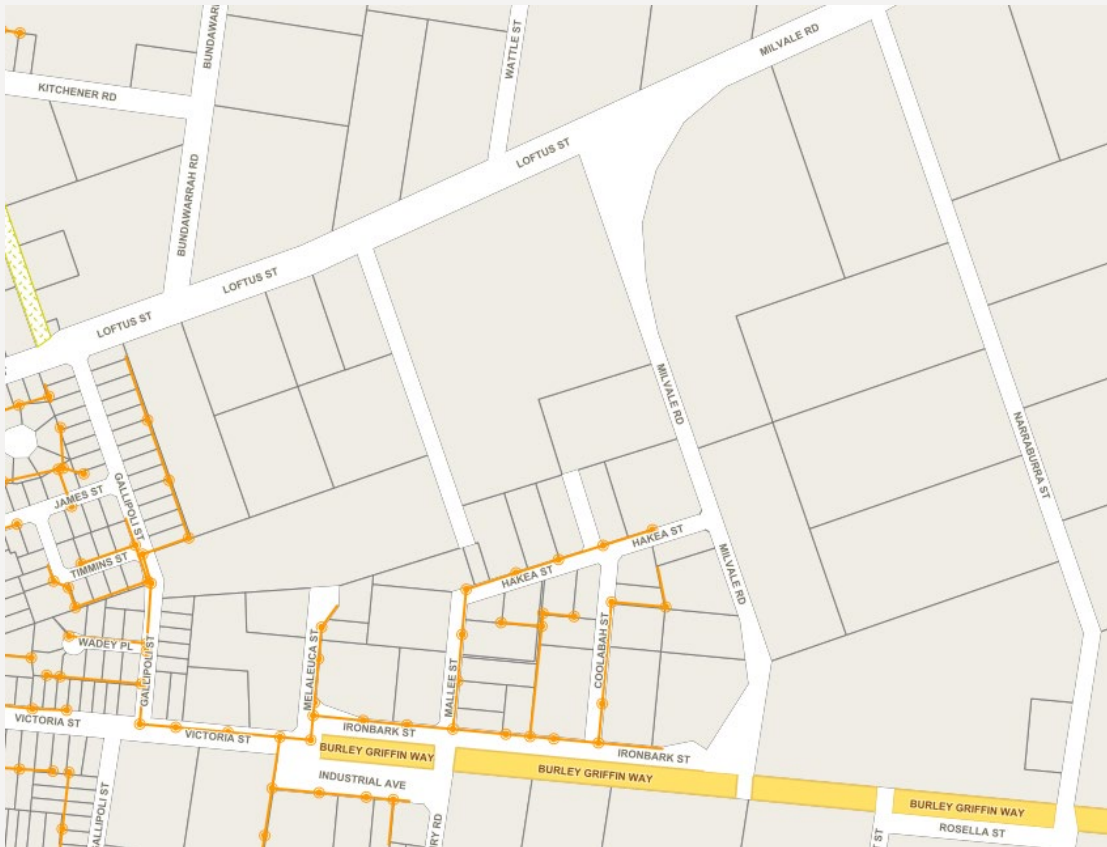


Figure 28 - Sewerage Reticulation Map (Source: Temora Shire Council, 2023)

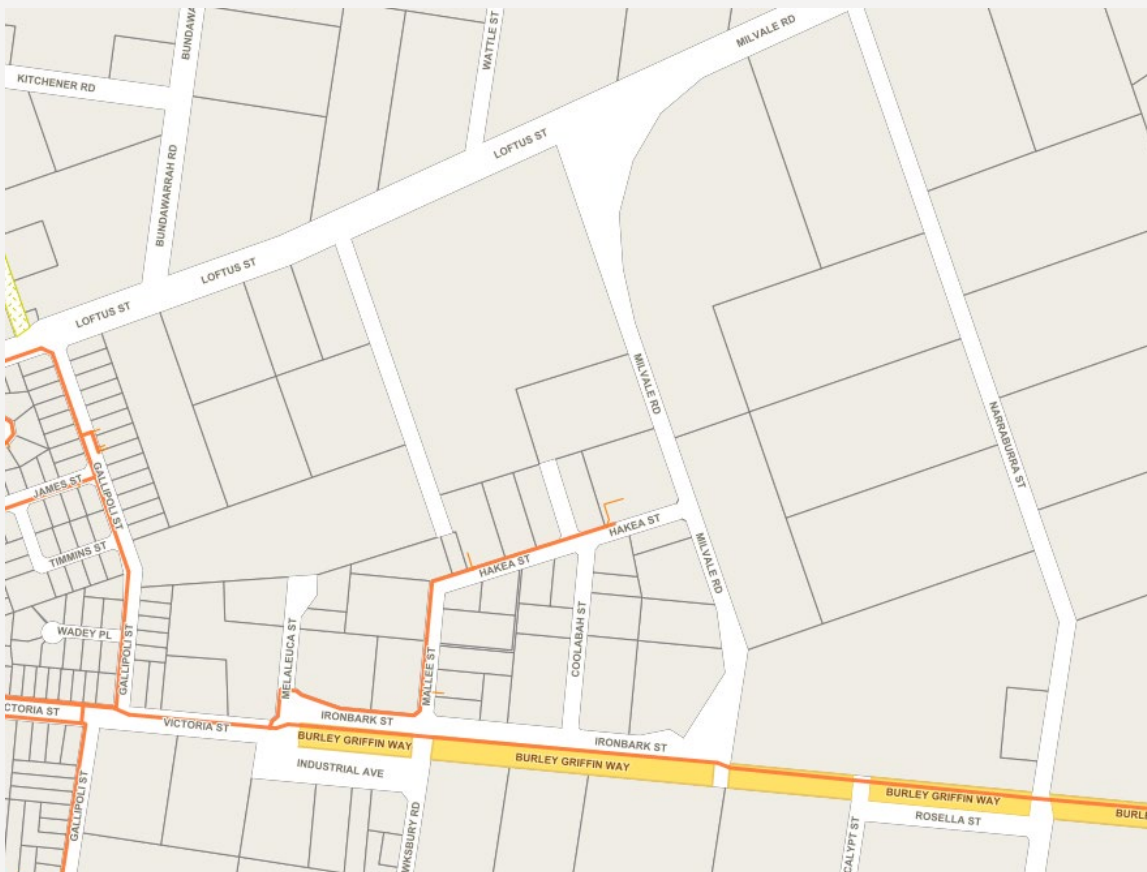


Figure 29 – Gas Reticulation Map (Source: Temora Shire Council, 2023)

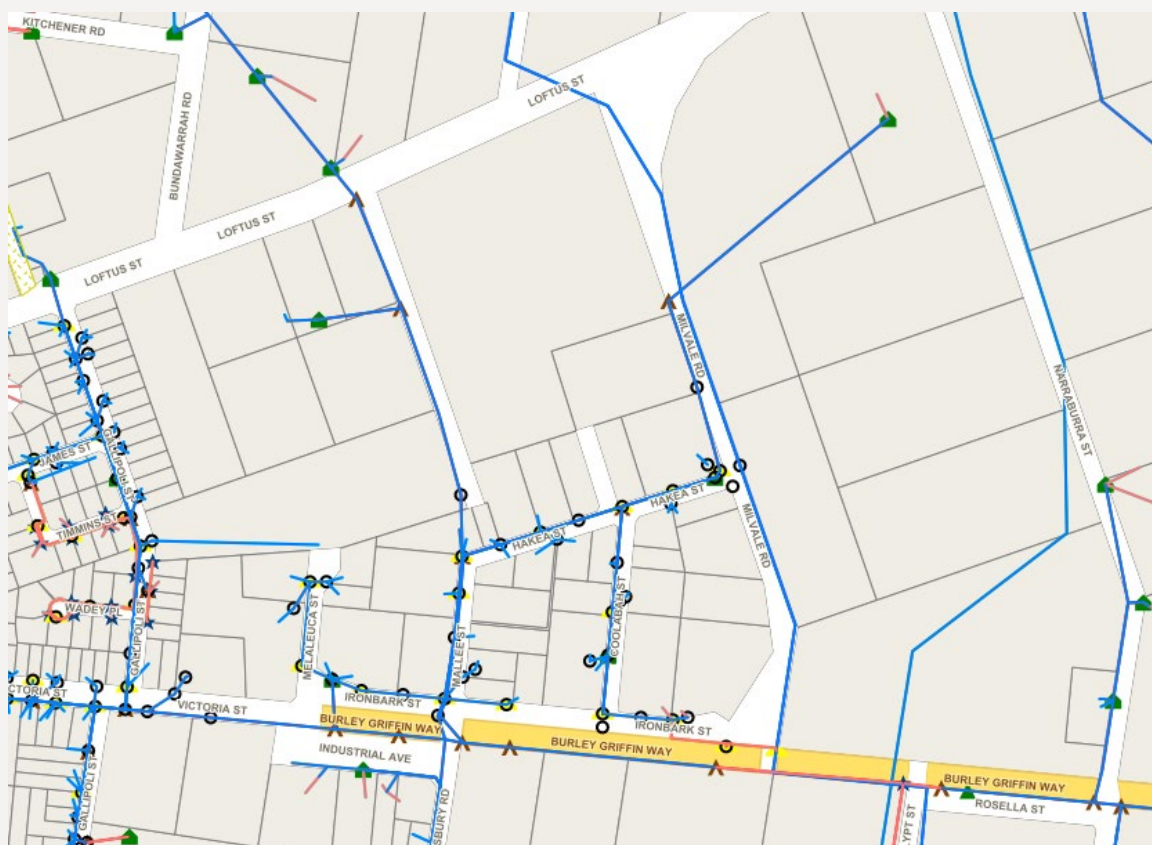


Figure 30 – Electricity Reticulation Map (Source: Temora Shire Council, 2023)

3.3.5. Section E – State and Commonwealth Interests

Q12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

A scoping report was prepared, shared, and discussed with the NSW Department of Planning and Environment. The Department provided feedback on the Planning Proposal Scoping Report noting the requirement to justify further zoning of R1 General Residential and E4 General Industrial land including consideration of the Temora Housing Strategy staging plan. DPE also recommended that the Planning Proposal address land use conflicts and consider biodiversity issues.

It is expected that as a minimum, consultation will be undertaken with the NSW Department of Primary Industries (DPI) and Transport for NSW (TfNSW) given the proposal seeks to rezone rural zoned land, as well as the fact that some of the land adjoins a Classified Road.

See Section 2.5 of this proposal for further details regarding community consultation.

3.4. Mapping

The Planning Proposal seeks to amend the following maps of the LEP as follows:

Zoning

- Land Zoning Map - Sheet LZN_004F
- Land Zoning Map - Sheet LZN_004G

Lot Sizes

- Lot Size Map - Sheet LSZ_004F
- Lot Size Map - Sheet LSZ_004G

An extract of the existing and proposed Land Zoning and Minimum Lot Size Maps are contained within Figures 1-4.

The draft LEP maps and associated Map Cover Sheet will be prepared in accordance with the NSW Department of Planning & Environment's: Standard Technical Requirements for Spatial Datasets and Maps (Version 2.0, August 2017).

3.5. Community Consultation

The Planning Proposal will be exhibited in accordance with the requirements of Part 1, Division 1, Clause 4 of Schedule 1 of the EP&A Act, the NSW Department of Planning and Environment's: A Guide to Preparing Local Environmental Plans and any conditions of the Gateway Determination (to be issued).

As the Planning Proposal is categorised as a 'standard' proposal, it expected to be placed on public exhibition for 20 days or as otherwise outlined in Council's Community Participation Plan.

Written notification of the community consultation will be provided in a local newspaper and on Councils' website. In addition to this, any affected landowner/s adjoining the subject land will be notified in writing, as well as any Public Authorities, Government Agencies and other key stakeholders as determined by the Gateway Determination.

The future consultation process is expected to include:

- written notification to landowners adjoining the subject land.
- public notices to be provided in local media, including in a local newspaper and on Councils' website.
- static displays of the Planning Proposal and supporting material in Council public buildings; and
- electronic copies of all documentation being made available to the community free of charge (preferably via downloads from Council's website).

The written notice will contain:

- a brief description of the intended outcomes of the Planning Proposal.
- an indication of the land which is affected by the proposal.
- information on where and when the Planning Proposal can be inspected.
- the name and address of Council for the receipt of submissions.
- the closing date for submissions; and
- confirmation whether the Minister has chosen to delegate Plan Making powers to Council.

During the public exhibition period the following documents will be placed on public exhibition:

- the Planning Proposal.
- the Gateway Determination.
- any technical information relied upon by the Planning Proposal.
- relevant council reports.

An electronic copy of all of the above information to be placed on public exhibition will be made available to the public free of charge.

At the conclusion of the public exhibition period Council staff will consider submissions made with respect to the Planning Proposal and will prepare a report to Council.

3.6. Project timeline

The project timeline for the Planning Proposal is outlined in Table 3.

It is noted however, that there are many factors that can influence compliance with the timeframe including Council staffing resources, the cycle of Council meetings and submissions received, and issues raised. Consequently, the timeframe should be regarded as indicative only.

Table 6 - Project Timeline (indicative)

Project Milestone	Anticipated Timeframe
Lodgement Lodge Planning Proposal with council and make any necessary adjustments or changes prior to council accepting the plan	2 weeks for council to review and provide any comments regarding the submitted Planning Proposal and for the report to be updated. Mid October to Late October 2023.
Council Report (seeking Gateway Determination) Council planning officers to prepare a report to council seeking council endorsement of the Planning Proposal and referral to the NSW DPIE seeking the issuing of a Gateway Determination.	2 weeks to prepare council report and include on council agenda. Early March to Mid March 2024.
Request Gateway Determination Council to request a Gateway Determination from the NSW Department of Planning to proceed to Planning Proposal to public exhibition (including any delegation of plan-making powers to council)	2 weeks following Council resolution and request for a Gateway determination. Early April to Late April 2024.
Public Exhibition Undertake public exhibition of Planning Proposal in accordance with the conditions of the Gateway Determination.	2 weeks to prepare and place a public notice in the paper and 4 weeks to publicly exhibit the Planning Proposal. Late April to Late May 2024 [Note: Public exhibition to be delayed due to Christmas break]
Consider Submissions & Finalise Document Council planning officers to consider, respond and report on submissions received and issues raised (if any) and where necessary, recommended relevant changes to the Planning Proposal.	2 weeks to collate, consider and respond to submissions received (if any). Early June to Mid June 2024.

Project Milestone	Anticipated Timeframe
Council Report (consideration of submissions) Council planning officers to prepare a report to council post public exhibition that considers any submissions received.	4 weeks to prepare council report and include on council agenda. Mid June to Early July 2024.
Submission to NSW DPIE/Parliamentary Counsel Forward Planning Proposal to NSW DPIE/Parliamentary Counsel (if delegated) for finalisation following public exhibition.	4 weeks. August 2024.
Notification Finalisation/gazettal of Planning Proposal	2 weeks Late August 2024.

4. Conclusion

The Planning Proposal seeks to amend the *Temora Local Environmental Plan 2010* by rezoning a number of parcels of land at the eastern fringe of the main township of Temora as outlined within this report.

The report has been prepared to address the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning, Infrastructure & Environment's guidelines titled: Local Environmental Plan Making Guideline (August 2023).

This Planning Proposal provides an analysis of the physical and strategic planning constraints and opportunities of the site and considers the relevant environmental, social and economic impacts of the proposal and its strategic merit.

The Planning Proposal has strategic merit and is in the public interest for the following reasons:

- The proposal is generally consistent with the strategic planning framework including State, Regional and local planning strategies for Temora.
- The resultant development of the land will not create any unacceptable environmental or social impacts.
- The outcomes sought by the Planning Proposal seek to reflect the nature of all sites and their respective capabilities for current and future zoned purposes.
- Development of the land parcels as sought by this Planning Proposal can be fully integrated with adjoining development.
 - further residential development will be permissible along Loftus Street adjoining another undeveloped parcel of residential land, and
 - sections of current primary production land will be consolidated strategically with adjoining industrial land.
- There is demand for additional residential zoned land located centrally on main transport corridors in the town, and more strategically located and less fragmented industrial zoned land, given some industrial zoned land is deemed undevelopable due to food risk.
- Losses of relatively small parcels of land for primary production is not expected to impact the community or further abroad given their relatively small size and peripheral location on the urban fringe. The revised zoning boundaries are also not expected to create land use conflicts as they are separated from adjoining uses by defined boundaries.
- The development will increase the amount of public open space available to residents living within Temora.
- There will be a net benefit for the Temora community through additional residential and industrial land uses.
- The subject land can be provided with all urban services.

Therefore, the proposed amendment to LEP is appropriate and well-considered and warrants the support of Council before proceeding to a Gateway Determination.

Appendix A: Consistency with Riverina Murray Regional Plan 2041

Table 7 - Consistency with Riverina-Murray Regional Plan 2041

Part, Objective and Actions	Relevance to Planning Proposal	Consistency
Part 1 – Environment		
Objective 1 – Protect, connect and enhance biodiversity throughout the region.	The subject land is urban zoned and not considered to contain any significant biodiversity values.	N/A
Objective 2 – Manage development impacts within riverine environments	The subject land is urban zoned and does not adjoin any waterways.	N/A
Objective 3 – Increase natural hazard resilience	The subject land is centrally located and is not bushfire prone or flood prone.	N/A
Part 2 – Communities and places		
Objective 4 – Support Aboriginal aspirations through land use planning.	Not yet applicable, as the subject land is not known to contain any culturally significant land.	In the absence of any broader strategy for the area, the proposal will adhere to current legislation. Consideration of matters regarding Aboriginal Cultural Heritage is required under the NSW <i>National Parks and Wildlife Act 1974</i> .
Objective 5 – Ensure housing supply, diversity, affordability and resilience.	Applicable as the proposal seeks to achieve residential outcomes.	The Planning Proposal seeks to rezone existing E4 General Industrial Zoned land and RU1 Primary Production Zoned land to R1 General Residential to assist with supply of residential land to keep up with the current demand.

Part, Objective and Actions	Relevance to Planning Proposal	Consistency
		<p>The current level of land supply in Temora is conservatively estimated at 7-10 years, based on past and current dwelling construction rates of the years between 2016 and 2022.</p> <p>The proposed residential zoned land will yield approximately 70 lots and the lots will be a variety of sizes providing diversity and affordability for future housing. This equates to an additional land supply of approximately 2 years.</p>
Objective 6 – Support housing in regional cities and their sub-regions	Applicable as the proposal seeks to achieve residential outcomes and this relates to this Objective with respect to Wagga Wagga.	<p>The Planning Proposal seeks to rezone land to R1 General Residential to make available diverse housing options, which are affordable within the township of Temora, which is a sub-region of the larger regional centre of Wagga Wagga.</p> <p>Residents from Temora would have an approximate one-hour motor vehicle journey to Wagga Wagga, making Temora a possible location for commuters, easing housing pressure on Wagga Wagga and surrounding areas.</p>
Objective 7 – Provide for appropriate rural residential development.	Applicable as the proposal seeks to achieve residential outcomes in rural areas.	<p>The Planning Proposal notes how the increased residential land will support the Temora Housing Strategy, helping to secure supply of land for residential growth.</p> <p>The land proposed for rezoning to R1 General Residential is not impinging on areas of high environmental value, good quality agricultural land, areas with hazardous conditions such as fire, flood or contaminated land and</p>

Part, Objective and Actions	Relevance to Planning Proposal	Consistency
		the sites are able to be readily serviced with all essential services.
Objective 8 – Provide for short-term accommodation	Not applicable, the land to be rezoned for residential use is intended for permanent accommodation.	N/A
Objective 9 – Plan for resilient places that respect local character	The subject land is not heritage listed nor does it adjoin any heritage listed items.	Although the subject land is not heritage listed nor does it adjoin any heritage items, the proposed rezoning of land for residential and industrial purposes and the subsequent built environment will be able to respect the local character of Temora ensuring it does not lose its identity as a rural town with significant agricultural roots.
Objective 10 – Improve connections between Murray River communities	Not relevant, as the proposal doesn't relate to connections between Murray River Communities	N/A
Objective 11 – Plan for integrated and resilient utility infrastructure	Not relevant, as the proposal does not relate to utility infrastructure.	N/A
Part 3 - Economy		
Objective 12 – Strategically plan for rural industries	Applicable as the proposal seeks to achieve general industry outcomes that will influence rural industries due to Temora having a significant agricultural economy.	<p>Although this Planning Proposal will see a reduction in RU1 Primary Production zoned land, this loss will be small and includes parcels that have become fragmented over time and are less likely to serve their intended purpose.</p> <p>Some of the RU1 Primary Production land is proposed for</p>

Part, Objective and Actions	Relevance to Planning Proposal	Consistency
		either R1 Residential or E4 General Industrial use, and the latter will provide some larger lot industrial sites that are likely to support rural agribusiness industries.
Objective 13 – Support the transition to net zero by 2050	Not relevant, as the proposal does not relate to energy use.	N/A
Objective 14 – Protecting and promoting industrial and manufacturing land	Applicable as the proposal seeks general industry outcomes	<p>The Planning Proposal seeks to increase the amount of larger lot industrial land that will better suit businesses that support the agribusiness industry.</p> <p>There is approximately 13 hectares of currently zoned industrial land that has been identified as undevelopable due to being in the floodway for an 1% AEP flood event.</p> <p>The sites proposed for rezoning to E4 General Industrial in this Planning Proposal are in strategic locations with good access to transport services with major roads such as Burley Griffin Way, access to the railway services and the Temora Airport.</p>
Objective 15 – Support the economic vitality of CBDs and main streets	Not relevant as the proposal does not relate to the CBD of Temora or main streets.	NA
Objective 16 – Support the visitor economy	Not relevant, as the proposal does not relate to tourism.	N/A
Objective 17 – Strategically plan for health and	Not relevant as the proposal does not relate to health	N/A

Part, Objective and Actions	Relevance to Planning Proposal	Consistency
education precincts	and education precincts	
Objective 18 – Integrate transport and land use planning	Access to and from the subject site will need to be considered.	<p>While of a small development scale, some of the subject sites abut classified roads such as Millvale Road/Waratah Street which is a Regional Road and sites to the east may obtain access from Narraburra Street which feeds into Burley Griffin Road which is a State Road.</p> <p>The proposal may require upgrades the existing roads and thus it is expected that the application will be referred to Transport for NSW for comment.</p>

Appendix B: Consistency with State Environmental Planning Policies

Table 8 - Consistency with State Environmental Planning Policies

Policy	Applicable to Planning Proposal	Consistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 2 – Vegetation in non-rural areas	Applies to R1 General residential Land in the Temora Local Government Area.	Not applicable to the current Planning Proposal as there is no proposal to remove any vegetation.
Chapter 3 – Koala habitat protection 2020	Not applicable as the subject land is not identified as a prescribed zone.	Not applicable to the current Planning Proposal.
Chapter 4 – Koala habitat protection 2021	Not applicable to the Temora Local Government Area.	Not applicable to the current Planning Proposal.
Chapter 5 – River Murray lands	Not applicable to the Temora Local Government Area.	Not applicable to the subject land.
Chapter 6 – Water Catchments	Not applicable to the Temora Local Government Area.	Not applicable as the land is not in the catchments of interest.
Chapter 13 – Strategic Conservation Planning	Not applicable to the Temora Local	Not applicable.

Policy	Applicable to Planning Proposal	Consistency
	Government Area.	
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Applies to all land in the State.	Not applicable to the current Planning Proposal.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Applies to all land in the State.	The Planning Proposal does not conflict with the aims and functions of this SEPP with respect to exempt and complying development provisions.
State Environmental Planning Policy (Housing) 2021		
Chapter 2 – Affordable housing	Applies to all land in the State.	Not applicable to the current Planning Proposal.
Chapter 3 – Diverse housing	Applies to all land in the State.	Not applicable to the current Planning Proposal.
State Environmental Planning Policy (Industry and Employment) 2021		
Chapter 2 – Western Sydney employment area	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 3 – Advertising and signage	Applies to all land in the State.	Not applicable to the current Planning Proposal.

Policy	Applicable to Planning Proposal	Consistency
State Environmental Planning Policy No. 65 – Design Quality of Residential Apartments	Applies to all land in the State.	Not applicable to the current Planning Proposal.
State Environmental Planning Policy (Planning Systems) 2021		
Chapter 2 – State and Regional Development	Applies to all land in the State.	Not applicable to the current Planning Proposal.
Chapter 3 – Aboriginal land	Applies to land owned by an Aboriginal Land Council.	Not applicable as the land in the current Planning Proposal is not owned by an Aboriginal Land Council.
Chapter 4 – Concurrences and consents	Applies to all land in the State.	Not applicable to the current Planning Proposal.
State Environmental Planning Policy (Precincts – Central River City) 2021		
Chapter 2 – State significant precincts	Applies to all land in the State.	Not applicable to the current Planning Proposal.
Chapter 3 – Sydney region growth centres	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 4 – Homebush Bay area	Not applicable to the Temora Local	Not applicable.

Policy	Applicable to Planning Proposal	Consistency
	Government Area.	
Chapter 5 – Kurnell Peninsula	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 6 – Urban renewal precincts	Not applicable to the Temora Local Government Area.	Not applicable.
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021		
Chapter 2 – State significant precincts	Applies to all land in the State.	Not applicable to the current Planning Proposal.
Chapter 3 – Darling Harbour	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 4 – City West	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 5 – Walsh Bay	Not applicable to the Temora Local Government Area.	Not applicable.

Policy	Applicable to Planning Proposal	Consistency
Chapter 6 – Cooks Cove	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 7 – Moore Park Showground	Not applicable to the Temora Local Government Area.	Not applicable.
State Environmental Planning Policy (Precincts – Regional) 2021		
Chapter 2 – State significant precincts	Applies to all land in the State.	Not applicable to the current Planning Proposal.
Chapter 3 – Activation precincts	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 4 – Kosciuszko National Park and alpine resorts	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 5 – Gosford city centre	Not applicable to the Temora Local Government Area.	Not applicable.
State Environmental Planning Policy (Precincts – Western Parkland City) 2021		

Policy	Applicable to Planning Proposal	Consistency
Chapter 2 – State significant precincts	Applies to all land in the State.	Not applicable to the current Planning Proposal.
Chapter 3 – Sydney region growth centres	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 4 – Western Sydney Aerotropolis	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 5 – Penrith Lakes Scheme	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 6 – St Mary's	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 7 – Western Sydney Parklands	Not applicable to the Temora Local Government Area.	Not applicable.
State Environmental Planning Policy (Primary Production) 2021		
Chapter 2 – Primary production and rural development	Applicable as there is RU1 Primary Production land affected in the Planning Proposal	The aims of the SEPP in relation to this Planning Proposal is to facilitate orderly economic use and development of lands for primary production, reduce conflict and sterilisation of rural land balancing primary production and

Policy	Applicable to Planning Proposal	Consistency
		residential development. This proposal does include the rezoning of some Primary Production land to residential and industrial use and, however the parcels of land are small, fragmented and on the fringe of existing residential or industrial areas, thus are less likely to fulfill their intended purpose.
Chapter 3 – Central Coast plateau areas	Not applicable to the Temora Local Government Area.	Not applicable.
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 2 – Coastal management	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 3 – Hazardous and offensive development	Applies to all land in the State.	Not applicable to the current Planning Proposal.
Chapter 4 – Remediation of land	Applies to all land in the State.	This SEPP has been considered in this Planning Proposal and is deemed to comply. The land which is currently zoned E4 General Industrial and is proposed for R1 General Residential has been the subject of a Preliminary Site Inspection. Following an initial finding of potential contamination sources at the former home nursery, animal yards and laydown areas, further investigation of land contamination was undertaken via the completion of soil sampling and testing.

Policy	Applicable to Planning Proposal	Consistency
		<p>In summary, all found trace elements of potential contamination (hydrocarbons, solvents, pesticides, heavy metals and other potential sources) were found to be below the Limits of Reporting (LOR) and the NSW adopted criteria for land contamination.</p> <p>The PSI determined that the site does not pose an unacceptable risk to identified receptors related to the proposed residential use subject to the adoption of the following site management strategies:</p> <ul style="list-style-type: none"> • <i>If the houses at 57 Gallipoli Street and 47-53 Gallipoli Street are proposed to be demolished or renovated, it is recommended that a licenced professional is engaged to undertake a hazardous building materials assessment and removal as necessary. This is normally a standard development consent condition.</i> • <i>The septic system at 57 Gallipoli Street if present, will require decommissioning during development which is normally a standard development consent condition. Septic systems that are regulated by Council present low health and environmental risk when regularly inspected and serviced.</i> <p>Consequently, the subject land is considered fit for its intended purpose.</p>
State Environmental Planning Policy (Resources and Energy) 2021		
Chapter 2 – Mining, petroleum production and extractive industries	Applies to all land in the State.	The Planning Proposal does not conflict with the aims, permissibility, development assessment requirements relating to mining, petroleum production and extractive industries as provided for in the SEPP.

Policy	Applicable to Planning Proposal	Consistency
Chapter 3 – Extractive industries in Sydney area	Not applicable to the Temora Local Government Area.	Not applicable.
State Environmental Planning Policy (Transport and Infrastructure) 2021		
Chapter 2 – Infrastructure	Applies to all land in the State.	The Planning Proposal does not conflict with the aims, permissibility, development consent, assessment and consultation requirements, capacity to undertake additional uses, adjacent, exempt and complying development provisions as provided in the SEPP.
Chapter 3 – Educational establishments and child care facilities	Applies to all land in the State.	Not applicable to the current Planning Proposal.
Chapter 4 – Major infrastructure corridors	Not applicable to the Temora Local Government Area.	Not applicable.
Chapter 5 – Three ports – Port Botany, Port Kembla and Newcastle	Not applicable to the Temora Local Government Area.	Not applicable.
Draft State Environmental Planning Policies		

Policy	Applicable to Planning Proposal	Consistency
Environment SEPP	Not applicable to the Temora Local Government Area.	Not applicable.
Corridor Protection SEPP	Not applicable to the Temora Local Government Area.	Not applicable.

Appendix C: Consistency with Section 9.1 Ministerial Directions

Table 9 – Consistency with Ministerial Directions

No.	Title	Applicable to Planning Proposal	Consistency
1. Planning Systems			
1.1	Implementation of Regional Plans	Yes, as this Direction applies to all Planning Proposals that apply to land where a Regional Plan has been prepared.	The Planning Proposal is consistent with the goals, directions and actions as contained within the <i>Riverina Murray Regional Plan 2041</i> . A full response in relation to this Regional Plan has been provided as Appendix A .
1.2	Development of Aboriginal Land Council Land	Not applicable, as the subject land is not identified on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019	Not applicable.
1.3	Approval and Referral Requirements	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this direction because it does not propose any referral or concurrence requirements or nominate any development as 'designated development'.
1.4	Site Specific Provisions	Yes, as the Planning Proposal relates to an individual site and seeks to allow particular development of a site.	<p>The Planning Proposal is consistent with this Direction as it seeks to allow particular development to be carried out through rezoning the sites to existing zones already in the Temora LEP (the environmental planning instrument) and does not impose any development standards or requirements in addition to those already contained in the relevant zones.</p> <p>The Planning Proposal seeks to change several parcels of land from E4 General Industrial Zone to R1 General Residential, and RU1 Primary Production Zone land to E4 General Industrial or R1 General Residential. These are outlined in Table 1.</p>

1. Planning Systems – Place Based

No.	Title	Applicable to Planning Proposal	Consistency
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.10	Implementation of Western Sydney Aerotropolis Plan	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.14	Implementation of Greater Macarthur 2040	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.16	North West Rail Link Corridor Strategy	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.17	Implementation of the Bays West Place Strategy	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
1.19	Implementation of the Westmead Place Strategy	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.21	Implementation of South West Growth Area Structure Plan	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.

Design and Place [This Focus Area was blank when the Directions were made]

Nil			
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Biodiversity and Conservation

3.1	Conservation Zones	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this Direction because it does not involve land identified as environmentally sensitive and does not seek to reduce the environmental protection standards that apply to the land.
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No.	Title	Applicable to Planning Proposal	Consistency
3.2	Heritage Conservation	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this direction because it does not affect existing provisions within the LEP relating to the protection of known European and Aboriginal heritage.
3.3	Sydney Drinking Water Catchment	Not applicable, as the land is not located within the Sydney Drinking Water Catchment.	Not applicable.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs.	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
3.5	Recreation Vehicle Areas	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this direction because it does not advocate the designation of the subject land as a recreation vehicle area pursuant to an order in force under section 11 (1) of the <i>Recreation Vehicles Act 1983</i> .
3.6	Strategic Conservation Planning	Not applicable, as the land is not identified as avoided land or a strategic conservation area under State Environmental Planning Policy (Biodiversity and Conservation) 2021.	Not applicable.
3.7	Public Bushland	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
3.8	Willandra Lakes Region	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
3.10	Water Catchment Protection	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.

Resilience and Hazards

4.1	Flooding	Not applicable, as the subject site is not flood prone.	Not applicable.
4.2	Coastal Management	Not applicable as the subject land is not located in a coastal management area.	Not applicable.
4.3	Planning for Bushfire Protection	Not applicable as the subject land is not mapped as bushfire prone.	Not applicable.
4.4	Remediation of Contaminated Land	Yes, as the subject land has been historically used for agricultural purposes and the proposal seeks to rezone land for residential purposes.	<p>The Planning Proposal is consistent with the aims of this direction despite seeking to rezone land that is currently zoned RU1 Primary Production and/or E4 General Industrial.</p> <p>In accordance with the requirements of this Direction, a Preliminary Site Investigation has been prepared.</p> <p>Following an initial finding of potential contamination sources at the former home nursery, animal yards and laydown areas, further investigation of land contamination was undertaken via the completion of soil sampling and testing. In summary, all</p>

No.	Title	Applicable to Planning Proposal	Consistency
			<p>found trace elements of potential contamination (hydrocarbons, solvents, pesticides, heavy metals and other potential sources) were found to be below the Limits of Reporting (LOR) and the NSW adopted criteria for land contamination.</p> <p>The PSI determined that the site does not pose an unacceptable risk to identified receptors related to the proposed residential use subject to the adoption of the following site management strategies:</p> <ul style="list-style-type: none"> • <i>If the houses at 57 Gallipoli Street and 47-53 Gallipoli Street are proposed to be demolished or renovated, it is recommended that a licenced professional is engaged to undertake a hazardous building materials assessment and removal as necessary. This is normally a standard development consent condition.</i> • <i>The septic system at 57 Gallipoli Street if present, will require decommissioning during development which is normally a standard development consent condition. Septic systems that are regulated by Council present low health and environmental risk when regularly inspected and serviced.</i> <p>Consequently, the subject land is considered fit for its intended purpose.</p> <p>See PSI in Appendix F for further details.</p>
4.5	Acid Sulphate Soils	Not applicable, as the subject land is not identified as containing acid sulphate soils.	Not applicable.
4.6	Mine Subsidence & Unstable Land	Not applicable, as the subject land is not within a Mine Subsistence District.	Not applicable.

Transport and Infrastructure

No.	Title	Applicable to Planning Proposal	Consistency
5.1	Integrating Land Use and Transport	Yes, as the Planning Proposal relates to urban land.	<p>The Planning Proposal is consistent with this Direction as it is seeking to rezone land for residential and industrial purposes.</p> <p>The subsequent development of land is anticipated to improve access to housing and employment accessible by walking and cycling, given the location of these parcels being within 1.2– 2 kilometres of the central hub of Temora. The strategic location of this land will result in reduced car dependency to some degree and consolidated larger industrial lots will result in fewer trips between fragmented industrial sites across the town, thereby increasing efficient movement of vehicles and freight.</p>
5.2	Reserving Land for Public Purposes	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this Direction because it does not create, alter or reduce any provisions relating to land for public acquisition purposes.
5.3	Development Near Regulated Airports and Defence Airfields	Not applicable, the planning proposal does not seek to create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.	Not applicable.
5.4	Shooting Ranges	Not applicable, as the subject land is not located in the vicinity of a shooting range.	Not applicable.
Housing			
6.1	Residential Zones	Yes, as the Planning Proposal relates to land zoned R1 General Residential.	The Planning Proposal is consistent with this Direction as it seeks to rezone 9.93 hectares of land to R1 General Residential, which will provide a variety of lot sizes to accommodate a variety of housing type providing for existing and future needs.

No.	Title	Applicable to Planning Proposal	Consistency
			<p>It is noted that of the land to be rezoned, two parcels are currently zoned E4 General Industrial, but however are effectively residential in nature given their small size and the fact that residential dwellings exist on each site. Thus the rezoning of this land is logical and will make efficient use of existing infrastructure making undeveloped land in this circumstance developable for residential purposes.</p> <p>The RU1 Primary Production zoned land, is appropriately serviced and can be efficiently extended to service the proposed R1 General Residential. The land proposed for residential use is not environmentally sensitive and is not considered high quality agricultural land in its current fragmented form and thus the rezoning of this land is logical and will not have any adverse effects.</p> <p>The proposed residential rezonings sought by this Planning Proposal are consistent with the recommendations of the Temora Housing Strategy, including the associated staging plan.</p> <p>The rezoning and provision of additional residential zoned land will result in an additional 2 year land supply on top of the existing appropriate 10 years that currently exist. Consequently, the rezoning will not result in an oversupply of residential zoned land.</p>
6.2	Caravan Parks & Manufactured Home Estates	Yes, as this Direction applies to all Planning Proposals.	The Planning Proposal is consistent with this Direction as it does not reduce the opportunities for caravan parks and manufactured homes estates on the subject land.
Industry and Employment			
7.1	Business and Industrial Zones	Yes, as the Planning Proposal seeks to facilitate commercial development.	The Planning Proposal is consistent with the objectives of this Direction as it will encourage employment growth and investment by rezoning additional land for industrial (employment) purposes.

No.	Title	Applicable to Planning Proposal	Consistency
			<p>Whilst it is acknowledged that the Planning Proposal does seek to rezone approximately 1 hectare of E4 General Industrial zoned land, overall the Planning Proposal will result in the creation of approximately 8.5 hectares of additional employment land. This will result in an overall increase in the amount of zoned industrial land, which is consistent with the aims of this direction.</p> <p>The rezoning of this land seeks to better utilise the current/likely use of the land consistent with adjoining land, which will avoid land use conflicts or create a more logical zoning layout. The proposal will not reduce the total potential floor space area for employment uses and public services in Employment Zones and will in fact increase the area available.</p> <p>Furthermore, by nature of the location and size of the lots proposed for General Industrial, the Planning Proposal will not detract from the primacy of the Temora CBD, which is consistent with the context and setting of the area.</p> <p>The rezoning of this land is also considered appropriate given that the draft Temora Floodplain Risk Management plan has identified that approximately 20 hectares of land zoned E4 General Industrial and E3 Productivity Support is subject to flooding during the 1 in 100 Year ARI event. Notwithstanding the above, an industrial land and supply assessment has been undertaken, which has determined the current level of land supply.</p> <p>See Appendix D for further details.</p>
7.2	Reduction in non-hosted short term rental accommodation period	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.
7.3	Commercial and Retail Development along the Pacific	Not applicable, as the subject land is not located within proximity to the Pacific	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
	Highway, North Coast	Highway.	
Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	Not applicable as the Planning Proposal does not impact on mining, petroleum or extractive industries.	<p>The subject planning proposal will not</p> <p>(a) prohibit the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or</p> <p>(b) restrict the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>
Primary Production			
9.1	Rural Zones	Yes, as the Planning Proposal will affect land within an existing or proposed rural zone.	<p>The Planning Proposal seeks to rezone land from a rural zone to a residential and industrial (employment) zone and therefore the provisions of Direction 9.1 apply.</p> <p>Notwithstanding, the Planning Proposal is considered to be justifiably inconsistent with the aims and objectives of this Direction for the reasons outlined below:</p> <ul style="list-style-type: none"> • The proposed rezonings sought by this Planning Proposal are justified and consistent with the recommendations of the Temora Housing Strategy, which seeks to rezone land on the eastern fringe of Temora for residential and/or industrial purposes. • The rezoning of this land is consistent with the general land use pattern and zoning of adjoining land and will result in a more logical zoning layout whilst allowing for coordinate growth and development. • In some instances, such as Council's depot site, the proposed rezonings seek to reflect the actual use of the land, which is not currently being used for agricultural

No.	Title	Applicable to Planning Proposal	Consistency
			<p>purposes.</p> <ul style="list-style-type: none"> • The land is highly fragmented and undersized with land parcels ranging in size from 0.27ha up to 9ha. The relatively small size of these parcels make it very difficult to use the land for productive agricultural purposes. • The land is located within a highly urbanised location of Temora and immediately adjoins urban development (residential and industrial) to the north, south and west. • The inconsistency with this Direction is considered of minor significance as it only seeks to rezone 17.55ha of rural zoned land. <p>See response to Direction 9.2 below for further details.</p>
9.2	Rural Lands	Yes, as the Planning Proposal will affect land within an existing or proposed rural zone.	<p>The Planning Proposal seeks to rezone land from a rural zone to a residential and industrial (employment) zone and therefore the provisions of Direction 9.2 apply.</p> <p>Notwithstanding, the Planning Proposal is considered to be justifiably inconsistent with the aims and objectives of this Direction for the reasons outlined below:</p> <ul style="list-style-type: none"> • The proposed rezonings sought by this Planning Proposal are justified and consistent with the recommendations of the Temora Housing Strategy, which seeks to rezone land on the eastern fringe of Temora for residential and/or industrial purposes. • The inconsistency with this Direction is considered of minor significance as it only seeks to rezone 17.55ha of rural zoned land. <p>The Planning Proposal still retains consistency with the objectives of this Direction as follows:</p> <ul style="list-style-type: none"> • The proposed rezoning although reducing the amount of rural zoned land will continue to protect the agricultural production value of rural land. Specifically, the land to be rezoned is highly urbanised and fragmented and separated from other surrounding rural land.

No.	Title	Applicable to Planning Proposal	Consistency
			<ul style="list-style-type: none"> • Whilst the majority of the candidate sites proposed to be rezoned will be developed for residential or general industrial purposes, it is noted that Site 6 is proposed to be developed for the purposes of a large scale agricultural sales and supplies business, which will provide supportive agricultural activities. • The land proposed to be rezoned is not considered to be state significance and will not adversely affect the social, economic and environmental welfare of the State. • The proposed land to be rezoned is already highly fragmented and adjoins other urban zoned land. Consequently, the rezoning of this land is not expected to create any land use conflicts with adjoining rural zoned land as it is well separated from this land by defined boundaries such as roadways. • The rezoning of this land is not expected to adversely affect the viability of adjoining rural zoned land as it largely adjoins rural lifestyle/hobby farms and/or urban land. • The proposal will not derogate from the actions outlined in the NSW Right to Farm Policy. <p>The Planning Proposal also responds to the matters for consideration of this Direction as follows:</p> <ul style="list-style-type: none"> • The proposed outcomes sought by this Planning Proposal are generally consistent with relevant state, regional and local strategic plans that seek to encourage population and housing growth within defined areas. • The subject land proposed to be rezoned is considered to be of low agricultural significance and has traditionally only been used for low-scale broadacre grazing and cropping. • The subject land proposed to be rezoned does not contain any environmental features such as biodiversity, heritage or water resources. • The proposed rezoning of the land is considered appropriate given the natural and physical features of the land. • The proposed rezonings will not adversely affect the ability of adjoining landowners to continue undertaking agricultural activities.

No.	Title	Applicable to Planning Proposal	Consistency
			<ul style="list-style-type: none"> The land will not result in the fragmentation of productive agricultural land, but rather seeks to rezoning land that is already highly fragmented and surrounded by urban development. The land is not classified as State Significant Agricultural Land with the exception of a small portion of Site 6, which is identified on the draft SSAL Map. It is noted that this map is yet to be finalised. The proposed rezonings will have an overall positive social, economic and environmental impact on the local community. <p>See response to Direction 9.1 for further details.</p>
9.3	Oyster Aquaculture	Not applicable as the subject site is not identified as a 'Priority Oyster Aquaculture Area' and is not identified in the <i>NSW Oyster Industry Sustainable Aquaculture Strategy</i> (2006)	Not applicable.
9.4	Farmland of State & Regional Significance on the NSW Far North Coast	Not applicable, does not apply to the Temora Local Government Area.	Not applicable.

Appendix D: Site photos



Figure 31 – Site 1 looking north east



Figure 32 – Site 1 view of existing dwelling contained on Lot 2.



Figure 33 – Site 2 view of former plant nursery



Figure 34 – Site 2 view of existing dwelling contained in north west corner.



Figure 35 – Site 3 looking west



Figure 36 – Site 4 view of existing Council depot site



Figure 37 – Site 5 looking south west



Figure 38 – Site 5 of proposed masterplan



Figure 39 – Site 6 looking north east



Figure 40 – Site 6 looking south

Appendix E: Supply and Demand Analysis – Residential

Introduction

A supply and demand analysis was undertaken as part of the *Temora Local Housing Strategy 2022-2042* completed in May 2023.

Given that this Strategy has only just recently been finalised, it is not considered necessary to undertake a new analysis, but rather review and summarise the key findings of this analysis.

Residential land supply within Temora can be summarised into three (3) categories:

- R1 General Residential Zone (including infill and medium density development)
- R5 Large Lot Residential Zone (1ha+)
- SP1 Special Activities (Aviation related residential, business and tourism development).

Please refer to the Housing Strategy for further details regarding residential land supply and demand.

Residential Land Supply

The township of Temora has a number of areas currently zoned for residential or residential-related (where it relates to the Temora Airport Estate) purposes.

A plan showing the location of vacant residential zoned land is reproduced from the Housing Strategy below.

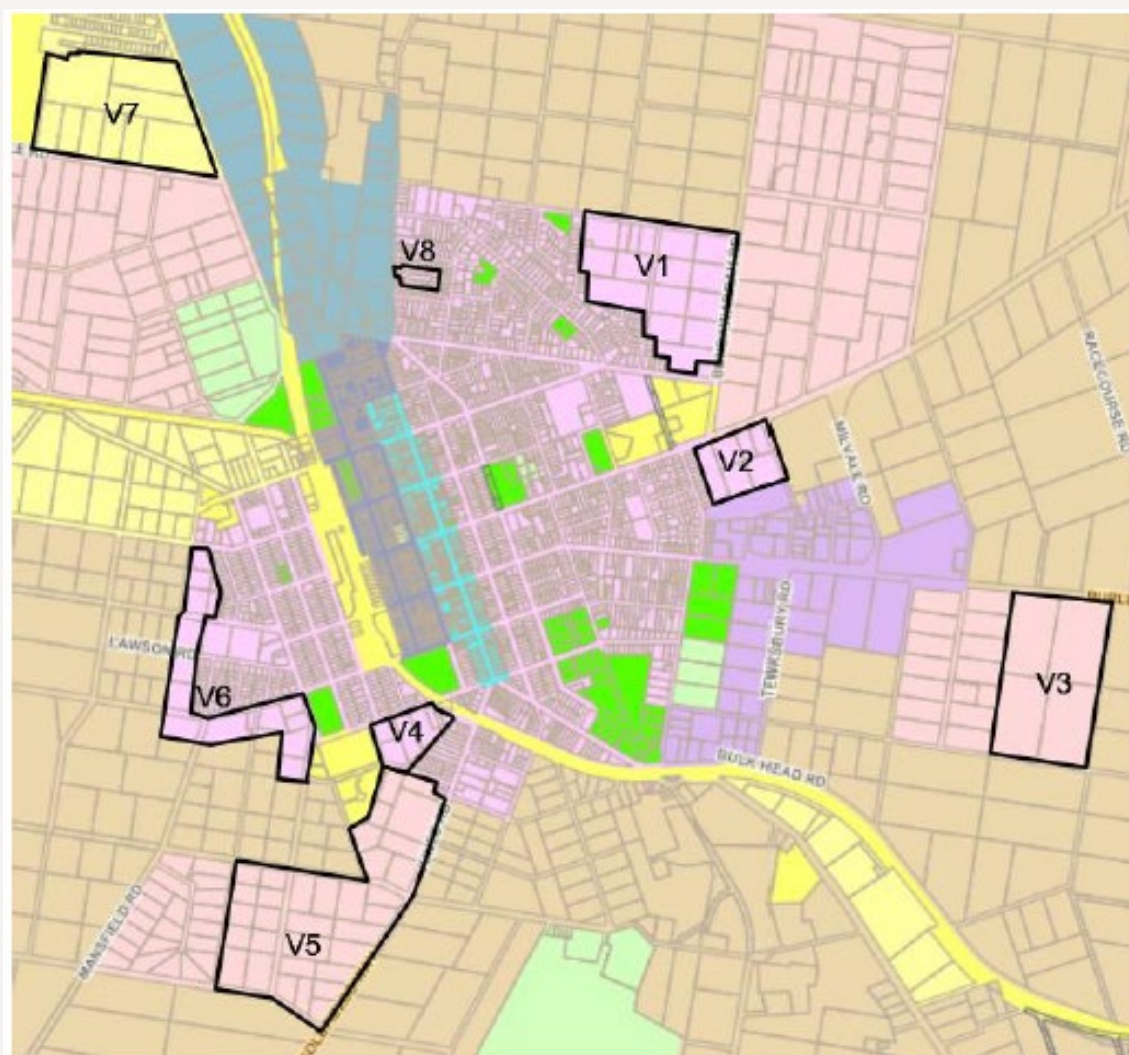


Figure 41 – Location of vacant land that is zoned to support future residential uses
(Source: Temora Housing Strategy 2022-2042)

A summary of existing residential land supply in Temora is provided below:

- 269 x residential lots
- 50 x lower density residential lots
- 60 x Large Lot Residential lots
- 90 x aviation related lots
- 30 x medium density affordable housing

The Housing Strategy estimates that there are approximately 499 potential vacant lots available within the existing zoned land of Temora. This land supply comprises a combination of conventional residential, infill/medium density housing, as well as aviation style allotments.

Of these, approximately 50% of the available vacant lots are zoned for conventional residential purposes.

Residential Demand

In order to determine residential demand, the Housing Strategy undertook a review of historical planning approvals for new dwellings. This review was conducted over a six (6) year period across each of the various zones.

A copy of this table is reproduced below.

Table 10 – New Dwelling Approvals by Zone

2021		2020		2019		2018		2017		2016	
Zone	Num ber	Zone	Num ber	Zone	Num ber	Zone	Num ber	Zone	Num ber	Zone	Num ber
R1	19	R1	21	R1	13	R1	31	R1	16	R1	8
R5	4	R5	5	R5	6	R5	6	R5	4	R5	2
SP1	5	SP1	4	SP1	3	SP1	2	SP1	2	SP1	3
RU1	12	RU1	9	RU1	7	RU1	7	RU1	4	RU1	3
RU5	3	RU5	4	RU5	2	RU5		RU5	2	RU5	2
B2	3	B2		B2	1	B2		B2	1	B2	2
B4	3	B4	4	B4		B4	1	B4	2	B4	0
B6	1	B6		B6	1	B6		B6		B6	0
RE1		RE1		RE1	1	RE1		RE1		RE1	0
IN1		IN1		IN1		IN1	1	IN1		IN1	0
Yearly Total	50	Yearly Total	47	Yearly Total	34	Yearly Total	48	Yearly Total	31	Yearly Total	20

(Source: Temora Housing Strategy 2022-2042)

As can be seen in Table 10 above, Temora Shire Council has approved on average 38 new dwellings per annum since 2016. Of these, approximately 40%-65% of all new dwellings were constructed in the R1 General Residential Zone.

It is noted however that the above table includes new dwelling approvals across the entire Local Government Area, as well as new dwelling approvals in non-residential zones.

For the purposes of this supply and demand analysis, a more conservative figure of 30 lots/new houses per annum has been utilised to more accurately reflect the demands for residential housing within the main township of Temora.

Analysis of Evidence Base

Following a review of both residential land supply and new dwelling/lot demand, it is calculated that Temora has a current residential land supply of 16.5 years when using a conservative residential demand of 30 lots per annum.

It is noted however that of the existing residential land supply, several existing R1 General Residential zoned sites are not available for development in the short term due to a range of constraints, including lack of servicing, landowners unwillingness/inability to develop land, unsuitable location, environmental constraints and cost of development.

Conservatively, there is most likely only 10 years of available supply (300 available lots) of all residential zoned land. Therefore, planning for the provision of additional land supply is necessary to prevent future land shortages and excess land pricing.

In order to determine future housing demands, population projections until 2042 were prepared as part of the Housing Strategy based on historical data and trends.

The projected population growth and housing supply trends are summarised in Table 12 of the Housing Strategy and are reproduced below.

Table 11 – Projected Population Growth and Housing Supply Trends in Temora

Temora by 2042	
Projected population	7655 people
Projected population increase	1381 additional people
Average household size	2.4 people per household
Likely dwelling demand	575 additional dwellings
Estimated potential available lots (R1, R5, B4, SP1 and RU5 zoned)	300 available lots
Assumed housing supply gap	275 lot shortfall

(Source: Temora Housing Strategy 2022-2042)

Based on the above analysis, Temora will require the provision of 575 additional dwellings between now and 2042. In order to service this demand, Temora will conservatively require the provision of 30 new dwellings per annum.

Based on current residential land supply, Temora will have an assumed housing supply gap of 275 lots should no additional residential land be rezoned in the short to medium term.

Consequently, the subject Planning Proposal seeks to address some of this shortfall in residential land supply by rezoning 9.93 hectares of land to R1 General Residential.

This will result in the provision of approximately 70 new residential allotments, noting that Site 2 is proposed to be developed for medium density or aged care housing purposes and Site 5 forms part of a larger residential subdivision (Highfields Estate). Stages 1 and 2 of this estate have already been approved with all lots largely now sold with the area to be rezoned forming future stages of this estate (65 lots). This equates to an additional residential land supply of 2.3 years.

In recognition of the relatively low level of residential land supply that currently exists within Temora, the provision of an additional 2 years supply is considered appropriate in this instance.



Figure 42 – Highfields Residential Estate Master Plan

Appendix F: Supply and Demand Analysis – Employment

Introduction

As the subject Planning Proposal seeks to rezone additional land for industrial/employment purposes (E4 General Industrial), NSW DPE recommended following the submission of the Scoping Report that a supply and demand analysis should be provided to justify the provision of additional industrial zoned land.

For the purposes of this assessment, employment land supply within Temora can be summarised into three (3) categories:

- MU1 – Mixed Use
- E1 – Local Centre
- E3 – Productivity Support
- E4 – General Industrial
- SP1 Special Activities (Aviation related residential, business and tourism development).

For the purposes of this supply and demand analysis consideration has only been provided in relation to the E3 – Productivity Support and E4 General Industrial zones as all the other employment zones (MU1 and E1 zones) are already considered to be fully developed.

Similarly, consideration of the SP1 Special Activities zone has not been provided in this analysis given the unique nature of this zone, being an aviation-based precinct.

Industrial Land Supply

As outlined above, the township of Temora has a number of areas currently zoned for employment purposes.

A plan showing the location of all employment zoned lands within Temora is provided below.

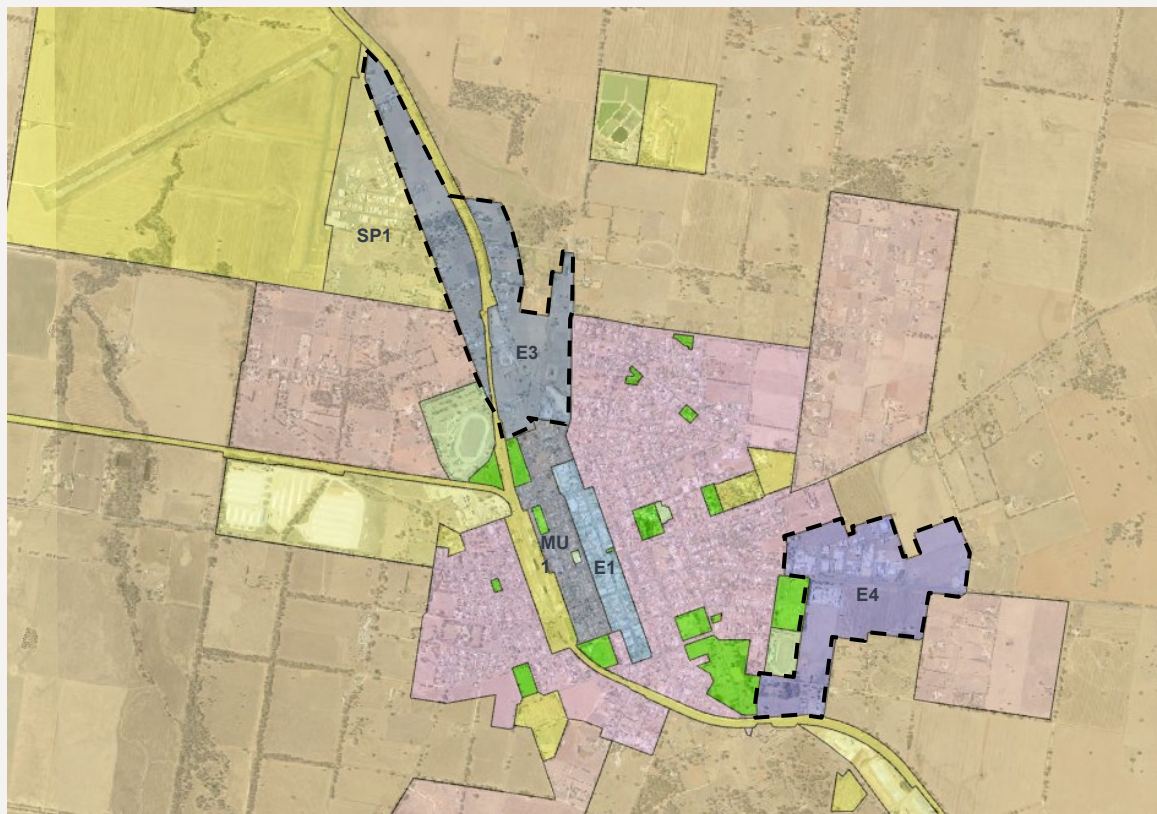


Figure 43 – Employment Zones Lands

The total size of these zones is summarised below:

- E3 – Productivity Support = 97ha
- E4 – General Industrial = 85ha

An analysis of vacant employment land supply is provided below.

E3 – Productivity Support Zone

The E3 Productivity Support Zone is located on the northern side of the main township of Temora and straddles either side of Goldfields Way and the Cootamundra and Cargellico Railway line.

A plan showing this area is provided below.

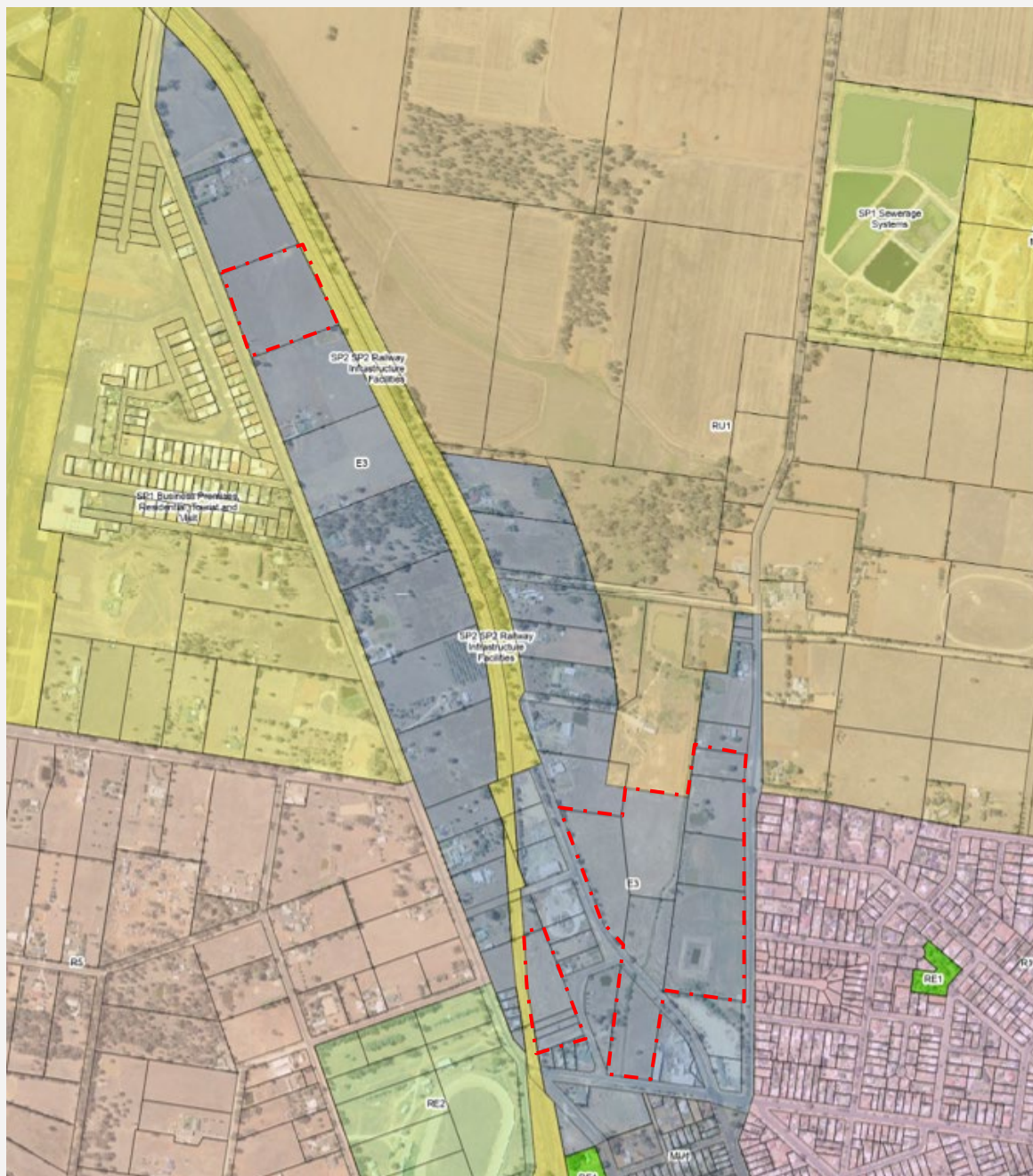


Figure 44 – E3 Productivity Support Zone indicating vacant land

Development within this zone is mixed and includes domestic residential dwellings on circa 900m² lots, as well as a large supply of residential lifestyle/hobby farming properties on 2ha plus sized parcels.

Other development to occur within this area includes hotel and motel accommodation, vehicle repair and hire premises and larger scale commercial and industrial businesses (building construction depots, agricultural rural supplies and equipment sales).

It is noted that the majority of land within this area has already been developed, namely for the purposes of rural dwellings. Of the remaining land, approximately 24ha remain vacant and undeveloped. Reasons as to why this land has remained vacant can varied, although it is noted that a large proportion of this land is subject to flooding during the 1 in 100 Year flood event (see Figures 22 and 23 of this report)

Based on the current lot size pattern of the existing larger businesses in this area (approximately 1ha), this equates to an employment land supply of approximately 24 lots. This level of land supply will be increased should the existing residential lifestyle properties be redeveloped in the future.

E4 – General Industrial Zone

The E4 General Industrial Zone is located on the southeastern side of the main township of Temora and comprises an area of 85 hectares.

A plan showing this area is provided below.

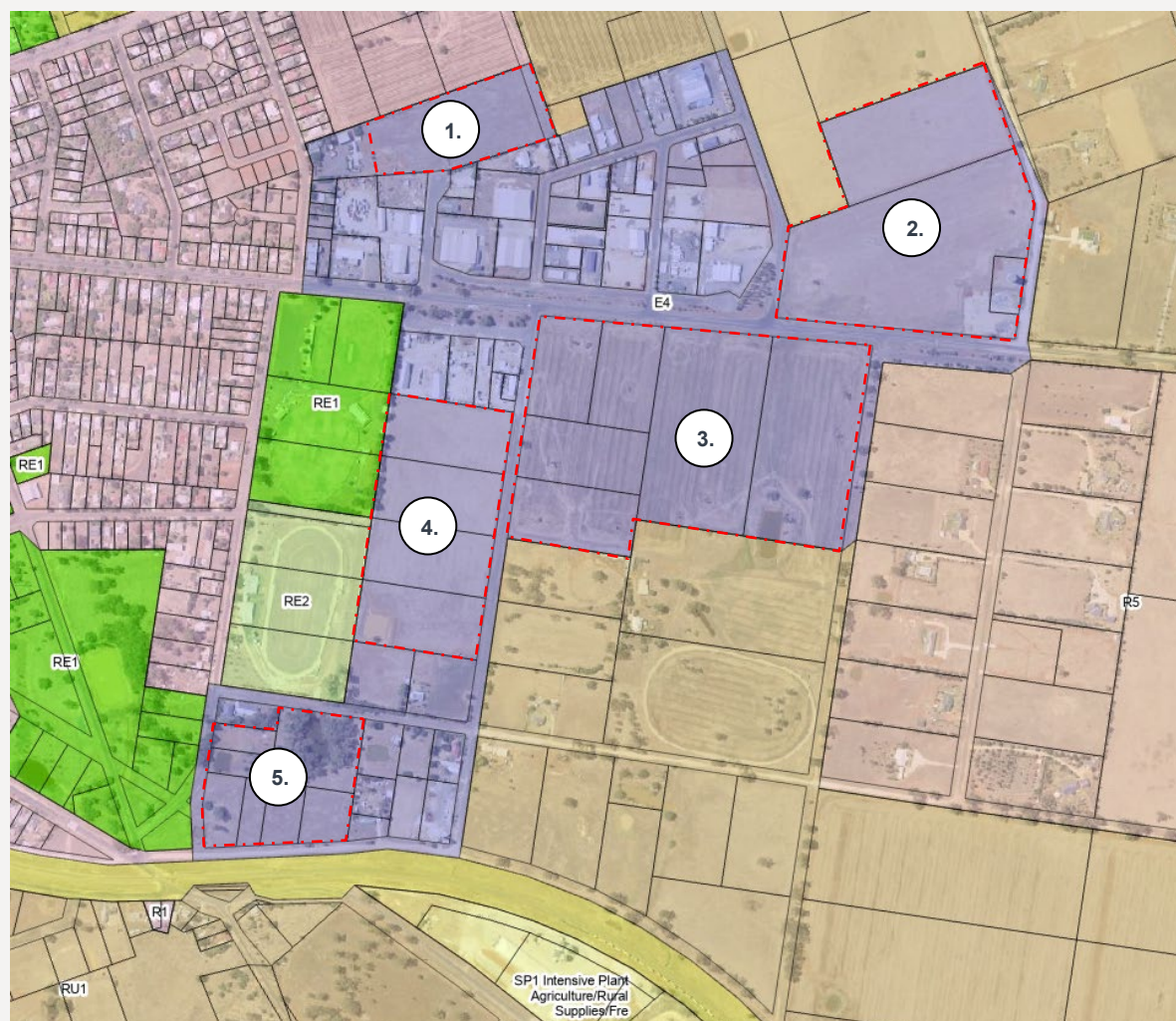


Figure 45 – E4 General Industrial Zone indicating vacant land

Figure 42 above identifies all the vacant industrial zoned land within this precinct, which is summarised in Table 12 below.

In total, there is currently 47 hectares of vacant industrial (E4 General Industrial) zoned land within Temora.

Further details regarding these sites are provided below.

Table 12 – Vacant Industrial Land Supply

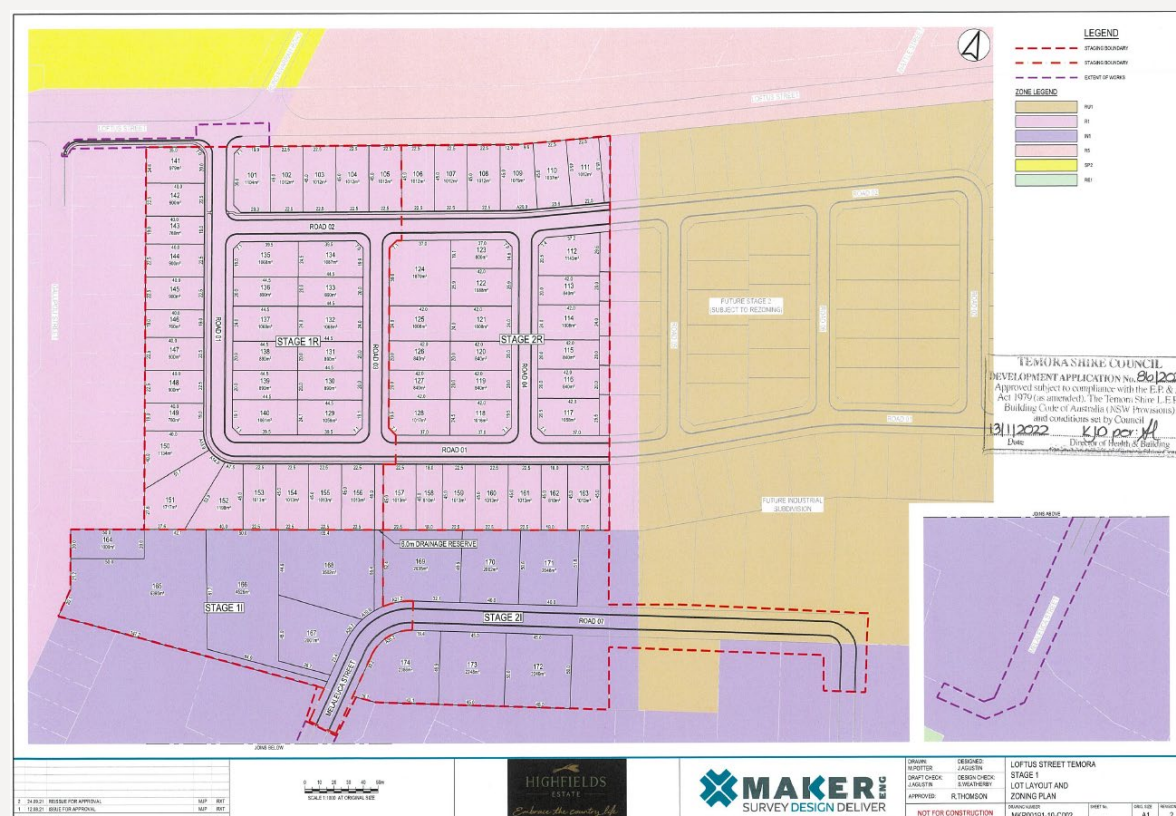
Site No.	Address	Zone	Size	Condition
1	Melaleuca Street, Temora	E4 General Industrial	3ha	Vacant
2	7880 Burley Griffin Way, Temora	E4 General Industrial	13ha	Vacant
3	37 Tewksbury Road, Temora	E4 General Industrial	18ha	Vacant
4	19 Delavan Street, Temora	E4 General Industrial	8ha	Vacant
5	2 Delavan Street, Temora	E4 General Industrial	5ha	Vacant

Site 1

Site 1 is the smallest of the 5 parcels of land and comprises a single parcel of land held in the one ownership. Whilst this land is currently vacant, Council recently approved an 11 lot industrial subdivision for this land (Ref No. 86/2021) to be built over two stages via an extension of Melaleuca Street. Lots sizes within this estate range from 1,000m² up to 6,395m².

It is noted however that proposed Lots 164 and 165 will not proceed as they are proposed to be developed for residential purposes. Therefore, the total industrial land supply for this area is 9 lots.

A copy of the approved industrial subdivision plan is reproduced below.



Site 2

Site 2 is located on the corner of Milvale Road and Burley Griffin Way and comprises 3 parcels of land with a total area of 13ha. It is noted that this site is held in the same ownership as Site 6 within this Planning Proposal and the intention of this request is to rezone the northern portion of this land consistent with the southern portion.

Whilst this land currently remains vacant and is large in size, it has recently been purchased by a large agricultural supplies and sale business (Intersales) who intend on developing it for a new dealership and workshop facilities and depot.

At present, this business currently operates their business from four detached sites located around the main Temora township, which is logistically difficult to maintain and creates inefficiencies. In order to improve efficiencies and to allow for the business to grow, they have purchased the subject land and the adjoining RU1 zoned land proposed to be rezoned to the north to relocate and consolidate their business holdings onto a single parcel of land.

Due to the nature of the business and the size and length of machinery and equipment and delivery vehicles with both inbound and outbound freight, the business requires a very large area to operate. Specifically, the business proposes to construct a number of buildings and structures with a total combined area of circa 10,000m².

Similarly, the business requires significant area to park and store machinery and equipment at a very large scale, as well as to allow appropriate areas for vehicle turning and manoeuvring. Specifically, such equipment includes harvesters, tractors, seeder equipment, application equipment and construction equipment.

Whilst the rezoning of this land will create additional industrial (employment) zoned land, as the site will be operated and developed as a single business, it will not increase industrial land supply.

A letter of intention prepared by the subject landowner is included with this submission providing further details.

Site 3

Site 3 is bordered by Tewksbury Road, Burley Griffin Way and Eucalypt Street and comprises six (6) parcels of land held in the same ownership with a total area of 18ha.

The same owner of this land owns the adjoining RU1 zoned land located immediately to the south. Given that the subject land represents a large proportion of the employment zoned land within Temora, Council has been in discussions with this landowner to understand their development aspirations.

Following discussions, the landowner confirmed that the land is currently used as a family equine business. In recognition of this, the subject landowner has advised Council that they are not seeking to sell or develop the industrial zoned portion of this land at any time in the near future, as that would make their family equine business unviable.

Consequently, this land is not currently available, nor is it likely to be available for industrial purposes in the medium to longer term.

Site 4

Site 4 adjoins Tewksbury Road and comprises six (6) parcels of land held in the same ownership with a total area of 8ha.

In recognition of the size of this property, Council met with the owner of this property to gauge their development aspirations.

Similar to feedback received in relation to Site 3, this landowner has strongly indicated their unwillingness or desire for this land to be developed or sold in the foreseeable future.

Site 5

Site 5 is bordered by Gallipoli Street, Delavan Street and Bulk Head Road and comprises 7 parcels of land held in dual ownership with a total area of 5ha.

The land is currently largely unimproved and vacant but does contain a number of natural features. Specifically, a large dam occupies the majority of Lot 7021, which reduces the amount of available industrial zoned land that can be developed.

Furthermore, the northern portion of the subject land is subject to significant flooding during the 1 in 100 Year flood event (see Figures 22 and 23 of this report), which essentially eliminates a large portion of this land from being developed.

Summary

In recognition of the above factors and development aspirations of individual landowners', despite the amount of industrial zoned land identified within the LEP, the actual amount of industrial zoned land available for development is severely limited.

Conservatively, there is only 10-20 industrial lots available with the whole of Temora to service future demand.

Industrial Demand

In order to determine demand for industrial land, a review of historical planning approvals for industrial development has been undertaken. This review was conducted over a five (5) year period between 2015-2019 and is summarised as follows.

- 2019 – 2 DAs
- 2018 – 5 DAs
- 2017 – 0 DAs
- 2016 – 1 DAs
- 2015 – 6 DAs

During this period, Council approved on average 2.8 new industrial developments per annum.

Unlike residential development, industrial development by nature is much more sporadic/variable. The use of an average annual demand for industrial development has been used to remove these disparities.

Analysis of Evidence Base

Following a review of both industrial land supply and demand, it has been determined that although Temora has large tracts of industrial zoned land, much of this land is unavailable for development due to either a lack of development aspirations of the landowner or environmental constraints such as flooding.

As outlined above, there is approximately 10-20 industrial lots available within the township. Based on a conservative demand of 2 industrial lots per annum, this equates to an industrial land supply of between 5-10 years.

Future Actions

Given that much of the land currently zoned industrial is unavailable for development due to either natural constraints or a lack of development aspirations by the landowner, it is recommended that Council consider back-zoning this land and investigate other alternative locations to facilitate future industrial (employment) development.

***This Appendix has been provided as a sperate
attachment to the NSW Department of Planning and
Environment***

Appendix G: Preliminary Site Investigation

***This Appendix has been provided as a sperate
attachment to the NSW Department of Planning and
Environment***

Appendix H: Infrastructure Servicing Advice – Water Supply
