IRF26/4190

Gateway determination report – PP-2026-175

Rezone land at Roedigers Lane, Harefield from RU1 Primary Production to RU2 Rural Landscape and amend the minimum lot size from 100ha to 8ha

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Planning Proposal PP-2026-175
Attachment A1 – Concept subdivision plan, September 2025
Attachment A2 – Infrastructure and Servicing Feasibility Assessment, October 2025
Attachment A3 – Council report and resolution 21 April 2026

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Junee
PPA	Junee Shire Council
NAME	Rezone land at Roedigers Lane, Harefield from RU1 Primary Production to RU2 Rural Landscape and amend the minimum lot size from 100ha to 8ha
NUMBER	PP-2026-175
LEP TO BE AMENDED	Junee Local Environmental Plan 2012
ADDRESS	Roedigers Lane, Harefield
DESCRIPTION	Lot 70 DP751425 Lot 2 DP609524
RECEIVED	22/04/2026
FILE NO.	IRF26/4190
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The objective of the planning proposal is to develop the site at Roedigers Lane, Harefield for rural-residential purposes by amending the Junee Local Environmental Plan 2012, applying an RU2 Rural Landscape and 8 hectares minimum lot size.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Junee LEP 2012 per the changes below:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	RU1 Primary Production	RU2 Rural Landscape

Minimum lot size	100ha	8ha

The planning proposal contains an explanation of provisions that adequately explains the site-specific mapping amendments.

A concept subdivision plan is provided **(Attachment A1)** that demonstrates under the proposed amendments, 15 lifestyle lots ranging in size from 8ha to 11.9ha could be achieved.

Introduction of the RU2 Rural Landscape zone

The planning proposal seeks to introduce the RU2 Rural Landscape zone. This will require adding objectives and a land use table to the written instrument, which are detailed in council's report of 21 April 2026, **Attachment A4**.

Council adopted the objectives of the RU2 zone outlined in the Standard Instrument:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*

It is proposed to apply the following land use table to the RU2 zone:

> ***2 Permitted without consent***
>
> *Environmental protection works; Extensive agriculture; Home-based childcare; Home businesses; Home industries; Home occupations; Horticulture; Roadside stalls; Viticulture.*
>
> ***3 Permitted with consent***
>
> *Agritourism; Agricultural produce industries; Animal boarding or training establishment; Artisan food and drink industries; Aquaculture; Creative industry; Depots; Dual occupancies (attached); Dwelling houses; Farm buildings; Farm gate premises; Farm stay accommodation; Function centre; Plant nurseries; Recreation facilities (outdoor); Roads; Rural supplies; Secondary dwellings.*
>
> ***4 Prohibited***
>
> *Advertising structures; Airports; Backpackers' accommodation; Camping grounds; Caravan Parks; Commercial premises; Extractive industries; Freight transport facility; Heavy industries; Intensive livestock agriculture; Open cut mining; storage premises; Any other development not specified in item 2 or 3.*

It is recommended the Gateway include a condition requiring the planning proposal be updated to include the proposed zone objectives and land use table outlined in council's report from 21 April 2026.

1.4 Site description and surrounding area

The site is comprised of two lots, Lot 70 DP751425 and Lot 2 DP609524, located at Roedigers Lane, Harefield (Figure 1). The site is situated on the corner of Roedigers Lane, Albert Street and Girrahween Lane, approximately 4.4km south west of the Junee town centre (Figure 2). The site comprise a total area of 129 hectares.

The land is vacant, generally flat and has historically been used for intensive agricultural purposes, including cropping and pasture production. The site has been mostly cleared of vegetation, with some trees located on the northern boundary and scattered throughout the existing paddocks. The site is not bushfire prone, flood prone and does not contain any sensitive biodiversity. A 66kV overhead electrical line traverses the northern boundary of the site and an APA gas transmission line passes through the lots in an east-west direction.

The surrounding land uses comprise of a range of agricultural activities, including cropping and grazing. The land directly north of the site is zoned R5 Large Lot Residential, whilst the land to the east, west and south is zone RU1 Primary Production (Figure 3).

Figure 1 Subject site (source: Planning proposal 2026)

Figure 2 Site context (source: Planning proposal 2026)

1.5 Mapping

The planning proposal includes mapping showing the current and proposed changes to the zoning and minimum lot size maps (Figures 3 to 6), which are suitable for community consultation.

Figure 3 Current zoning map (source: Planning proposal 2026)

Figure 4 Proposed zoning map (source: Planning proposal 2026)

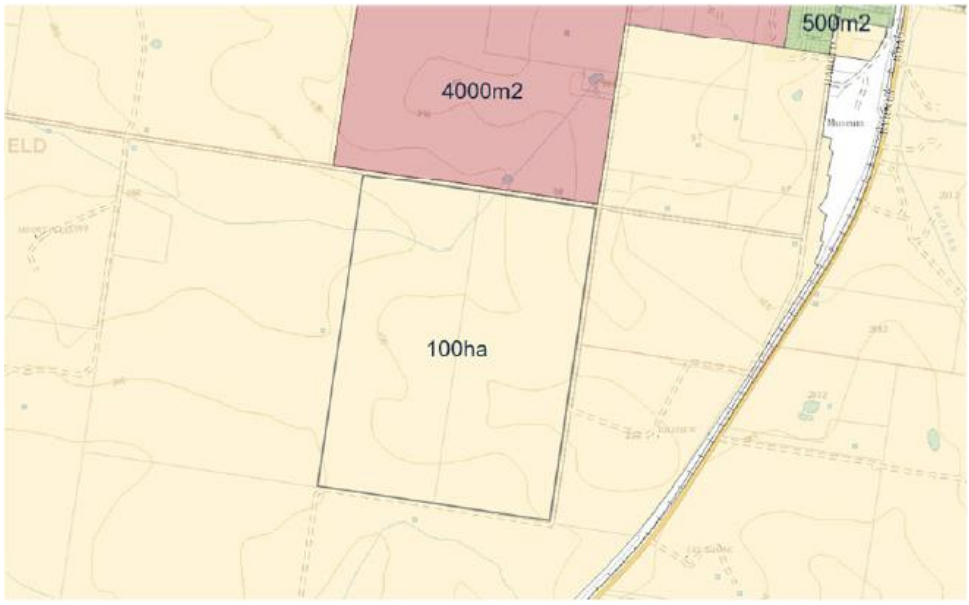


Figure 5 Current minimum lot size map (source: Planning proposal 2026)

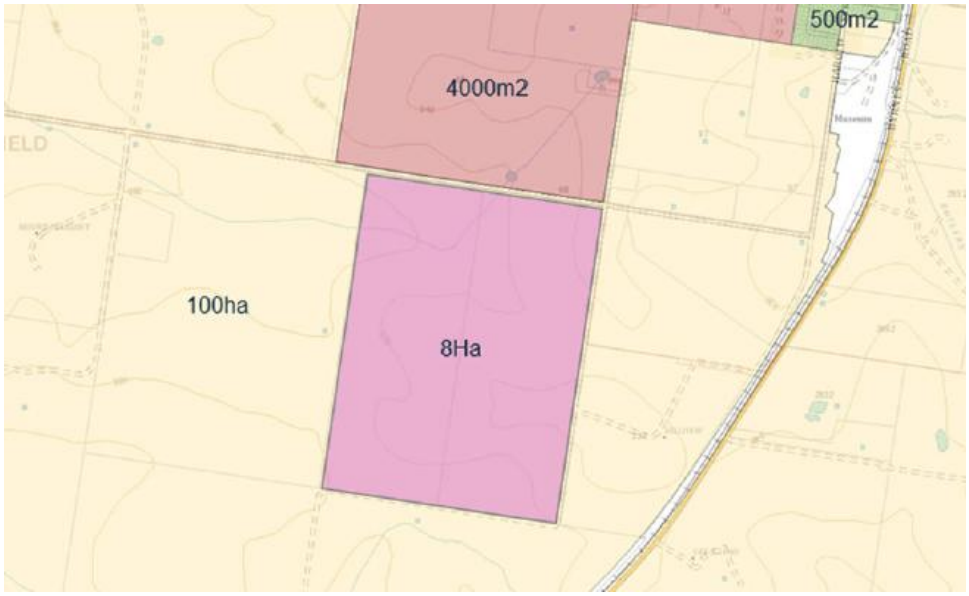


Figure 6 Proposed minimum lot size map (source: Planning proposal 2026)

2 Need for the planning proposal

The site is identified in the Junee LSPS 2020 as 'residential growth investigation'. Figure 7 demonstrates Council's intention to expand residential opportunities south of the Junee centre. This is analysed further in section 3.2.

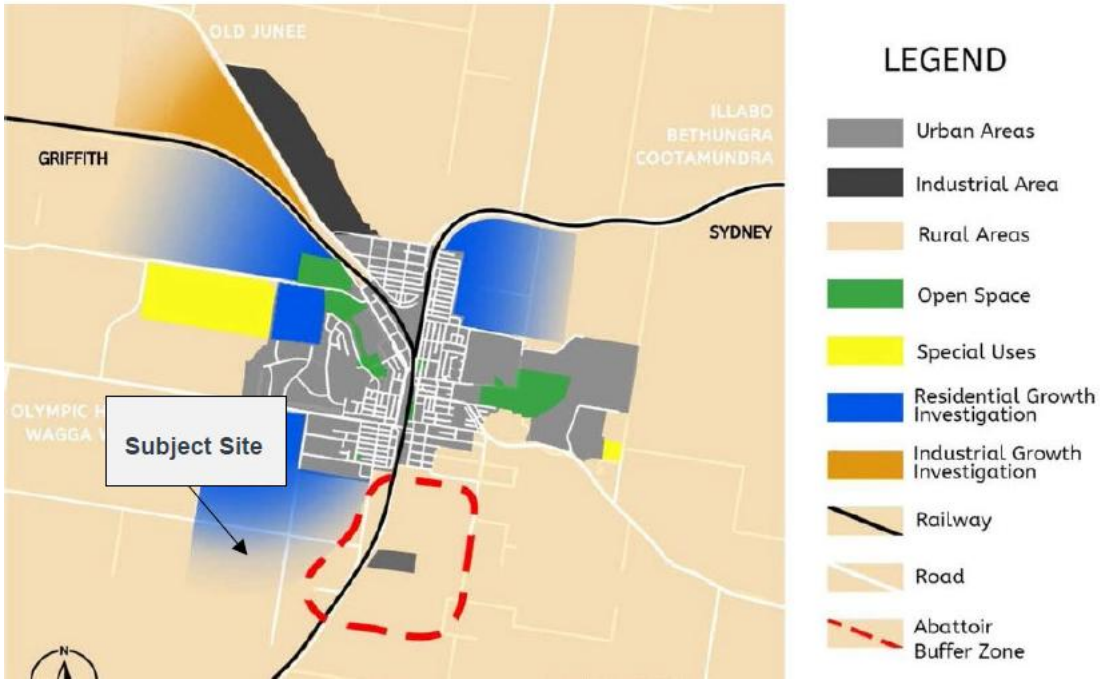


Figure 7 Junee Growth Strategy 2024 map (Source: LSPS 2020)

The planning proposal states that the vision for the site does not align with existing zones adopted by Council. The RU2 Rural Landscape zone is considered the most suitable option to facilitate rural-residential development. The planning proposal demonstrates this through an assessment of the proposal against the objectives of the RU2 zone, as outlined in the standard instrument. The zone promotes a balance between development and the preservation of the rural landscape, which allows for a broad range of agricultural activities. The application of this new zone has been endorsed by Council.

A notable difference between the existing RU1 zone and the proposed RU2 zone is intensive activities such as mining, extractive industries, intensive plant agriculture and intensive livestock agriculture. The proposed zone prohibits these relatively high impact land uses. This change reflects the expansion of the Junee centre as demonstrated in Figure 7. The proposed zone acts as a transition from the surrounding RU1 zone to the residential/commercial zones to the north. Similarly, as demonstrated in Figure 8, the proposed 8ha minimum lot size is a transition from the existing 100ha minimum lot size, which is typically applied in Junee for RU1 zoned lots to 4,000m2 applied to R5 Large Lot Residential zoned sites. The proposed zone and minimum lot size will reduce land use conflict as it sits between large agricultural lots and smaller residential lots.

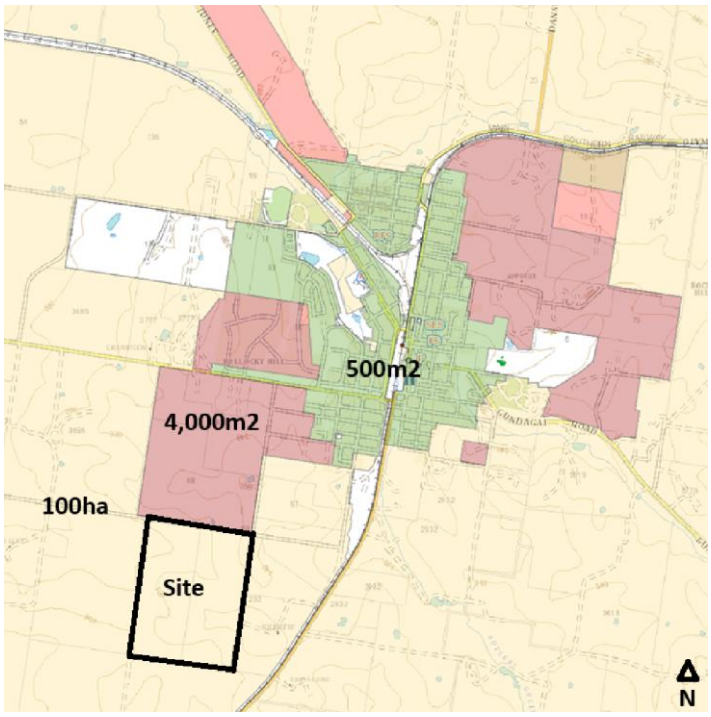


Figure 8 Lot size map context (Source: Spatial Viewer 2026)

3 Strategic assessment

3.1 Regional Plan

The planning proposal has been assessed against relevant aspects of the Riverina Murray Regional Plan 2041. The planning proposal is generally consistent with the regional plan. The following objectives are relevant to the planning proposal:

- Objective 5: Ensure housing supply, diversity, affordability and resilience
- Objective 6: Support housing in regional cities and their sub-regions
- Objective 7: Provide for appropriate rural residential development.
- Objective 11: Plan for integrated and resilient utility infrastructure

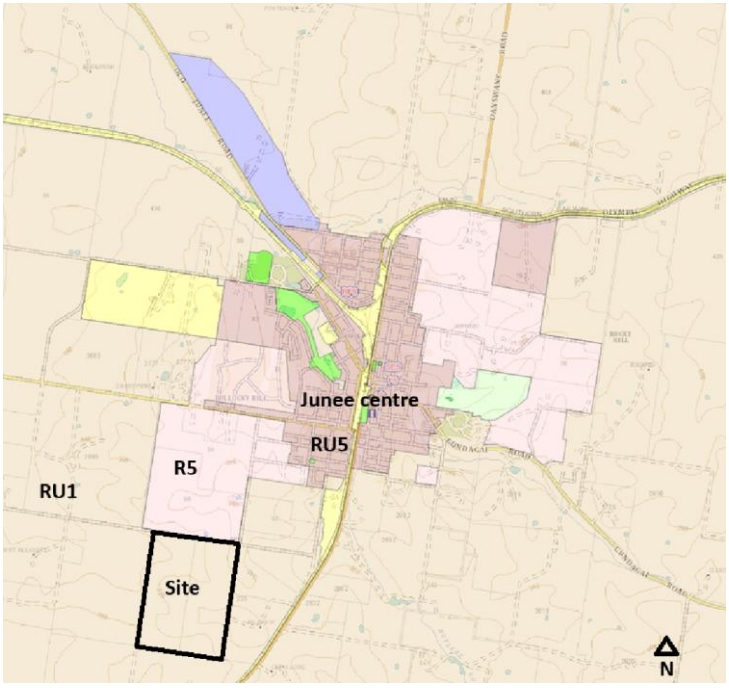
The site is appropriately located as it is earmarked as ‘residential growth investigation’ in the Junee LSPS 2020. It adjoins R5 zoned land to the north, avoiding fragmentation of agricultural land. The site does not contain any environmental constraints and will expand/use existing services and infrastructure from the Junee centre.

The new RU2 zone assists in transitioning agricultural zones that permit high impact activities and residential/commercial zones. The proposed zone provides a greater opportunity for rural residential development.

3.2 Local

The proposal states that it is consistent with local plans and endorsed strategies. It is consistent with the strategic direction and objectives, as stated in the table below:

Table 4 Local strategic planning assessment

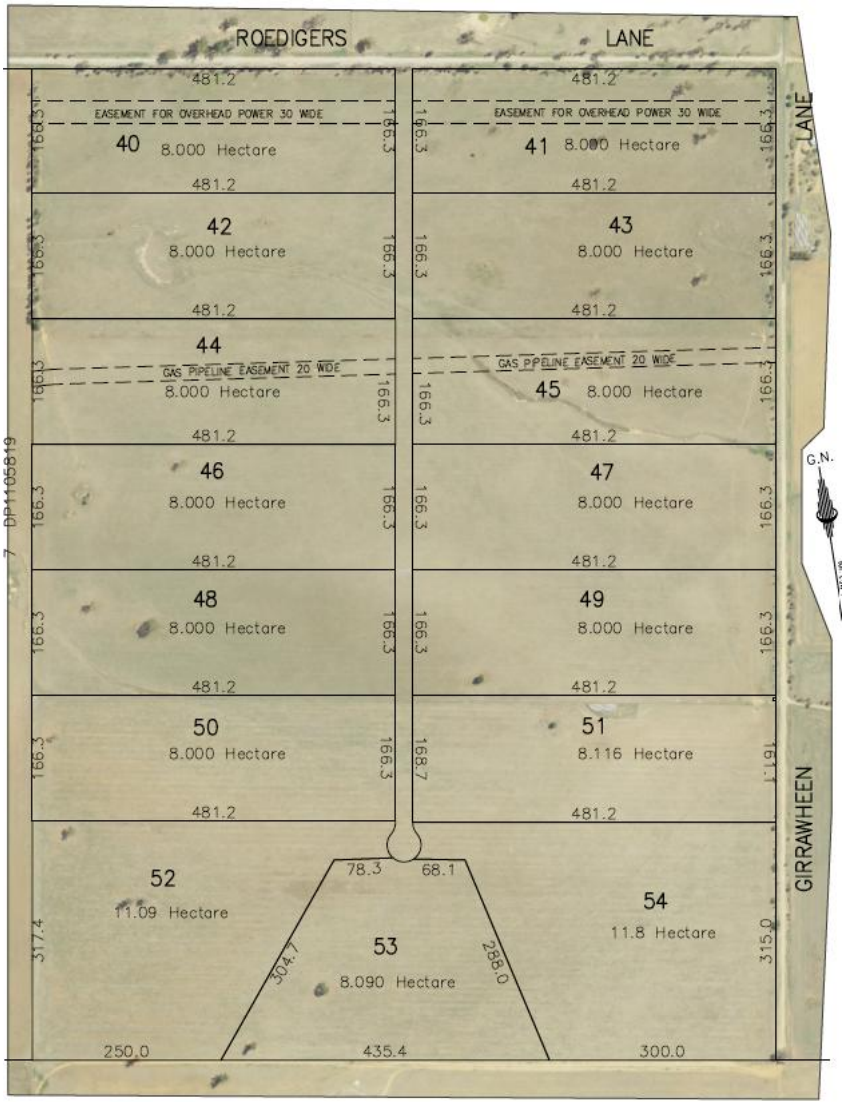
Local Strategies	Justification
Junee Local Strategic Planning Statement 2020	The following priorities are relevant to the planning proposal: 1. Provide opportunities for housing in the right locations 2. Provide infrastructure to support development outcomes. 6. Support and protect agriculture The planning proposal aligns with council's vision for the expansion of the Junee centre by activating an area identified in the Junee Growth Strategy 2040 map as 'residential growth investigation'. The site is an appropriate location for development as it: - sits on the outskirts of the Junee centre, with the ability to connect to existing infrastructure and services. - does not contain any site specific environmental or cultural significance. - is not identified as important agricultural land The proposed minimum lot size and RU2 zone will be more restrictive to agricultural uses than the existing provisions that apply to the site. The site is adjacent to an R5 zone and the Junee town centre to the north (Figure 9). The proposed zone transitions the commercial/residential centre to the agricultural surrounds and appropriately avoids fragmentations.  **Figure 9 Zoning map (Source: Spatial Viewer 2026)**

3.3 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 5 9.1 Ministerial Direction assessment

Directions	Consistency	Reasons for Consistency or Inconsistency
1.2 Implementation of Regional Plans	Consistent	The planning proposal is consistent with this Direction, as discussed in Section 3.1.
4.4 Remediation of Contaminated Land	Consistent	This Direction is applicable, as agricultural activities and extractive industries are identified in the contaminated land planning guidelines as activities that may cause contamination. The site is currently zoned RU1 Primary Production which permits these activities. The planning proposal states that a site inspection did not find signs of contamination on site and the site is not identified on Council's or the NSW EPA's contaminated land register. Agricultural activities remain permissible at the site under the RU2 zone. DPHI is satisfied should there be contamination on the site that it can be suitably remediated prior to development. In this circumstance the level of information provided is acceptable and a more detailed investigation can be undertaken at the development application stage. The proposal is consistent with this Direction.
5.5 High pressure dangerous goods pipelines	Consistent	This Direction is applicable as the site contains a gas pipeline that runs through proposed lots 44 and 45 on the concept subdivision plan below (Figure 10). The planning proposal states that discussions with the Australian Pipeline Trust Group (APA) were undertaken in the preparation of the planning proposal, however no correspondence has been provided to demonstrate this. It is recommended further consultation with APA is undertaken to confirm site specific matters such as maintaining site access and appropriate easement widths. The planning proposal states that: Sensitive land uses are not proposed on the site and must be kept a minimum of 140m away from the pipeline The pipeline would have a 20m wide legally enforceable easement (10m either side of the pipeline) with buildings and structures to be kept outside of the easement Line of sight requirements to allow APA to conduct daily patrols must be adhered to. APA's general approach is to have APA easements in a linear open space. This would limit planting of some vegetation within the 20m wide easement. Additionally, development can't be undertaken within 200m either side of a natural gas pipeline, therefore it is unlikely that lots 44 and 45 can be developed.

Directions	Consistency	Reasons for Consistency or Inconsistency
		The planning proposal has been referred to the DPHI Hazard Specialist team to comment on the nature of the pipeline and potential impact on the proposed rezoning. It was advised, as the planning proposal is for a large lot subdivision and the subdivided lot is for single residential dwelling purposes, that the population introduced from the proposal is not significant. It was determined a specific land use safety study as required under Section 5.5 of Local Planning Direction and 'the Guideline for planning proposals near high-pressure dangerous goods pipelines' is not required. Additionally, it is considered that the land use safety matters have been fully addressed, and it is recommended that controls proposed by APA are adopted. It is recommended the proposal is referred to the Australian Pipeline Trust Group (APA), a Gateway condition will be applied to this effect.  **Figure 10 Concept Subdivision Plan (Source: Planning proposal 2026)**

Directions	Consistency	Reasons for Consistency or Inconsistency
9.1 Rural Zones	Consistent	The planning proposal is consistent with this Direction as it seeks to introduce and apply a new rural zone. The site and immediately adjoining land is not currently used for productive intensive agriculture, the proposed zone will continue to permit agricultural land uses.
9.2 Rural Lands	Consistent	The proposal seeks to introduce a new rural zone and reduce the minimum lot size. The proposal is consistent with this Direction for the following reasons: - The proposal is in keeping with the council's LSPS, as discussed in 3.2. - Agricultural land uses remain permissible at the site and given the reduced minimum lot size will provide opportunity for diversification. - The site does not contain any environmental or heritage value. - The flooding and vulnerable water constraints have been considered. An assessment is provided at section 4. - The permitted land uses in the proposed zone are likely to have lower amenity impacts compared to permissible land uses in the RU1 zone. The new zone creates an opportunity to reduce land use conflicts whilst still permitting agricultural land uses. The site appropriately sits on the outskirts of the Junee centre, with R5 zoned land located directly north, the proposal will not result in fragmentation. - The social, economic and environmental interests are considered at section 4. - The planning proposal states that utilities and infrastructure can be accommodated on the site through the adjoining residential lot to the north.

3.4 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs and will be a matter for consideration at the development application stage.

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 6 Environmental impact assessment

Environmental Impact	Assessment
Biodiversity	The site does not contain any state significant vegetation or terrestrial biodiversity. The site has been cleared and utilised for farming purposes. There are some

	remaining trees scattered across the site which will be taken into consideration at the development application stage. The level of information provided in the planning proposal is adequate.

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 7 Social and economic impact assessment

Social and Economic Impact	Assessment
Social	The introduction of the RU2 zone provides an opportunity to protect a rural character that is not identified in the objectives of the existing zones within the LEP. The land uses within the proposed zone will provide an opportunity to transition from agricultural land uses to residential land uses, reducing land use conflicts. The site specific amendments will provide greater housing opportunity and retain the existing character of the area.
Economic	The RU2 zone will provide the opportunity to diversify agricultural activities and facilitate hobby farms. The site specific amendments are the next stage of implementing a residential growth area.

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 8 Infrastructure assessment

Infrastructure	Assessment
Road access	Indicative plans at **Attachment A1** demonstrate vehicular access will be via a new internal road which connects to Roedigers and Girrawheen Lane. The planning proposal notes upgrades to Roedigers Lane will be required. The additional 15 lots will result in a minor increase in vehicle trips. The Infrastructure and Servicing Assessment at **Attachment A2** notes upgrades could be undertaken at the intersection of Albert Street and Olympic Highway to cater for increased density but is not required. Access and transport will be assessed in greater detail at the development application stage. The level of information provided is adequate.
Stormwater	Stormwater currently flows through the site from several existing culverts under Girrawheen and Roedigers Lane, the site is not identified as flood prone. Roadside drainage will be used to manage stormwater once the site is developed. Stormwater will be resolved at the development application stage.

Infrastructure	Assessment
Sewer	There is no sewer infrastructure in close proximity to the site. Onsite wastewater management is proposed. This is an acceptable solution given there is no vulnerable groundwater or sensitive biodiversity on site. A detailed assessment will be undertaken at the development application stage.
Electricity Water	Goldenfields Water County Council are the water supply authority in the area and Essential Energy are the electrical supply authority. Consultation was undertaken with the utility providers prior to submitting the planning proposal, outlined at Attachment A2. However, the correspondence does not form part of the planning proposal, therefore it is recommended a Gateway condition is included requiring consultation with Goldenfields Water County Council and Essential Energy. The Infrastructure and Servicing Assessment found that there is sufficient capacity to connect the site to the existing grid and water supply, this will be confirmed as part of the consultation period.
Overhead electrical line	An existing 66kV HV overhead electrical line passes through the northern portion of the site. Essential Energy have advised that the overhead electrical line will not prohibit further subdivision and development of the land, but the main would have a 30m wide legally enforceable easement (15m either side of the centre conductor) with buildings and structures to be kept outside of the easement. Any future plans for the site will implement these requirements.

5 Consultation

5.1 Community

Council proposes a community consultation period of 20 days.

The exhibition period proposed is considered appropriate, and forms a condition of the Gateway determination.

5.2 Agencies

It is recommended the following agency be consulted on the planning proposal and given 30 working days to comment:

- Australian Pipeline Trust Group
- Essential Energy
- Goldenfields Water County Council

6 Timeframe

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard

The Department recommends an LEP completion date of 30 March 2027 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

The Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Recommendation

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to community consultation, the planning proposal is to be updated to include the proposed objectives and land use table for the RU2 Rural Landscape zone, as endorsed by Council on 21 April 2026.
2. Consultation is required with the following public authorities:
   - Australian Pipeline Trust Group (APA)
   - Essential Energy
   - Goldenfields Water County Council
3. The planning proposal should be made available for community consultation for a minimum of 20 working days.

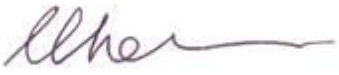
Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 30 March 2027 be included on the Gateway

26/5/26

Tim Collins

Manager, Southern, Western and Macarthur Region

Local Planning and Council Support



5/6/2026

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