habitat

Planning Proposal

Amendment to Junee Local Environmental Plan 2012

Roedigers Lane, Harefield

JUNE 2026

Submitted to **Junee Shire Council**
On behalf of John Higginson

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Contents

Executive Summary **5**

1. Introduction **7**

1.1. Overview 7
1.2. Background and Pre-Lodgement Advice 7
1.3. Scope and Format of the Planning Proposal 8
1.4. Supporting Plans and Documentation 9

2. Site Description **10**

3. Planning Proposal **12**

3.1. Objectives and Intended Outcomes 12
3.2. Explanation of Provisions 13
3.3. Justification 13
3.4. Section A – Need for the Planning Proposal 13
3.5. Section B – Relationship to Strategic Planning Framework 16
3.6. Section C – Environmental, Social and Economic Impact 18
3.7. 3.7 Section D – State and Commonwealth Interests 20

4. Mapping **23**

5. Community Consultation **24**

5.1. Project Timeline 24

6. Conclusion **26**

Attachment A – Consistency with the Riverina-Murray Regional Plan 2041 ..... **27**
Attachment B – Consistency with State Environmental Planning Policies **33**
Attachment C – Consistency with Section 9.1 Ministerial Directions **42**

List of Figures

Figure 1 | Flowchart: Stage 2 Proponent-initiated Planning Proposal 8
Figure 2 | Context Map (Source: Spatial Viewer NSW 2025) 10
Figure 3 | Aerial of Subject Site (Nearmap 2025) 11
Figure 4 | Proposed Concept Subdivision Plan (Wagga Surveyors 2025) 12
Figure 5 | Current & Proposed Land Use Zone Controls (Source: DPHI NSW adapted by Habitat 2025) 13
Figure 6 | Current & Proposed MLS Controls (Source: DPHI NSW adapted by Habitat 2025) 13
Figure 7 | Junee Growth Strategy 2040 Map Extract (Source: LSPS 2020) 15
Figure 8 | Plant Community Type Map (NSW SEED 2025) 18
Figure 9 | Council LEP Biodiversity Map (JSCGIS 2025) 19
Figure 10 | Biodiversity Values Map (Environment & Heritage NSW 2025) 19

List of Tables

Table 1 I Executive Summary Table 5
Table 2 | Accompanying Documents 9
Table 3 | Junee LSPS 14
Table 4 | RU2 Rural Landscape Objectives 15
Table 5 | Land Use Table RU2 Zone 16
Table 6 | Summary of Infrastructure Feasibility Assessment 20
Table 7 I Project Timeline (indicative) 24
Table 8 I Consistency with Riverina-Murray Regional Plan 2041 28
Table 9 I Consistency with State Environmental Planning Policies 34
Table 10 I Consistency with Ministerial Directions 43

Executive Summary

This Planning Proposal has been prepared by Habitat Planning on behalf of John Higginson and is submitted to Junee Shire Council in support of a Planning Proposal to amend the *Junee Local Environmental Plan 2012* (LEP).

The proposed amendment seeks to:

- Rezone the land from RU1 Primary Production to RU2 Rural Landscape; and,
- Reduce the minimum lot size from 100 hectares to 8 hectares for rural residential development.

The Planning 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 Department of Planning, Housing & Infrastructure'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 a change in the land use zone where the proposal is consistent with the objectives of the LEP for that proposed zoned.

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 Junee, which seek to facilitate and support infill residential housing.
- The resultant development of the land will not create any unacceptable environmental or social impacts.
- The proposal seeks to rezone land for residential purposes consistent with the recommendations of Junee Local Strategic Planning Statement.
- Development of the land as sought by this Planning Proposal can be fully integrated with adjoining rural and residential land.
- There will be a net benefit for the Junee communities through opportunity for additional residential development and related land uses.
- The subject land can be adequately serviced by all essential services.

A summary table explaining the outcomes sought by the Planning Proposal is provided below.

Table 1 I Executive Summary Table

Item	Description
Site Address	Roedigers Lane, Harefield 2650
Property Descriptor	Lot 70 DP751425 & Lot 2 DP609524
Existing Planning Controls	Land Zoning: RU1 Primary Production Minimum Lot Size: 100 ha Height of Buildings: N/A Floor Space Ratio: N/A

	Heritage: N/A Land Reservation Acquisition: N/A Site Specific Local Provisions: N/A
Proposed Amendment	• Amend the Junee LEP by rezoning the land from RU1 Primary Production to RU2 Rural Landscape • Amend the Junee LEP by reducing the Minimum Lot Size (MLS) from 100 hectares to 8 hectares
Supporting Technical Studies	• Concept Subdivision Plan, by Wagga Surveyors • Infrastructure Feasibility Report, by Xeros Piccolo • Support Letter, by Remax Vision Junee
Planning proposal category	“Standard”

1. Introduction

1.1. Overview

The following Planning Proposal has been prepared by Habitat Planning on behalf of John Higginson in and is submitted to Junee Shire Council in support of a proposed amendment to the *Junee Local Environmental Plan 2012* ("the JLEP"), as it related to Lot 70 DP751425 & Lot 2 DP609524 and addressed as Roedigers Lane, Harefield NSW 2650.

Amendments sought through the Planning Proposal include:

- Amending the Digital Land Zoning Map from RU1 Primary Production to RU2 Rural Landscape; and
- Amending the Lot Size Map from 100 hectares to 8 hectares

The subject site is currently zoned RU1 Primary Production and has a minimum lot size of 100ha. The proposed amendment seeks to rezone the land to RU2 Rural Landscape and reduce the Minimum Lot Size to 8 hectares for rural residential development.

The proposal has been prepared to address the requirements of Section 3.33 of the Environmental Planning and Assessment Act 1979 ("the 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)* ("the Guidelines").

For the purposes of the Guideline, the application is classified as a 'Standard' Planning Proposal.

This report will demonstrate that the rezoning of the subject 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, Housing & Infrastructure (DPHI) 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 Gateway Determination in accordance with Section 3.34 of the EP&A Act. The Gateway Determination by the Minster will decide:

- Whether the planning proposal is supported to proceed or not.
- Any necessary technical studies or supporting studies (that have not already been completed).
- 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 and 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.

A Scoping Proposal was submitted to Junee Shire Council on 31st January 2025 requesting in principle support and feedback for the proposed amendments. A response to the Scoping Proposal was issued by Council on the 6th May 2025 which outlined the below:

- *Council provides general, in principle support for the proposed rezoning and minimum lot size amendment of the subject site, subject to detailed assessment of any planning proposal.*
- *A preliminary lot layout should be provided to demonstrate how any future subdivision could be accommodated on the site.*
- *Further detail should be provided in relation to the anticipated supply and demand of this size lot in this area.*
- *Discussions should be held with relevant service providers in this location to determine the feasibility of connecting services to lots as required.*
- *Discussions should be held with APA to ascertain the requirements for setbacks or other restrictions to development within the vicinity of the major gas pipeline across the site.*
- *Road upgrades will be required for the unsealed section of Girrawheen Lane.*

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 Proponent-initiated Planning Proposal as it relates to private land.

A flowchart depicting this process is reproduced below:

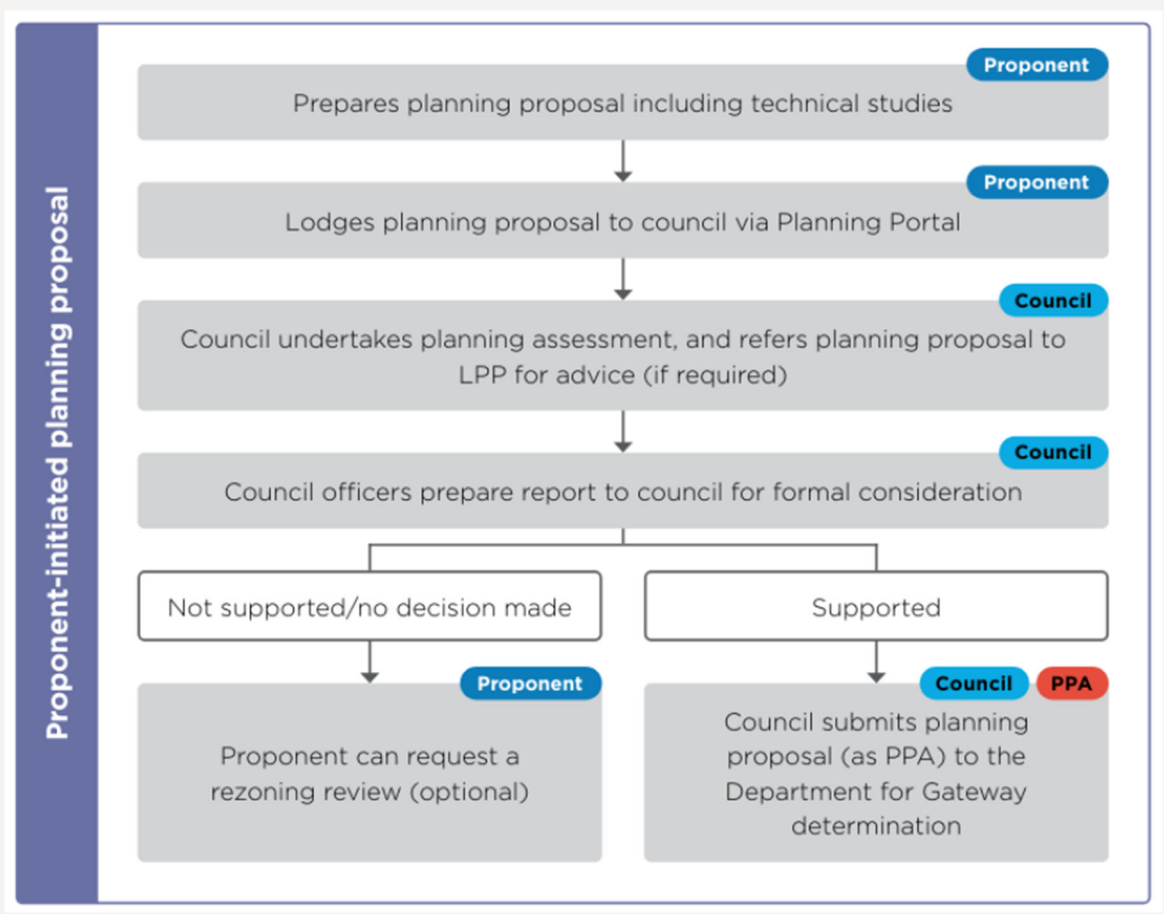

Figure 1 | Flowchart: Stage 2 Proponent-initiated Planning Proposal

1.3. Scope and Format of the 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 contain 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 1.

Table 2 | Accompanying Documents

No.	Document Name	Prepared by
A	Concept Subdivision Plan	Wagga Surveyors
B	Infrastructure Feasibility Report	Xeros Piccolo
C	Support Letter	Remax Vision Junee

2. Site Description

The subject site for this proposal comprises two lot described as Lot 70 DP751425 & Lot 2 DP609524 and addressed as Roedigers Lane, Harefield. The two (2) lots are adjacent to one another and located at the corner of Roedigers Lane, Albert Street and Girrahween Lane, approximately 4.4km south west of the Junee town centre. They comprise a total area of 129 hectares in a rectangular shaped holding with approximately 987m of street frontage to Roedigers Lane and 1,312m along Girrawheen Lane.

The land is presently vacant, generally flat and has historically been used for intensive agricultural purposes including cropping and pasture production. No built structures exist on the site. There is minimal vegetation on the site except for some tree canopy along the northern boundary and scattered throughout the existing paddocks.

The general nature of the site is considered to be highly disturbed from ploughing and clearing activities. A 66kV overhead electrical line traverses the northern boundary and an APA gas transmission line passes through the lots in an east-west direction.

The surrounding area is predominantly rural-residential in nature with a range of broadacre agricultural activities being undertaken including cropping and grazing. The land directly north of the site is zoned RU5 Village whilst the land to the east, west and south is zone RU1 Primary Production.

A site context plan and aerial photograph are provided below showing the existing conditions of the property.

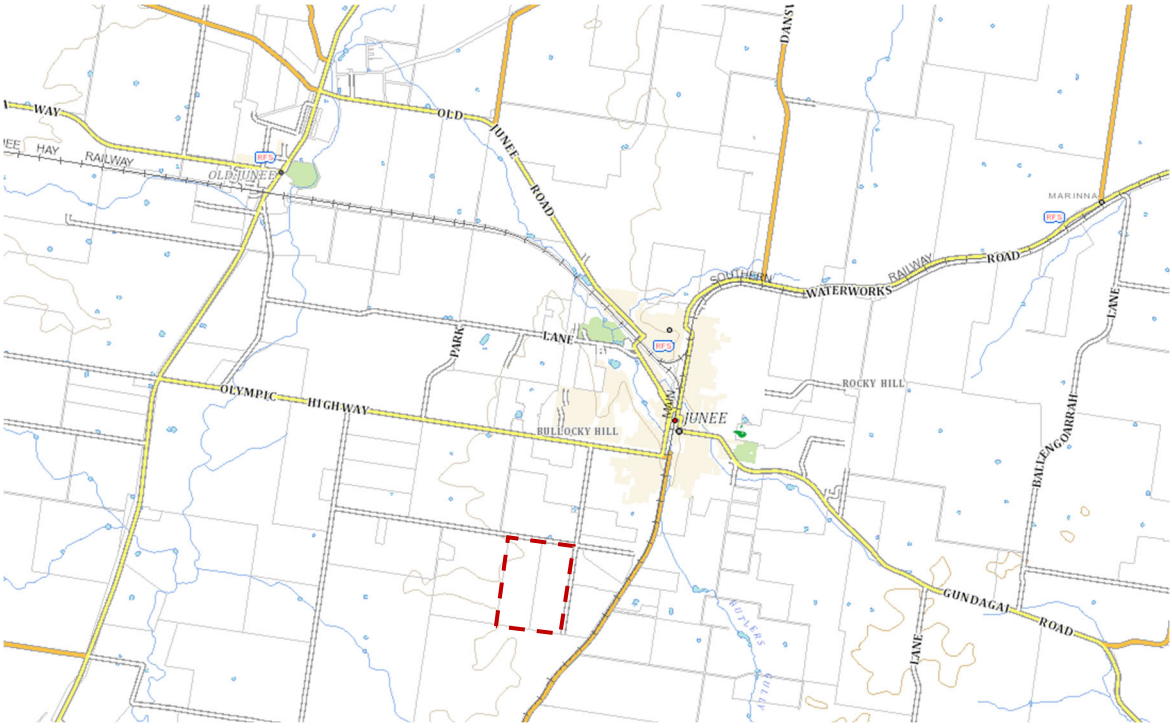

Figure 2 | Context Map (Source: Spatial Viewer NSW 2025)

Figure 3 | Aerial of Subject Site (Nearmap 2025)

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;
- Mapping
- Community consultation; and
- Project timeline.

3.1. Objectives and Intended Outcomes

The objective of the Planning Proposal is to rezone the subject land from RU1 Primary Production to RU2 Rural Landscape and amend the minimum lot size from 100 hectares to 8 hectares.

The intention is to develop the land for rural-residential purposes, subject to separate approval. Following a successful rezoning, a future Development Application (DA) may be lodged to subdivide the land into 8-hectare lots for sale and subsequent housing development.

In total, this calculates to a total of 15 lifestyle lots from 8 hectares up to 11.9 hectares and provide additional rural-residential supply for the ongoing housing demands in Junee and the surrounding region.

A plan of the proposed concept subdivision is reproduced below and attached as an accompanying document.

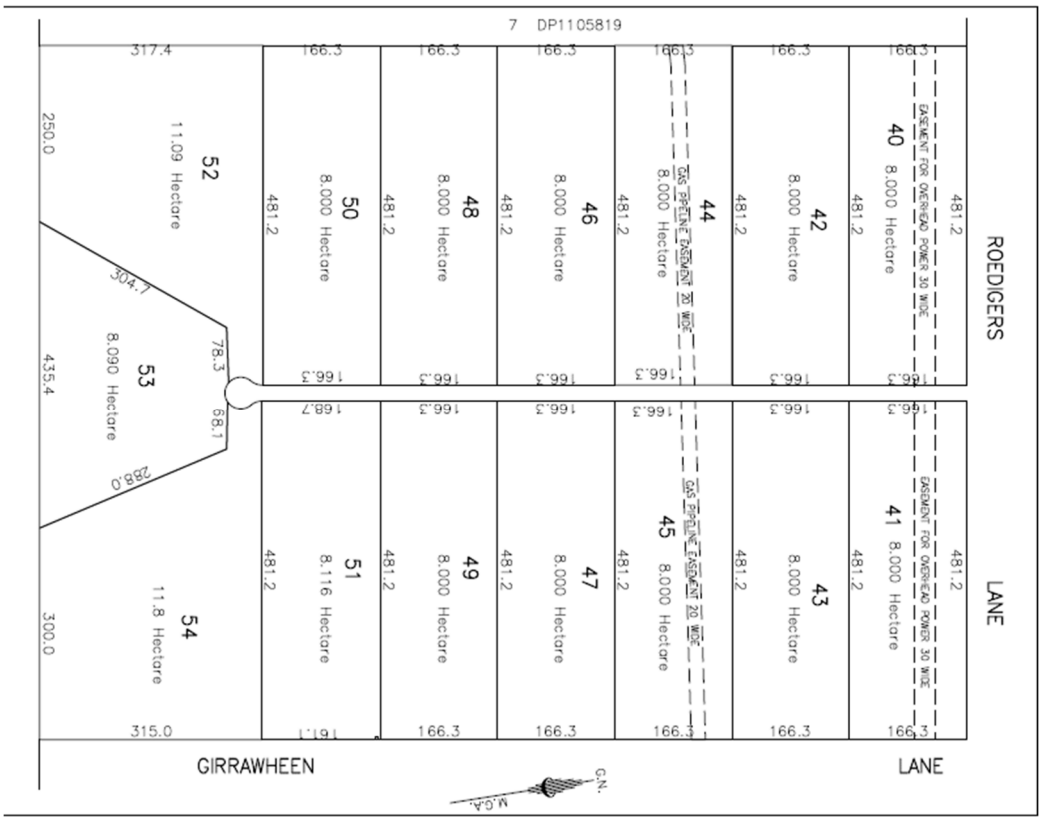

Figure 4 | Proposed Concept Subdivision Plan (Wagga Surveyors 2025)

3.2. Explanation of Provisions

In order to facilitate the intended outcomes as discussed above, the following LEP maps require amendments:

- Amend the digital Land Zoning Map to introduce the RU2 Rural Landscape zone.
- Amend the Lot Size Map – Sheet LSZ_002 and LSZ_002B from 100ha to 8ha.

Figures showing the proposed changes sought by the Planning Proposal are provided below.

Figure 5 | Current & Proposed Land Use Zone Controls (Source: DPHI NSW adapted by Habitat 2025)

Figure 6 | Current & Proposed MLS Controls (Source: DPHI NSW adapted by Habitat 2025)

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.

3.4. 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 has been prepared consistent with the recommendations of the *Junee LSPS (2020)*.

The purpose of this Plan was to provide clear direction to achieving Junee's economic, social and environmental land use needs over the next 20 years. The plan focuses on Junee and associated village areas including Bethungra, Illabo, Old Junee and Wantabadgery.

The LSPS sets the vision for land use planning in the Junee by emphasising on a rural/village lifestyle with a commercial district and community facilities. Three (3) key themes underpin the LSPS vision including:

- Liveability
- Productivity

- Environment and Resources

The proposal is aligned to supporting all key themes of the LSPS. The following planning priorities are most applicable in respect of the development outcomes envisaged with this proposal.

Table 3 | Junee LSPS

Priority	Delivery	Response
1: Provide opportunities for housing in the right locations	*Be located to avoid areas that are identified as important agricultural land or areas that create potential for land use conflict* *Align with the utility infrastructure network and its capabilities* *Avoid or mitigate the impacts of hazards, including the implications of climate change* *Protect areas with high environmental value and/or cultural heritage value and important biodiversity corridors* *Not hinder development or urban expansion and will contribute to the function of existing towns and villages* *Create new neighbourhoods that are environmentally sustainable, socially inclusive, easy to get to, healthy and safe*	The proposal aligns with Junee's Growth Strategy 2040 by supporting additional residential development within the Residential Growth Investigation Area. This approach integrates seamlessly with existing infrastructure networks located north of the site, while avoiding urban expansion into agriculturally or environmentally significant land.
2: Provide infrastructure to support development outcomes	*Align residential and commercial growth with water and waste water capabilities* *Investigate funding opportunities to upgrade existing utility infrastructure facilities to cater for a growing population*	The proposal can be appropriately supported by existing infrastructure to the north including roads, stormwater, water, electricity, communication systems and gas. Preliminary investigations have concluded that a future potential subdivision on the site can be serviced and connected to cater for the growing population.
3: Support and protect agriculture	*Protect important agricultural lands and supporting industries in local planning controls* *Continue to implement and advocate the NSW Right to Farm Policy* *Maintain the existing rural lands minimum lots size provisions in*	The proposed RU2 Rural Landscape zones intend to protect agricultural lands by ensuring that development is suitable for the existing area and will not cause overurbanisation. This protects the Right to Farm policy as it continues to permit farming practices on appropriate sized lots without causing land use conflicts with adjoining neighbours. While the proposal is modifying existing lot

	Local Environmental Plans to avoid agricultural land fragmentation *Manage land use conflict on agricultural land*	changes, it remains consistent with the Junee Growth Strategy for residential growth and can be appropriately supported by existing infrastructure to minimise land fragmentation.

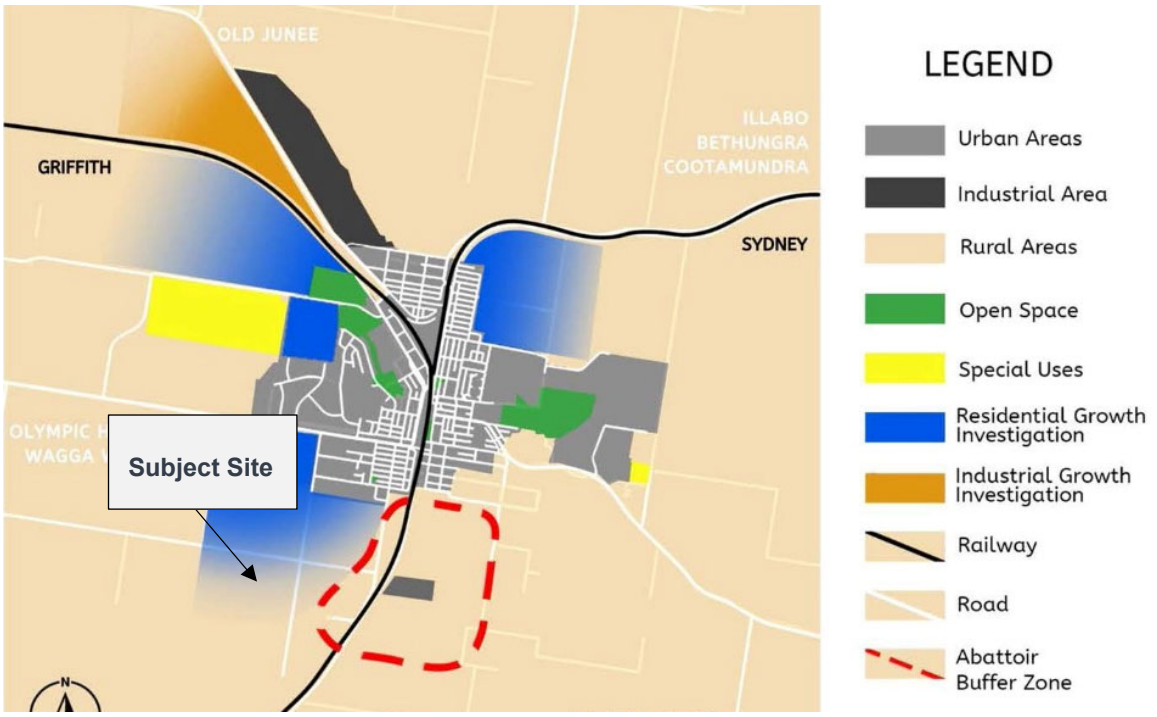

Figure 7 | Junee Growth Strategy 2040 Map Extract (Source: LSPS 2020)

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 the best means of achieving the objectives or intended outcomes as the necessary changes can only be made through the LEP making process.

Development of the land for residential purposes cannot be achieved under the current LEP as the land cannot be subdivided for development due to the minimum lot size requirements. Introducing the RU2 Rural Landscape, is also considered the most suitable option to enable rural-residential development as outlined by the objectives in the standard instrument. Introduction of the zone was endorsed by Council at a Council meeting dated 21 April 2026 to promote a balance between development and the preservation of the rural landscape which allows for a broad range of ongoing agricultural activities.

Table 4 | RU2 Rural Landscape Objectives

Objectives	Response
To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	Rezoning the land to RU2 prioritises protection of landscape and natural resources while supporting low-impact primary production and active land management including small-scale grazing without intensification.
To maintain the rural landscape character of the land.	The proposal maintains the rural landscape character by retaining a low-density pattern which reflects the existing rural landscape. A minimum of 8-hectare lots are large enough to

	preserve open rural vistas and ensures separation between dwellings to facilitate a dominant agriculture setting.
To provide for a range of compatible land uses, including extensive agriculture.	The proposal is capable of supporting a range of compatible land uses (refer to below land use table) such as extensive agriculture and other ancillary farming ventures which do not reduce the rural values of the site.

The recommended land use table for this zone is outlined below:

Table 5 | Land Use Table RU2 Zone

1 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based childcare; Home businesses; Home industries; Home occupations; Horticulture; Roadside stalls; Viticulture.

2 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.

3 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.

The last option is the 'do nothing approach', which is to leave the site zoned RU1 Primary Production and not change the MLS. This option is not preferred as it will continue to limit rural-residential opportunities for suitable uptake in Junee housing stock.

3.5. 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* (RMRP) is applicable to this proposal. The regional plan includes priorities that emphasise the need to increase the range of housing options in the existing urban area of Junee. The primary themes are:

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

The proposal is generally consistent with the relevant objectives, strategies and actions contained within the regional plan as discussed below.

An assessment of the Planning Proposal against the relevant goals, directions and actions of Riverina-Murray Regional Plan is undertaken as an accompanying attachment at the end of this document.

In summary the Planning Proposal is consistent with the relevant consistent, or where applicable, justifiably inconsistent with relevant goals, directions and actions of the Regional Plan.

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?

The Junee LSPS has been addressed in Section 3.3.1 of the Planning Proposal and is considered consistent local strategic plan.

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 as outlined below:

Housing 2041 – NSW Housing Strategy

The four pillars of Supply, Affordability, Diversity and Resilience are the foundations of Housing 2041. While it is necessarily broad in scope, specific to Junee LGA the proposal will:

- Support additional supply in areas where there is demand;
- Allow for more affordable lots, through pragmatic infrastructure and service delivery;
- Provide more diverse housing, through increasing density, reducing lot size in residential areas; and
- Embedding housing resilience in areas for employment opportunities.

Junee Community Strategic Plan "Making Tracks" 2040

The Community Strategic Plan (CSP) is built on four (4) lifestyle themes which contribute to a Liveable, Prosperous, Sustainable and Collaborative community. The proposal supports these themes overall by providing opportunities for respectful planning, balanced growth and good design for additional housing stock.

A 20 Year Economic Vision for Regional NSW

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 Junee Shire is located within the Eastern Riverina 'Growth Centre'. The overarching objective for Growth Centres is outlined as follows: *"The future focus for Growth Centres includes opportunities to improve connectivity, ensure water and energy security, and support both engine and emerging industries with the right regulatory settings, research and development and investment attraction."*

Accordingly, the proposal will achieve the Priority Actions and underlying principles of *A 20 Year Economic Vision for Regional NSW* as it will support residential development and economic growth.

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

Attachment B provides an assessment of the Planning Proposal against all State Environmental Planning Policies (SEPPs). In summary, many of the SEPPs are not applicable to the Junee Shire and even less are applicable to the circumstances of the Planning Proposal.

Notwithstanding, an assessment has been provided in Attachment B outlining whether the Planning Proposal is consistent, or where applicable, justifiably inconsistent with relevant SEPPs

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

Section 9.1 (formerly s. 117) of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides for the Minister for Planning and Homes 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 Attachment 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.

3.6. 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 proposed rezoning and subsequent development of the land will not result in any disturbance of habitat areas or natural features of the area because it relates to highly disturbed farmland that comprises no Plant Community Type (PCTs) vegetation as identified in the State Vegetation Mapping. Similarly, the subject land is not identified as pertaining any Biodiversity Values or located on Council’s Terrestrial Biodiversity Map.

Although a corridor of trees is present along the northern, eastern, and southern boundaries and some scattered canopy cover occurs throughout the paddocks, the proposal is not anticipated to generate any substantial impacts on biodiversity. Future DAs for subdivision and subsequent dwellings will consider any vegetation removal requirements in detail. It is noted that the proposed lot sizes providing sufficient space for a range of building envelopes to avoid tree removal.

Figure 8 | Plant Community Type Map (NSW SEED 2025)

Figure 9 | Council LEP Biodiversity Map (JSCGIS 2025)

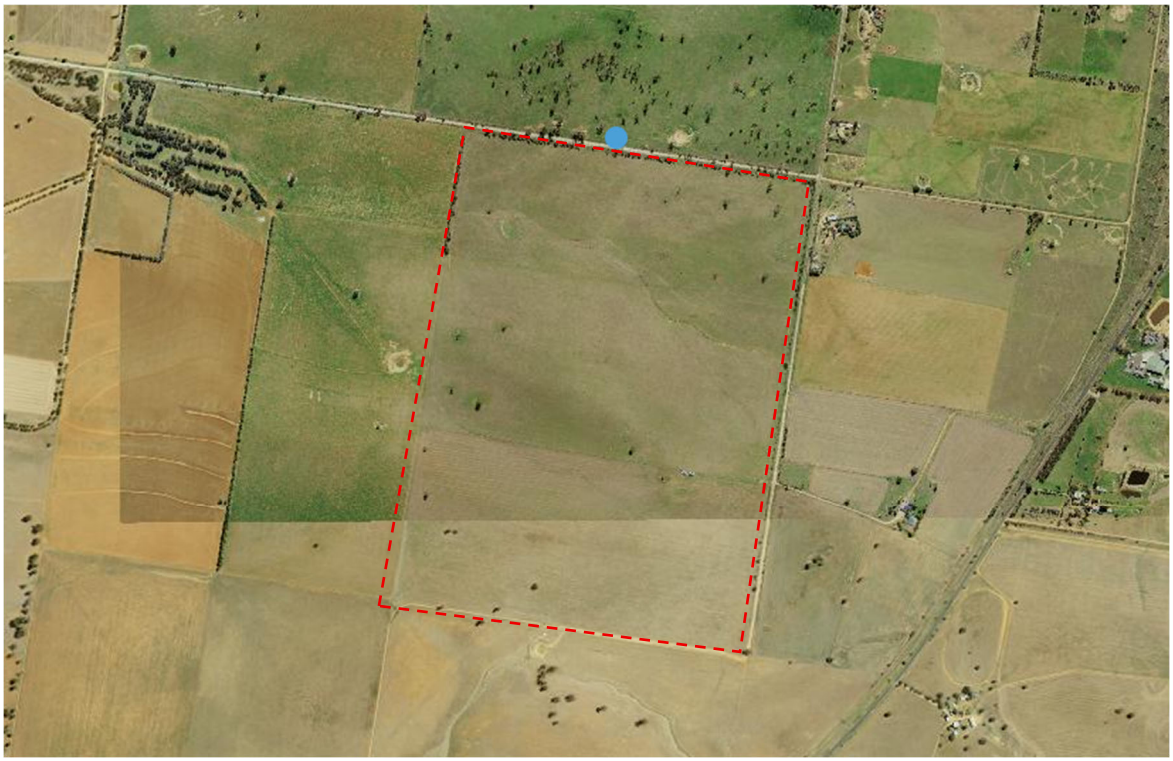

Figure 10 | Biodiversity Values Map (Environment & Heritage NSW 2025)

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

Land Contamination

The subject land is not expected to be contaminated in accordance with the provisions of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021.

The site has been historically used for broadacre cropping and grazing purposes inclusive of no buildings or structures. Similarly, following an inspection of the property, the land shows no signs of contamination and is not currently used for a potential contaminating activity.

Lastly, the subject land is not identified on either Council's or the NSW EPA's contaminated land register. Consequently, further assessment of matters regarding contamination is not considered necessary in this instance.

Other Environmental Considerations

Other matters regarding flooding, land slip, bushfire, erosion and salinity have been considered and are not relevant to the subject site.

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

The Planning Proposal has considered the likely social and economic effects of the development outcomes sought on-site and will generally have a positive outcome.

Rezoning the subject land to RU2 and reducing the MLS will introduce opportunities for additional lots which are consistent with the existing rural character of the area while also responding to ongoing demands for land and housing.

The site is located in a residential growth area and is proximate to existing infrastructure to the north and east. Due to the site's location, it will provide appropriate lifestyle / hobby farm lots for residents seeking more land close to existing services and community facilities in Junee.

Similarly, the proposal is generally unconstrained in terms of environmental matters which presents it as a suitable site for consideration. It is expected that further, detailed assessment of social and environmental impacts will be assessed as part of any subsequent DAs submitted for the site.

3.7. 3.7 Section D – State and Commonwealth Interests

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

Adequate public infrastructure is available to service the subject land should it be developed for rural-residential purposes. The land is proximate to existing infrastructure north of the site and as a consequence, all urban infrastructure can be efficiently extended.

Xeros Piccolo has prepared an Infrastructure Feasibility Assessment to confirm the suitability of augmenting infrastructure to the site including. A summary of the infrastructure provisions is described in the table below.

Table 6 | Summary of Infrastructure Feasibility Assessment

Infrastructure / Service	Subject Site
Roads and vehicle access	Road and vehicle access to the site is currently serviced by Roedigers and Girrawheen Lane. An assessment of the conceptual lot layout to service 15-16 lots with an internal road highlighted that Roedigers Lane would require upgrading to achieve: • 6.5m carriageway • Minimum 150mm gravel overlay on existing pavement • Sealing 5.5m carriageway. The subject site is considered readily able to accommodate road and vehicle access.

Stormwater	Stormwater currently flows through the site from a number of existing culverts under Girrawheen and Roedigers Lane. Due to the large lot sizes, property run off from any future dwellings are expected to be manageable and non-prohibitive with roads having suitable roadside drainage to safety convey stormwater flows.
Sewer	No sewer infrastructure is within close proximity to the site therefore, on-site wastewater management will be utilised. Further assessment of soil and treatment area specifics will be undertaken at DA stage.
Water supply	Water infrastructure is supplied by Goldenfields Water County Council (GWCC) and is available via: • 525mm diameter MSCL trunk main on the western side of Girrawheen Lane, extending along the full eastern frontage of the subject land • A 200mm diameter reticulation main on the southern side of Roedigers Lane, extending along the full northern frontage of the subject land. This main connects to the trunk main. • Water reservoirs located on the hill north of the development site, west of Albert Street. The existing water network has capacity to service the proposed development and no system upgrades or backhaul is required.
Electrical supply	Electricity is supplied by Essential Energy. An existing 66kV HV overhead electrical line passes through the northern portion of the existing lots, aligned in an east-west direction which would not be suitable for reticulation connection, and is a transmission line only. The existing network has sufficient capacity and can be adequately extended through the construction of a new HV aboveground transition line to a new substation.
Communications supply	Telecommunication services are currently provided by NBN Co. The nearest NBN infrastructure to this development is located near the water reservoirs on Albert Street, approximately 480m north of the subject land. Backhaul to the existing NBN network and new reticulation pit and pipe to can be readily provided to service the proposed lots.
Gas supply	Jemena Gas is the gas supply authority in the area and the nearest reticulated gas main is located approximately 1.35km away on Percy Street. The proposal does not intend to supply gas infrastructure as electrical heating and cooking can be used. Individual lots can also utilise gas bottles if required which is appropriate for semi-rural areas.

Existing high-pressure gas main	An existing APA owned high-pressure gas main passes through the subject site which is aligned in an east-west direction. This main is not suitable for reticulation connection and is a transmission line only. The proposal is not anticipated to have any impact on the easement and will be considered in the design of future DAs.

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

Consultation was undertaken by Council with the Department of Planning, Housing and Infrastructure as part of the scoping proposal stage. DPHI outlined that the proposal is generally consistent with strategic policy:

"The proposal is generally consistent with the Riverina Murray Regional Plan 2041, in particular Objective 7, which supports appropriate rural residential development. The Junee LSPS also provides broad support for rural lifestyle opportunities in appropriate locations. A future planning proposal would need to demonstrate strategic merit including; this location represents a logical extension of settlement and avoids fragmentation of productive rural land, justification for the proposed lot size and the introduction of a new land use zone."

Consultation was also undertaken with relevant service provided as outlined in Section 3.7 as part of the accompanying Infrastructure Feasibility Assessment. It is expected that further consultation will be undertaken with relevant agencies as part of the Planning Proposal process.

Refer to Section 5 of this proposal for further details regarding community consultation.

4. Mapping

The Planning Proposal seeks to amend the following LEP maps:

- Digital Land Zoning Map
- Lot Size Map – Sheet LSZ_002 and LSZ_002B

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).

Images of each of the subject sites, current and proposed, are shown in the above sections of this proposal document.

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.

5.1. Project Timeline

The project timeline for the Planning Proposal is outlined in below and has been based on DPHI's LEP making 'benchmark timelines'.

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 7 I 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	4 weeks for council to review and provide any comments regarding the submitted Planning Proposal and for the report to be updated. Date TBA.
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 DPHI seeking the issuing of a Gateway Determination.	2 weeks to prepare council report and include on council agenda. Date TBA.
Request Gateway Determination Council to request a Gateway Determination from the NSW DPHI 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. Date TBA.
Public Exhibition Undertake public exhibition of Planning Proposal in accordance with the conditions of the Gateway Determination.	Place a public notice in the paper and 4 weeks to publicly exhibit the Planning Proposal. Date TBA.
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.	4 weeks to collate, consider and respond to submissions received (if any). Date TBA.
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. Date TBA.
Submission to NSW DPHI/Parliamentary Counsel Forward Planning Proposal to NSW DPHI/Parliamentary Counsel (if delegated) for finalisation following public exhibition.	4 weeks. Date TBA.
Notification Finalisation/gazettal of Planning Proposal	2 weeks. Date TBA.

6. Conclusion

The Planning Proposal seeks to amend the *Junee Local Environmental Plan 2012* by rezoning land at Roedigers Lane from RU1 Primary Production to RU2 Rural Landscape. The Planning Proposal also seeks to undertake a consequential amendment to the Minimum Lot Size map by reducing the minimum lot size from 100 hectares down to 8 hectares.

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 & Environment's guideline titled: *Local Environmental Plan Making Guideline* (August 2023).

This Planning Proposal (and accompanying DA) 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 Junee and the broader region.
- The resultant development of the land will not create any unacceptable environmental or social impacts as it seeks to facilitate residential development close to the township of Junee.
- Development of the land as sought by this Planning Proposal can be integrated with adjoining residential development to the north.
- The development is proposed in response to increasing demands for housing in close proximity to existing infrastructure and services.
- There will be a net benefit for the Junee community through additional housing.
- The subject land can be provided with all urban services.

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

Attachment A – Consistency with the Riverina-Murray Regional Plan 2041

Table 8 I 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 has been selected to avoid environmentally significant land.	Consistent. The subject land has been highly disturbed by agricultural activities and is not considered to contain any significant biodiversity values. Some tree canopy coverage is noted on the northern / western boundaries and scattered throughout the paddocks. The lot layout has been designed to avoid removal of any trees.
Objective 2 – Manage development impacts within riverine environments	Not relevant, the subject land does not adjoin any riverine environments.	N/A
Objective 3 – Increase natural hazard resilience	Not relevant, the subject site is not prone to bushfire or flood risk.	Consistent. Future residential development on the subject sites is not expected to increase risk to natural hazards as it remains unconstrained from flood and bushfire events as mapped.
Part 2 – Communities and places		
Objective 4 – Support Aboriginal aspirations through land use planning	Not applicable, as the subject land is not known to contain any culturally significant land.	Consistent. The subject land is centrally located and highly disturbed following previous and historic agricultural activities which includes topsoil disturbance. A desktop analysis confirmed there are no identified Aboriginal heritage items on site. The presence or likelihood of items of Aboriginal Cultural Significance being present on the subject site is considered low given

Part, Objective and Actions	Relevance to Planning Proposal	Consistency
		the historical and recent use of the land for agricultural uses and disturbance of the site.
Objective 5 – Ensure housing supply, diversity, affordability and resilience	Applicable, the proposal seeks to achieve residential outcomes.	Consistent. The Planning Proposal seeks to create more and diversify rural-residential land availability in the Junee area.
Objective 6 – Support housing in regional cities and their sub-regions	Applicable, the land is located within the Junee region which is proximate to the regional city of Wagga Wagga.	Consistent. The proposal intends to support additional housing supply in the regions by providing the opportunity to subdivide the land and enable the construction of 15 dwelling houses. This will not only support housing for the Junee community but also relieve land pressures for rural housing within Wagga Wagga.
Objective 7 – Provide for appropriate rural residential development.	Applicable, the proposal seeks to provide additional rural residential development.	Consistent. The proposal is located near the existing urban area of Junee town centre. The site has access to existing social and community and road infrastructure and can be feasibly connected to water, sewer and waste services. The lots will satisfy ongoing demand for lifestyle living opportunities within commuting distance of Wagga Wagga and offer additional housing options in Junee which is experiencing lower population growth when compared to regional cities. Furthermore, the proposal is consistent with strategy 7.1 as it:

Part, Objective and Actions	Relevance to Planning Proposal	Consistency
		• Does not hinder the economic use of adjoining rural land and is located away from significant agriculture, forestry and extractive resources • Is not considered an area of high environmental value or cultural significance, nor does it adverse any nearby land with those values • Avoids fragmentation of waterfront areas • Does not pose any threat of flood, landslip, bushfire, contaminated risk • Is not within any proximity to offensive or hazardous industry • Avoids locations that could adversely impact groundwater resources • Is able to provide adequate water supply • Proposes an RU2 zone which ensures that a dwelling is the primary use of the land
Objective 8 – Provide for short-term accommodation	Applicable, the proposal provides the opportunity to enable short-term accommodation.	The Planning Proposal supports the potential for short-term accommodation by providing appropriately zoned land in a desirable location.
Objective 9 – Plan for resilient places that respect local character	Not relevant, the subject land is not heritage listed nor does it adjoin any heritage listed items.	N/A
Objective 10 – Improve connections between Murray River communities	Not relevant, as the proposal does not relate to connections between Murray River Communities	N/A

Part, Objective and Actions	Relevance to Planning Proposal	Consistency
Objective 11 – Plan for integrated and resilient utility infrastructure	Applicable, as the Planning Proposal seeks to develop land for residential purposes, which will require servicing.	Matters regarding utilities and infrastructure have been addressed in the main Planning Proposal report and accompanying Infrastructure Feasibility Report. Essential services can be appropriately extended and connected.
Part 3 - Economy		
Objective 12 – Strategically plan for rural industries	Not relevant, as the proposal does not relate to rural industries.	N/A
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	Not relevant, the proposal does not seek to achieve industrial or manufacturing outcomes and the site does not adjoin land zoned for these purposes.	N/A
Objective 15 – Support the economic vitality of CBDs and main streets	Not relevant, the proposal is not located within the CBD or main street of Junee.	Notwithstanding, the proposal will generate indirect impacts for increases in economic vitality of the CBD and main street by providing opportunities for increased population growth and active investment.
Objective 16 – Support the visitor economy	Not relevant, the proposal does not relate to tourism.	N/A

Part, Objective and Actions	Relevance to Planning Proposal	Consistency
Objective 17 – Strategically plan for health and education precincts	Not relevant, the proposal does not relate to health and education precincts.	N/A
Objective 18 – Integrate transport and land use planning	Applicable, the planning proposal will impact existing traffic networks.	At a local level, the Planning Proposal is consistent with this objective as it utilises and consolidates existing infrastructure. The specific merits of further construction of traffic infrastructure can best be assessed at a development assessment stage.

Attachment B – Consistency with State Environmental Planning Policies

Table 9 I 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 the Junee LGA.	The proposal does not require any tree removal to facilitate subsequent subdivision as a result of the amendment. The roadway will require minor site works and ground disturbance however, this is not considered to affect any significant biodiversity. The land is not mapped as pertaining any high biodiversity values and has been highly disturbed from historical farming practices. Further discussion regarding this is previously addressed within this report and will be subject to a future DA.
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 as the subject land is not identified as a prescribed zone within the 2021 SEPP.	Not applicable to the current Planning Proposal.
Chapter 5 – River Murray lands	Not applicable to the Junee LGA.	Not applicable to the subject land.
Chapter 6 – Water catchments	Not applicable to the Junee LGA.	Not applicable.

Policy	Applicable to Planning Proposal	Consistency
Chapter 7 – 12 (Repealed)	Not applicable to the Junee LGA.	Not applicable.
Chapter 13 – Strategic conservation planning	Not applicable to the Junee LGA.	Not applicable.
State Environmental Planning Policy (Sustainable Buildings) 2022	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.	The Planning Proposal does not conflict with the aims and functions of this SEPP with respect to housing provisions.
Chapter 3 – Diverse housing	Applies to all land in the State.	The Planning Proposal does not conflict with the aims and functions of this SEPP with respect to housing provisions.
Chapter 4 – Design of Residential Apartment Development	Applies to all land in the State.	The Planning Proposal does not conflict with the aims and functions of this SEPP with respect to housing provisions.
Chapter 5 – Transport Oriented Development	Applies to all land in the State.	The Planning Proposal does not conflict with the aims and functions of this SEPP with respect to housing provisions.

Policy	Applicable to Planning Proposal	Consistency
Chapter 6 – Low and mid rise 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 Junee LGA.	Not applicable.
Chapter 3 – Advertising and signage	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	Not applicable to the Junee LGA.	Not applicable.
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 Junee LGA.	Not applicable.

Policy	Applicable to Planning Proposal	Consistency
Chapter 4 – Homebush Bay area	Not applicable to the Junee LGA.	Not applicable.
Chapter 5 – Kurnell Peninsula	Not applicable to the Junee LGA.	Not applicable.
Chapter 6 – Urban renewal precincts	Not applicable to the Junee LGA.	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 Junee LGA.	Not applicable.
Chapter 4 – City West	Not applicable to the Junee LGA.	Not applicable.
Chapter 5 – Walsh Bay	Not applicable to the Junee LGA.	Not applicable.
Chapter 6 – Cooks Cove	Not applicable to the Junee LGA.	Not applicable.
Chapter 7 – Moore Park Showground	Not applicable to the Junee LGA.	Not applicable.
State Environmental Planning Policy (Precincts – Regional) 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 – Activation precincts	Not applicable to the Junee LGA.	Not applicable.
Chapter 4 – Kosciuszko National Park and alpine resorts	Not applicable to the Junee LGA.	Not applicable.
Chapter 5 – Gosford city centre	Not applicable to the Junee LGA.	Not applicable.
State Environmental Planning Policy (Precincts – Western Parkland 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 Junee LGA.	Not applicable.
Chapter 4 – Western Sydney Aerotropolis	Not applicable to the Junee LGA.	Not applicable.
Chapter 5 – Penrith Lakes Scheme	Not applicable to the Junee LGA.	Not applicable.
Chapter 6 – St Mary's	Not applicable to the Junee LGA.	Not applicable.
Chapter 7 – Western Sydney Parklands	Not applicable to the Junee LGA.	Not applicable.

Policy	Applicable to Planning Proposal	Consistency
State Environmental Planning Policy (Primary Production) 2021		
Chapter 2 – Primary production and rural development	Applies to all land in the State.	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 residential development. The Planning Proposal is justifiably inconsistent with the provisions of this SEPP including the Rural Planning Principles and Rural Subdivision Principles. A detailed assessment of the proposed rezoning against the rural planning principles and rural subdivision principles has been provided in response to Ministerial Directions 9.2 as outlined in Appendix C. In summary, the proposed land rezoning is considered to be justifiably inconsistent with this SEPP and will not have a long-term adverse impact on the productive agricultural value of rural lands.
Chapter 3 – Central Coast plateau areas	Not applicable to the Junee LGA.	Not applicable.
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 2 – Coastal management	Not applicable to the Junee LGA.	Not applicable.
Chapter 3 – Hazardous and offensive development	Applies to all land in the State.	Not applicable to the current Planning Proposal.

Policy	Applicable to Planning Proposal	Consistency
Chapter 4 – Remediation of land	Applies to all land in the State.	Land contamination matters are described above in Section 3.5. The site has been historically used for broadacre cropping and grazing purposes inclusive of no buildings or structures. Similarly, following an inspection of the property, the land shows no signs of contamination and is not currently used for a potential contaminating activity. The site is not identified as contaminated in Council or EPA records.
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.
Chapter 3 – Extractive industries in Sydney area	Not applicable to the Junee LGA.	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.

Policy	Applicable to Planning Proposal	Consistency
Chapter 4 – Major infrastructure corridors	Not applicable to the Junee LGA.	Not applicable.
Chapter 5 – Three ports – Port Botany, Port Kembla and Newcastle	Not applicable to the Junee LGA.	Not applicable.
Chapter 6 – Moorebank Freight Intermodal Precinct	Not applicable to the Junee LGA.	Not applicable.

Attachment C – Consistency with Section 9.1 Ministerial Directions

Table 10 I 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 *Riverina Murray Regional Plan 2041.* See above for further details.
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.	The Planning Proposal is consistent with this Direction as it seeks to allow particular housing development outcomes to be carried out through rezoning the subject land to allow that land use without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.
1.4A	Exclusion of Development Standards for Variation	Not applicable, as the Planning proposal does not seek to introduce or alter an existing	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
		exclusion to clause 4.6 of a Standard Instrument LEP	
1.	**Planning Systems – Place Based**		
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable to the Junee LGA.	Not applicable.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable to the Junee LGA.	Not applicable.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Junee LGA.	Not applicable.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Junee LGA.	Not applicable.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to the Junee LGA.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
1.10	Implementation of Western Sydney Aerotropolis Plan	Not applicable to the Junee LGA.	Not applicable.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable to the Junee LGA.	Not applicable.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to the Junee LGA.	Not applicable.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to the Junee LGA.	Not applicable.
1.14	Implementation of Greater Macarthur 2040	Not applicable to the Junee LGA.	Not applicable.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not applicable to the Junee LGA.	Not applicable.
1.16	North West Rail Link Corridor Strategy	Not applicable to the Junee LGA.	Not applicable.
1.17	Implementation of Bays West Place Strategy	Not applicable to the Junee LGA.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable to the Junee LGA.	Not applicable.
1.19	Implementation of the Westmead Place Strategy	Not applicable to the Junee LGA.	Not applicable.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not applicable to the Junee LGA.	Not applicable.
1.21	Implementation of South West Growth Area Structure Plan	Not applicable to the Junee LGA.	Not applicable.
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable to the Junee LGA.	Not applicable.
Design and Place			
Nil	N/A	This Focus Area was blank when the Directions were made	N/A
Biodiversity and Conservation			

No.	Title	Applicable to Planning Proposal	Consistency
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.
3.2	Heritage Conservation	Yes, as this Direction applies to all Planning Proposals.	Desktop analysis confirms that the site is not identified as pertaining any Aboriginal or cultural heritage items. The Planning Proposal is consistent with this direction as it does not affect existing provisions within 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 to the Junee LGA.	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 *Recreation Vehicles Act 1983*.
3.6	Strategic Conservation Planning	Not applicable, as the Planning Proposal does not relate to land under State Environmental Planning Policy (Biodiversity	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
		and Conservation) 2021 identified as ‘avoided land’ or a ‘strategic conservation area’.	
3.7	Public Bushland	Not applicable to the Junee LGA.	Not applicable.
3.8	Willandra Lakes Region	Not applicable to the Junee LGA.	Not applicable.
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable to the Junee LGA.	Not applicable.
3.10	Water Catchment Protection	Not applicable to the Junee LGA.	Not applicable.
Resilience and Hazards			
4.1	Flooding	Not applicable as the site is not identified as 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 site is not identified as bushfire prone.	Not applicable.

No.	Title	Applicable to Planning Proposal	Consistency
4.4	Remediation of Contaminated Land	Yes, as the subject land has historically been used for broadacre agriculture (grazing and cropping).	Following an inspection of the property, the land shows no signs of contamination. The subject land is not identified on either Council's or the NSW EPA's contaminated land register.
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			
5.1	Integrating Land Use and Transport	Yes, as the Planning Proposal seeks to alter or remove a zone relating to residential purposes.	The Planning Proposal does not conflict with the aims or objectives of the two reference Transport studies outlined in this Direction and the level of traffic is not expected to create any adverse impacts. Further details regarding traffic and access will be addressed as part of any subsequent DA submitted for the site.
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.

No.	Title	Applicable to Planning Proposal	Consistency
5.4	Shooting Ranges	Not applicable, as the subject land is not located in the vicinity of a shooting range.	Not applicable.
5.5	High pressure dangerous goods pipelines	Yes, the subject land contains a high pressure gas pipeline.	The Planning Proposal is consistent with this Direction as the concept subdivision plan has considered the pipeline in preliminary designs. Discussions with APA were undertaken as part of the proposal which outlined that it does not prohibit development of the land subject to the following considerations during future DAs: • Sensitive land uses (e.g. childcare centres, medical facilities, nursing or aged care homes, etc.) must be kept a minimum of 140m away from the pipeline • The main 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 general approach is to have APA easement in a linear open space. This would limit planting of some vegetation within the 20m wide easement.
Housing			
6.1	Residential Zones	Yes, as the Planning Proposal seeks to rezone land for residential purposes.	The Planning Proposal is consistent with this Direction as it seeks to rezone the land which will be developed for the purposes of additional housing. The proposal will achieve the following broad objectives: • The development will support housing within the residential housing market which is in demand; • Utilities and infrastructure can be appropriately extended from development to the north;

No.	Title	Applicable to Planning Proposal	Consistency
			• The subject land is centrally located and remains consistent with Junee's growth strategy to expand south.
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	Not applicable, as the Planning Proposal does not seek to achieve business or industrial outcomes.	Not applicable.
7.2	Reduction in non-hosted short term rental accommodation period	Not applicable to the Junee LGA.	Not applicable.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable, as the subject land is not located within proximity to the Pacific Highway.	Not applicable.
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.	The subject planning proposal will not: (a) prohibit the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or

No.	Title	Applicable to Planning Proposal	Consistency
			(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.
Primary Production			
9.1	Rural Zones	Not applicable as the Planning Proposal does not seek to rezone land to a residential, employment, mixed use, SP4 Enterprise, SP5 Metropolitan Centre, W4 Working Waterfront, village or tourist zone.	Not applicable.
9.2	Rural Lands	Yes, as the Planning Proposal will affect land within an existing or proposed rural zone.	The Planning Proposal seeks to rezone land from a rural zone (RU1) to a rural landscape zone (RU2) and reduces the minimum lot size, therefore the provisions of Direction 9.2 apply. Notwithstanding, the Planning Proposal is considered to be justifiably inconsistent with the aims and objectives of this Direction for the reasons as it is generally justified and consistent with the broad objectives of the Junee LSPS including the growth strategy. The Planning Proposal still retains consistency with the objectives of this Direction as follows: • The proposed rezoning will not reduce the amount of rural zoned land will continue to protect the agricultural production value of rural land by maintaining the rural nature of the zone. • The proposal will not derogate from the actions outlined in the NSW Right to Farm Policy.

No.	Title	Applicable to Planning Proposal	Consistency
			• The proposed minimum lot size is consistent with the lot sizes north of the subject site which prevents inconsistent lot patterns and fragmentation.
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 *NSW Oyster Industry Sustainable Aquaculture Strategy* (2006)	Not applicable.
9.4	Farmland of State & Regional Significance on the NSW Far North Coast	Not applicable to the Junee LGA.	Not applicable.