

Planning Proposal

Lot 329 DP750152, 109 Woodward St
(Corner Medlyn & Lee Streets) PARKES



to amend *Parkes Local Environmental Plan 2012* as follows:

Land Use Zone from R5 Large Lot Residential to R1 General Residential

Minimum Lot Size from 4000m² to 600 m²

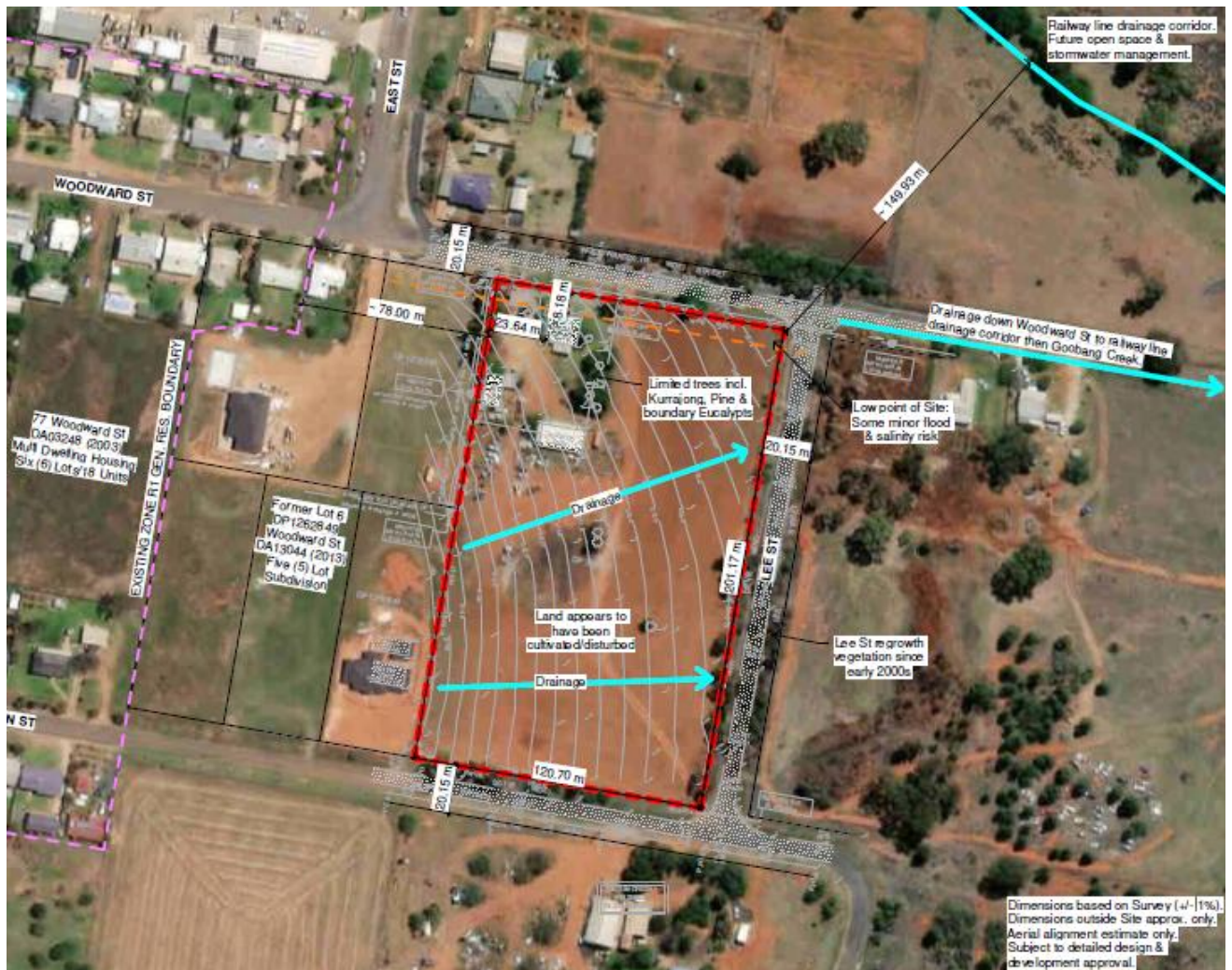


Figure 1: Site Location & Key Planning Controls.

Applicant: Mr Steve Mansley

For submission to Parkes Shire Council & the NSW Department of Planning, Industry & Environment (DPIE)

October 2024

Version D: Public Exhibition

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Document Control

Version / Date	Document	Provided To
A – 27 July 2023	Draft for Internal Review	Client
B – 14 May 2024	Draft Final with Consultant Studies	Client
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D – October 2024	Amended for Public Exhibition purposes	Client & Council

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1 OVERVIEW

1.1 Summary of Proposal

The following table summarises the key aspects of this development application:

Applicant	Daniel Mansley
Owner	Daniel, Steven & Chester Mansley (see Owners Consent)
Site Description	Lot 329 DP750152 - 109 Woodward St (Corner Medlyn & Lee Streets), PARKES
Site Area	~24,281m ² (2.428ha - see Survey)
Summary of Proposal	This Planning Proposal seeks to amend <i>Parkes Local Environmental Plan 2012</i> ('LEP') for land described below to change the key planning controls from a Large Lot Residential Zoning/Lot Size to an Urban Residential Land Zoning/Lot Size consistent with Council's adopted <i>Housing Strategy 2021</i> and <i>Middleton Urban Masterplan</i> .
Relevant Council Meetings/ Correspondence	<ul style="list-style-type: none"> • 10/02/2022 – Preliminary Subdivision Concept emailed to Council for discussion. • 24/02/2022 – Preliminary meeting with Council to discuss rezoning of Site. • 7/04/2022 – Phone discussion with Brendan Hayes of Council re Middleton Master Plan. • 11/05/2022 – Phone discussion with Brendan Hayes of Council re Middleton Master Plan. • 17/06/2022 - Phone discussion with Brendan Hayes of Council re Middleton Master Plan. • 20/07/2022 - Phone discussion with Brendan Hayes of Council re Middleton Master Plan. • October 2022 – Draft Middleton Master Plan on exhibition until 7/10/2022. • 7/10/2022 – Submission to Draft Middleton Master Plan. • 27/10/2022 - Phone discussion with Brendan Hayes of Council re Middleton Master Plan. • 12/12/2022 - Phone discussion with Brendan Hayes of Council re Middleton Master Plan. • 11/05/2023 - Phone discussion with Brendan Hayes of Council re Middleton Master Plan (Master Plan adopted at 21/02/2023 meeting/ no Council-led Planning Proposal). • 01/07/2024 - Planning Proposal lodged on NSW Planning Portal. • 13/08/2024 - Planning Proposal reported to Council Meeting. • 23/08/2024 - Gateway Determination requested from DPHI. • 02/10/2024 - Gateway Determination issued, endorsing exhibition of this Planning Proposal.

1.2 Supporting Plans & Reports

Whilst this is not a Development Application, the Planning Proposal is supported by the following:

Consultant	Report / Plans	Version/Date	Consultant Name
Survey	Survey Plan	28/09/2021	Karl Lupis
Site Analysis	A100 – Existing Controls (LEP) & Topography A101 – Housing Strategy Growth Areas A102 – Middleton Urban Masterplan A103 – Site Analysis & Context A105 – Site Photos A106 - Survey	July 2023	iPLAN PROJECTS
Site Analysis & Indicative Subdivision	A201 – Indicative Subdivision Concept A202 – Indicative Subdivision Concept + Aerial A203 – Indicative Tree Removal Plan	July 2023	iPLAN PROJECTS
Salinity	Groundwater and Salinity Study	25 March 2024	Envirowest Consulting
Biodiversity	Preliminary Flora/Fauna (Biodiversity) Assessment	13 May 2024	Envirowest Consulting

1.3 Preliminary Engagement with Council

The Applicant has advised Council during late 2022 & early 2023 of the intent to lodge this Planning Proposal and we have worked with Council on the finalisation of the *Middleton Urban Masterplan*. Originally, the intent was that Council

would prepare a Planning Proposal for the entire Middleton Precinct but this was not supported by some of the Community so Council has indicated they are supportive of individual owners preparing Planning Proposals in accordance with the *Middleton Urban Masterplan*. This Proposal is largely consistent with the Masterplan layout (lot size and yield are shown in the Concept but will be determined at DA stage).

1.4 Process Overview

The Planning Proposal has been prepared in accordance with *Divisions 3.4 – Environmental Planning Instruments (LEPs)* of the *Environmental Planning and Assessment Act 1979* ('EP&A Act') and the NSW Government (August 2023) '*Local Environmental Plan Making Guideline*' ('Guidelines').

It is suggested that under the Guideline – this Proposal is likely to be seen as a 'Standard Planning Proposal' as opposed to a 'Complex Planning Proposal' as it is consistent with the Council adopted *Housing Strategy 2021-2041* and *Middleton Urban Masterplan* and is a logical extension of the existing urban residential area.

Figure 2: Planning Proposal Categories- Standard (LEP Making Guideline p.14).

Standard	<p>A standard planning proposal refers to any one or more of the following proposed LEP amendment types, including an amendment:</p> <ul style="list-style-type: none">• To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone• That relates to altering the principal development standards of the LEP• That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP• That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS• Relating to classification or reclassification of public land through the LEP
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This Proposal should provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan making process including identifying relevant environmental, social, economic, and other site-specific considerations.

However, it is not a development application, so it is NOT required to consider specific detailed matters that should form part of a development application. The attached ***Indicative Subdivision Concept*** is provided only to inform an understanding of possible outcomes and align planning control amendments. It is NOT possible to assess all the impacts of that Proposal until detailed design is completed at DA Stage.

The Applicant asks that Council support this Planning Proposal and request a Gateway Determination under the EP&A Act from the *NSW Department of Planning & Environment* ('DPE') to allow this Planning Proposal to be placed on public exhibition.

The regional office of DPE has delegation to make Gateway Determinations unless the proposal is not supported or is contentious because it is not consistent with strategic planning for the area (in which case the Executive may consider the application). In this case the Proposal is consistent with the strategic planning. Planning Circular PS 21-004 (8 June 2021) updates delegation of plan making decisions under the EP&A Act and replaces PS18-013, PS16-005 & PS12-006.

When appropriate, a Gateway Determination may provide details of further studies/consultation required by Council to enable the public exhibition and finalisation of the Planning Proposal. The Gateway Determination issued on 2 October 2024 confirms that the environmental studies and documents which inform the Planning Proposal are sufficient, and that no further assessments are required for the Planning Proposal to proceed to public exhibition.

This proposed rezoning is considered to be a matter of local significance. Consequently, the Gateway Determination has delegated local plan-making functions to Council under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.

Please see **Section 3.6 - Part 6: Project Timeline** of this Report for an indicative timetable of steps to achieve the outcomes in this Proposal.

2 PLANNING PROPOSAL – SITE & JUSTIFICATION OVERVIEW

2.1 Site Location & Context

Figure 3: Location of the Site (yellow dotted line) and land zoning map overlay (Planning Portal).

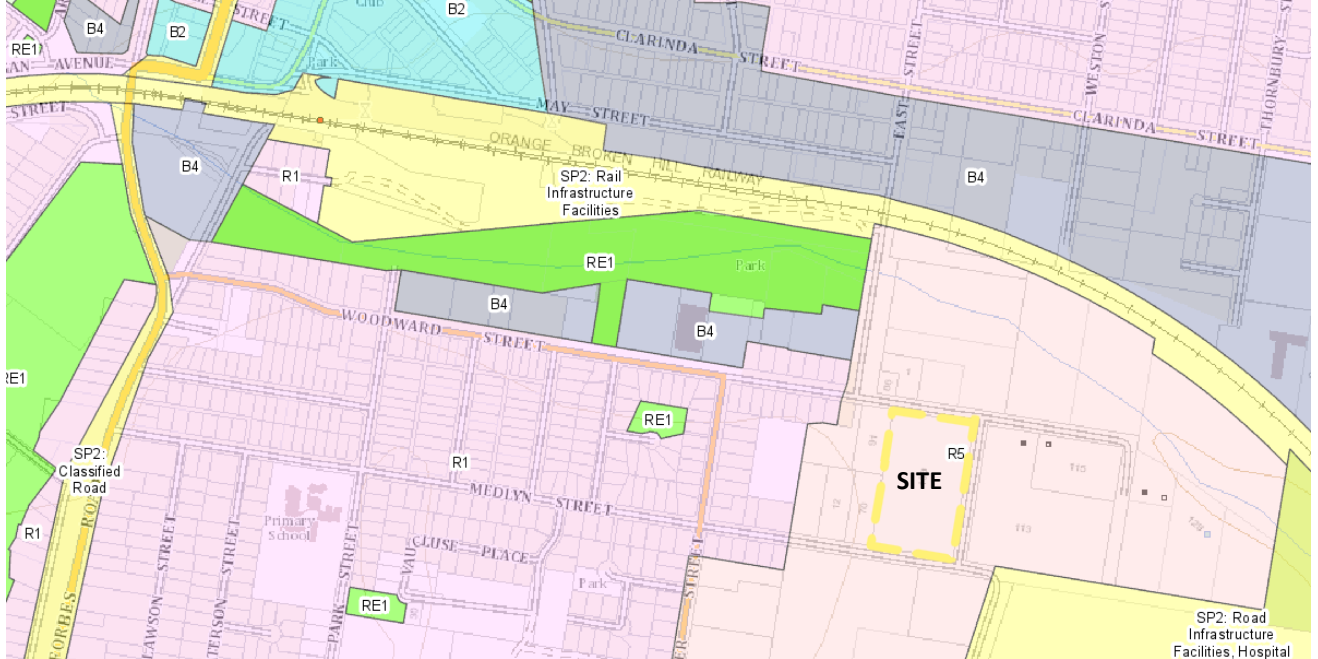
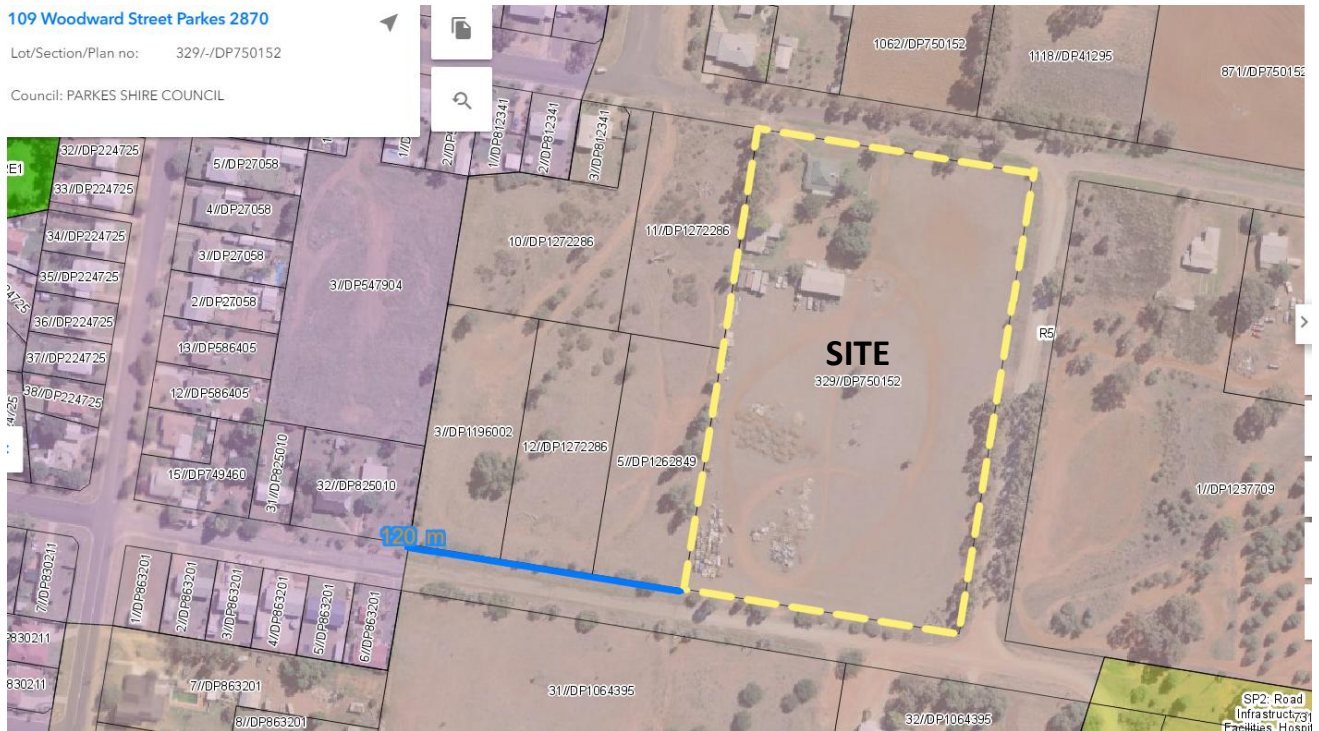


Figure 4: Aerial photo of the Site (yellow dotted line) and land zoning map overlay (Planning Portal).



See the **Site Analysis Plans**. The Site is located to the south-east of Parkes, south of the rail line and east of the Newell Highway (see Figures above). It has good access back to the Parkes CBD via East St and Clarinda St (or alternatively via Woodward St or Medlyn St and the Newell Highway). It forms part of the Middleton Urban Release Area.

It is currently in Zone R5 Large Lot Residential with a minimum lot size for Torrens Title Subdivision of 0.4ha (1 acre) lots. However, the existing Parkes urban residential area extends close to the west of the Site within ~78m on Woodward St and ~120m on Medlyn St. The urban residential area has a Minimum Lot Size of 600m² with existing lots generally >600-1,000m² in area.

The land to the immediate west of the Site (in Zone R5) has been subdivided into five (5) lots (3 fronting Medlyn St and 2 fronting Woodward St) under the existing controls (DA13/044) and all lots appear to have connected these to

reticulated sewer and possibly water with kerb/gutter extended on Woodward St. Several dwellings have since been constructed on this subdivision but it may be capable of some limited further subdivision in the future.

The remaining land to the north, east and south of the Site is a mix of lifestyle large lot residential and quasi-agricultural lots that is included in the *Middleton Masterplan* for future urban growth (see details below). The Site drains to the east and north-east to an unnamed watercourse (>150m NE of the Site) along the southern side of the railway line and then to the east into Goobang Creek (>900m to the ESE of the Site).

2.2 Site Photos (2021)



View on Woodward St looking south towards existing house on lot.



View from corner Lee St & Woodward St looking south-west towards Site.



View from Medlyn St looking north across Site (Lee St in background to right).



View from rear of house yard looking south-east (two sheds to left and adjacent lot with shipping container to right).



View from Woodward St towards existing dwelling.



View from Woodward St looking south up driveway for existing dwelling.

2.3 Housing Strategy

Parkes – Housing Strategy 2021-2041 is the adopted strategy for residential land uses. This is only a summary of the key findings which demonstrates the Site is identified for ‘Urban Expansion’ (pink on Figure opposite).

In addition, the Site has been allocated a short-term (high) priority No.1 (Staging Framework) in the list of urban release areas (see Figure below). Therefore, it should be one of the first areas considered for potential rezoning. We suggest the Site has likely been given a higher priority due to it being a logical extension of the existing urban area, its relatively ease-of-servicing (adjacent to existing utilities), and having a low level of site constraints which can be addressed through appropriate subdivision design (see more details below).

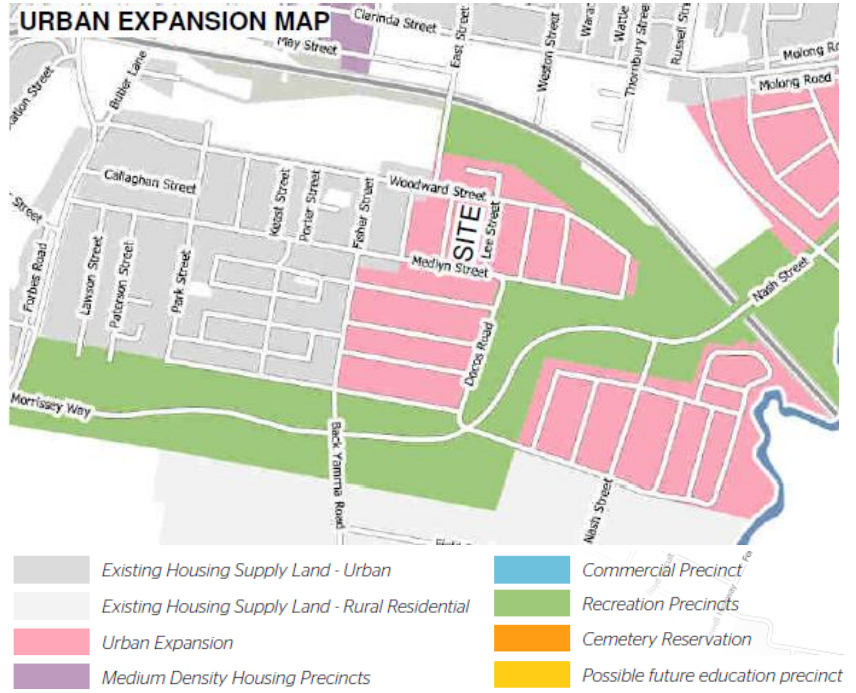
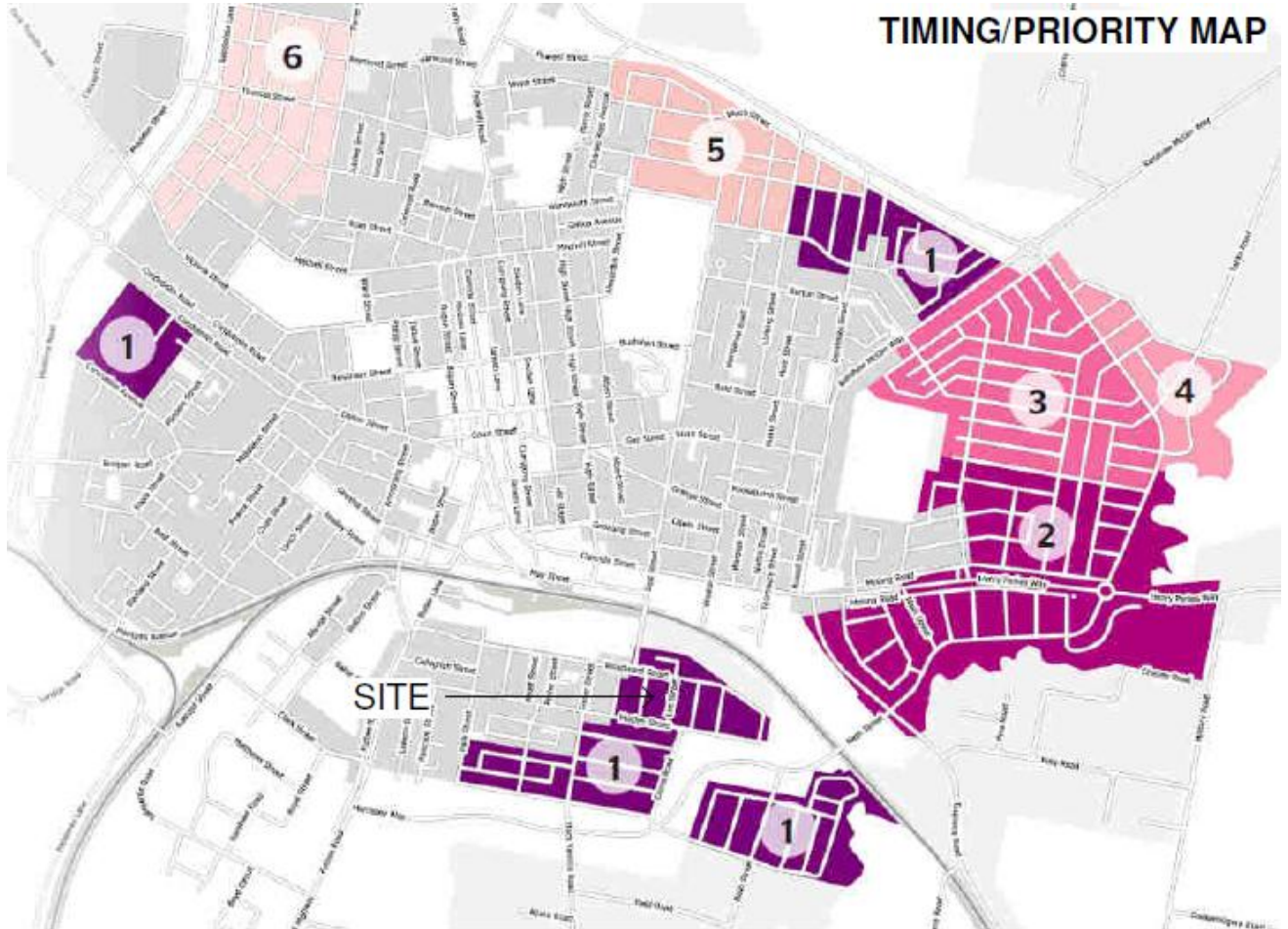


Figure 5: Urban Area Land Use Framework (Housing Strategy S.12.4.3).

Figure 6: Timing for Urban Release Areas (Housing Strategy Staging Framework S.12.4.5).



2.4 Middleton Urban Masterplan

Council/Currajong Consultants has prepared the *Middleton Urban Masterplan* in 2022 (adopted Feb 2023) for the Middleton Precinct that includes the Subject Site and most of the land south of the railway line/ east of the Newell Hwy down to the hospital. The Master Plan conducted a thorough analysis of the key opportunities and constraints (some of which are reproduced in Sections below) – This is only a summary of the key outcomes (see **Site Analysis Plans**).

The primary constraint for the Site (see Figure below) is that the eastern edge of the Site may have some potential dry-land salinity issues that are clearly found on the Site(s) east of Lee St (see **Salinity Study**). Several key opportunities on or near the Site include proximity to existing utilities, the extension of an open space network along the southern edge of the railway corridor to provide stormwater management, and open space and active transport connections. There are good views and vistas to the north-east and east. Slope allows for stormwater drainage.

Figure 7: Key Opportunities & Constraints (Map No.25) – Site (black dotted outline).

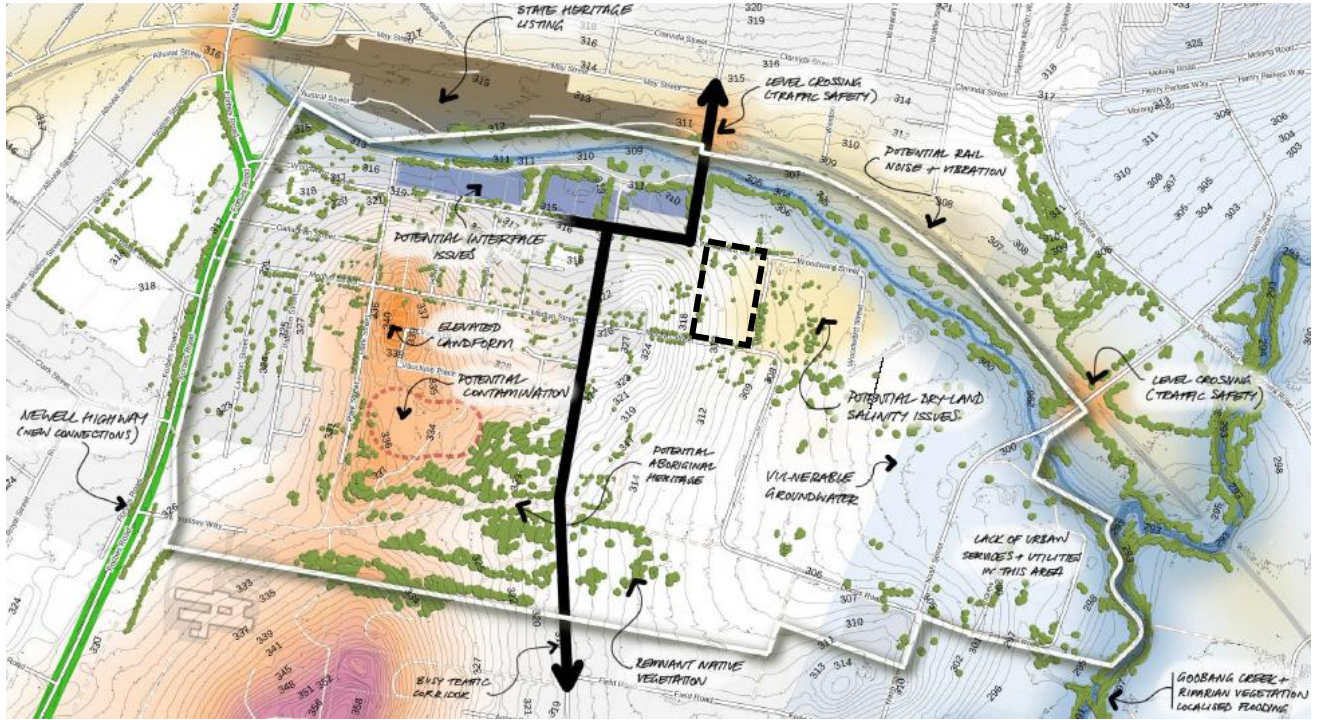


Figure 8: Lot Size Mix Map (Map No.29) – Site (black dotted outline).



Figure 9: Lot Size Mix Map - Excerpt of Site (black outline) & Surrounds (Map No.29) – Site (black dotted outline).



The key outcome is that the Site and surrounds are proposed to be rezoned for urban residential land uses and lot sizes. The *Lot Size Mix Map* (see Figures above) suggests that a suitable lot size for the Site may be in the 800-1000m² range producing an indicative yield of up to 24 lots with a new internal road connecting from Lee St. An Active Transport Network would extend along all three road frontages (opposite the Site on Woodward & Lee Streets) connecting to the open space/drainage network.

2.5 Indicative Subdivision Concept

The Applicant has prepared an **INDICATIVE Subdivision Concept** (see attached) to inform this Planning Proposal. By Ministerial Direction this does not form part of the Planning Proposal but can be used to test the required planning controls to guide future development.

The Subdivision Concept is CONSISTENT with the *Middleton Urban Masterplan* layout and lot size maps and proposes:

- a) Up to twenty-four (24) lots;
- b) Lot size ranging from approximately 880-950m² with a minimum lot size >800m² (noting LEP maps only have 600m² stepping up to 1,500m² currently in legend and 600m² is closest to west of Site);
- c) Lots fronting existing Woodward, Lee & Medlyn Streets & a new internal access road (east-west) through the centre of the Site connecting to Lee St (temporary cul-de-sac);
- d) Minimal impact on trees along Lee St as most lots will have primary access from Medlyn & Woodward Streets and the new internal access road;
- e) No battle-axe lots – all lots have public road frontage;
- f) Lot dimensions of min. ~20m width and ~47-48m depth (~1:>2 ratio width: depth);
- g) Indicative setbacks of future dwellings of 6-8m to primary roads and >3m as secondary (corner) setbacks;
- h) Fully serviced lots (reticulated sewer, water, electricity & telecommunications);
- i) Drainage & sewer down to Lee St connecting to Woodward St existing sewer and stormwater systems;
- j) Good opportunity for solar passive orientation of living spaces to the north.

2.6 Lot Area, Dimensions & Road Frontages

Karl Lupis Surveyors have provided a Survey dated 28/09/2021 for the Site. It is a single lot that is rectangular in shape with an area of ~24,281m² (2.428ha). It has direct access to three (3) streets with the following frontages:

- Woodward St (120.7m) to the north – bitumen seal (narrow) – no kerb or gutter in front of Site but potential for extension of kerb & gutter adjacent);
- Lee St (201.17m) to the east – bitumen seal (narrow) – no kerb or gutter in front of Site;
- Medlyn St (120.7m) to the south – bitumen seal (narrow) – no kerb or gutter in front of Site; and
- Large Lot Residential land to the west (201.17m).

Therefore, the lot has excellent public road access to maximise lots with road frontage and minimise the need for new internal roads. The local road speed on all three frontages is currently 60km/hr (though this may decrease as the Middleton Precinct develops).

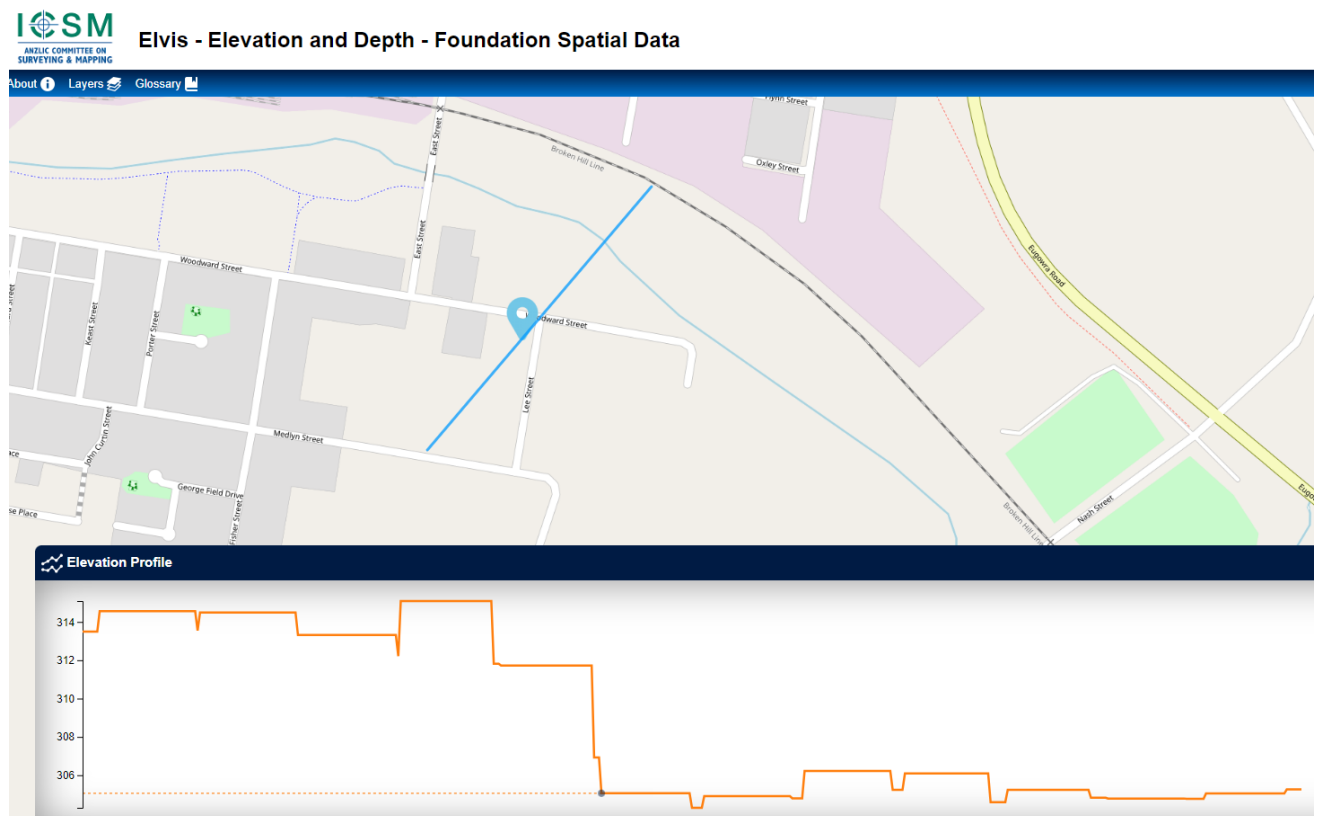
As the land is not within 90m of a classified road and it is in reasonable proximity to the Parkes CBD (via East St) – we suggest it would generate only moderate traffic loads and there is a low risk of impact to any classified roads. With minor road upgrades the surrounding local road network can support the proposed subdivision and a *Traffic Impact Statement* is not required at the Planning Proposal Stage (this can be addressed at Development Application Stage).

2.7 Topography & Flood Risk

The land falls from a high point in the south-west corner towards Medlyn St at ~RL314.8m to low point in the north-east at the corner of Lee & Woodward Streets at ~RL307.2. This result in a fall of ~7.6m diagonally across the Site over ~192m or less than 4% slope. This is a relatively low slope and unlikely to significantly limit urban residential development on suitably sized lots with limited cut/fill/retaining. It also allows natural drainage east to Lee St then north to Woodward St for stormwater & sewer (see below).

There are no marked watercourses (Hydroline Spatial Data – www.trade.maps.arcgis.com) on the Site. The nearest mapped watercourse runs north of Woodward St and south of the railway line through Crown and Education Department land that extends down to Goobang Creek. It is only a marked watercourse east of East St. At its closest point the Site (NE corner) is ~150m from this watercourse so it is well outside the 40m requirement for a Controlled Activity Approval under the *Water Management Act* and is unlikely to be integrated development.

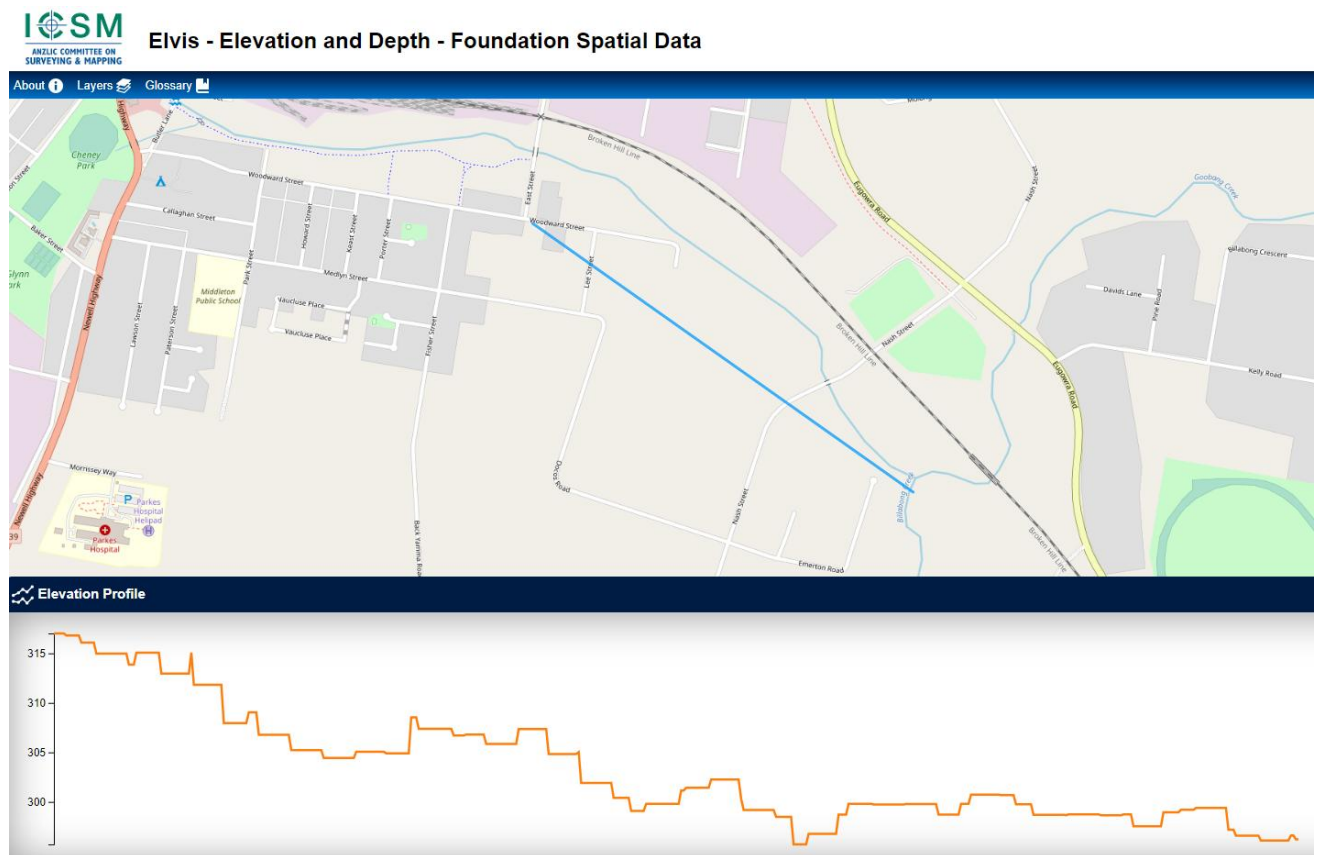
Figure 10: Elevation profile from Site to drainage along the railway corridor (ELVIS www.elevation.fsd.org.au).



There is no Flood Study or Flood Planning Map applicable to the Site. The Elevation Profile (Figure above) shows most of the Site sits above RL311.7m and at the north-eastern corner the Site is at ~RL307.2m (Survey). Whereas the drainage corridor is closer to RL305. This suggests there is >2m rise to the Site from the drainage corridor and most of the Site sits well above this. Therefore, we suggest the Site is unlikely to be significantly affected by mainstream flooding along the drainage corridor for a 1%AEP rainfall event and a flood study is not required. Woodward and Lee Streets are likely to act as buffers to any minor flooding along this corridor and future stormwater detention along this corridor (see Utilities Section below) may address some of this risk.

Goobang Creek is greater than 900m ESE of the Site. The ELVIS cross-section (see Figure below) from the NW corner of the Site to Goobang Creek (see Figure below) shows a fall from around RL310-315 at the western edge of Site down to Goobang Creek at lower than RL300 – a 10-15m fall. The *Middleton Urban Masterplan* notes that some localised flooding is generally expected around 297 AHD contour. Therefore, mainstream flooding of Goobang Creek is unlikely to affect the Site, the Site can drain down Woodward St towards the drainage corridor, and a flood study is not required.

Figure 11: Elevation profile from Site to Goobang Creek (ELVIS www.elevation.fsd.org.au).



2.8 Stormwater

Council manages stormwater infrastructure in the public domain. The Site itself has no kerb and gutter on its three (3) street frontages though there is kerb/gutter further west up Woodward St (adjacent land).

Stormwater currently relies on roadside swales. It is expected the development of this Site would require kerb and gutter upgrades to some (if not all) street frontages (though Lee St may seek to minimise impacts on street vegetation). The ‘trunk’ stormwater is the drainage channel ~150m to the north-east of the Site running along the southern edge of the railway corridor. Drainage to this infrastructure already exists along Woodward St then via the Crown Land NE of the Site across to the drainage channel. Alternatively, it could drain along Woodward St until it is immediately adjacent to the drainage corridor. However, the 2nd Figure below shows there is a 3-4m rise in Woodward St east of the Site that would need to be reviewed.

A more detailed Stormwater Concept Plan can be provided at DA Stage where levels along Woodward St can be tested and there will likely be more detail on any public stormwater infrastructure.

Figure 12: Elevation data for potential drainage paths down Woodward St to drainage channel.

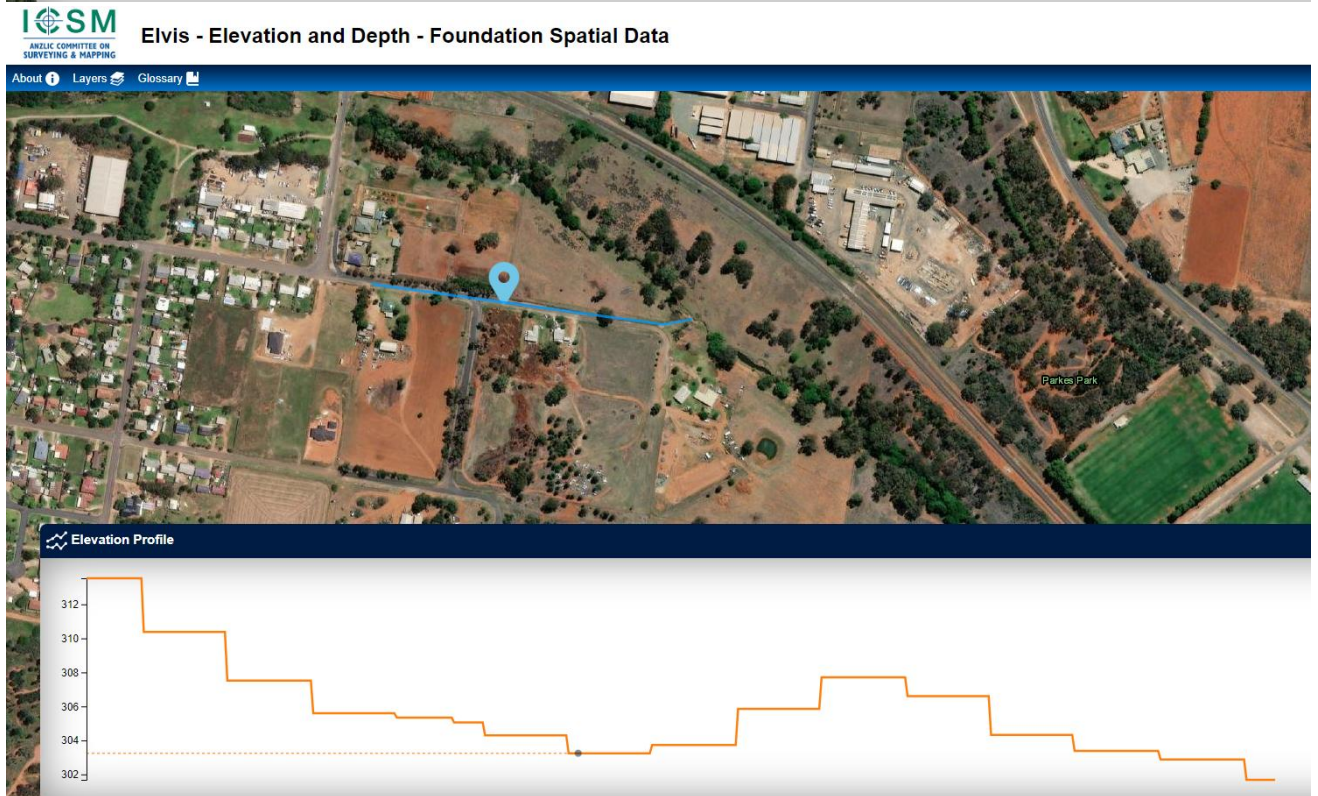
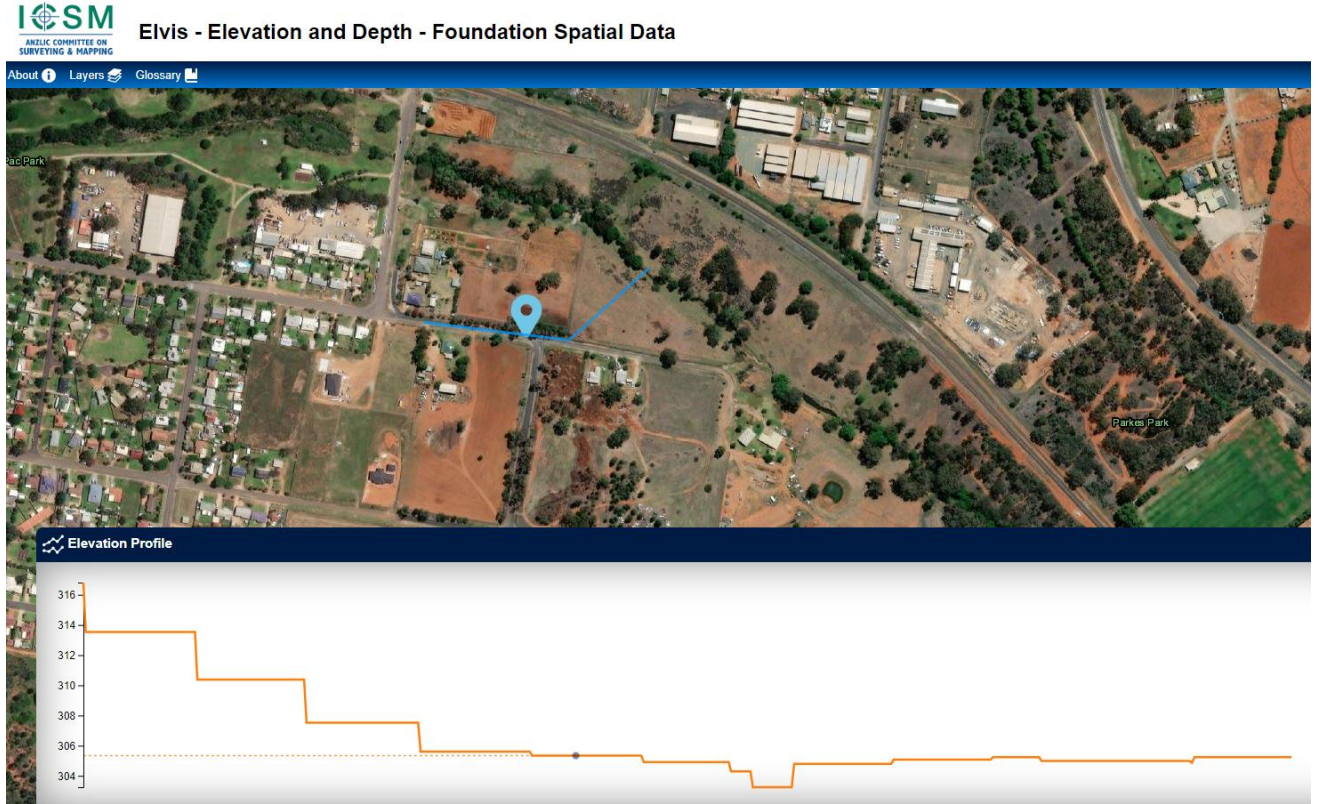


Figure 13: Excerpt from Middleton Stormwater Management Plan (Section 7.1.5)

As shown in the excerpt opposite from *Middleton Urban Masterplan*, Council has confirmed that they do not expect on-site detention on this Site. Instead, they are proposing to incorporate larger scale detention along the proposed Southern Ring Road space, and/or along the railway drainage corridor on Crown Land prior to its dispersal to Goobang Creek. Council is developing an *Urban Stormwater Management Plan* and *Stormwater Drainage Design Guidelines* and these can be addressed in more detail at the Development Application (DA) stage.

7.1.5 Middleton Stormwater Management Plan

A high-level concept stormwater management plan has been developed for Middleton to indicate the broad intent of the macro-stormwater management system, as defined by Australian Rainfall and Runoff 2019.

Key objectives for the management of stormwater in the Middleton Masterplan are as follows:

- + Use and rely on Pac Park as a critical drainage reserve for Parkes Urban Area drainage and stormwater management.
- + Create a subdivision design that limits the need for on-site detention and maximises the use of water sensitive urban design in both the public and private domain.
- + Minimise impacts on residential land-use and natural areas to the greatest extent practical.
- + Consider ways to reduce urban drainage impacts, including strategies to address public safety, water quality, drainage velocity and the discharge point to the Goobang Creek.

Key features of the Stormwater Management Plan are as follows:

- + Expansion of the environmental rehabilitation program of the riparian area adjacent to the Orange to Broken Hill Railway, down to its junction with the Goobang Creek.
- + Develop a series of interconnected onsite detention basins within the southern ring road corridor to slow the movement of stormwater entering downstream infrastructure, rural properties and the Goobang Creek.

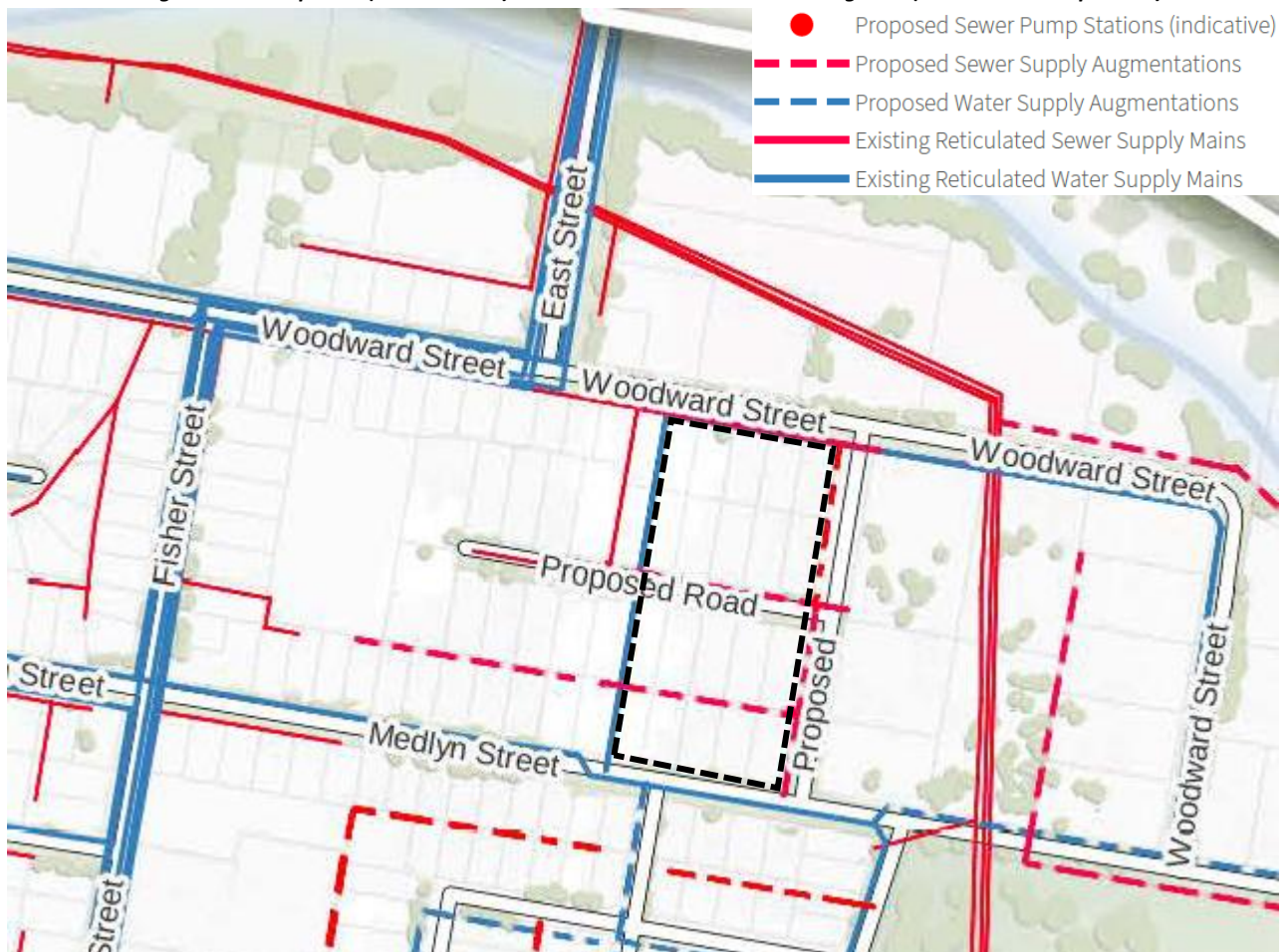
Map 33 shows the proposed stormwater management plan for Middleton in the wider context of the Parkes Urban Area.

2.9 Utilities

2.9.1 Sewer

The *Housing Strategy* notes the Site is within the existing reticulated sewer catchment and highlights this area for urban residential growth due to its ease-of-servicing. The Strategy also states that the new Sewage Treatment Plant (STP) on Akuna Road has capacity for 15,000 equivalent persons (EPs) which can be upgraded to 20,000 EPs.

Figure 14: Excerpt Site (black outline) & surrounds – Middleton Servicing Plan (Master Plan Map No.35).



The *Middleton Urban Masterplan* Map No. 35 (Figure above) shows there is an existing Council sewer main running along Woodward St that connects to the south-east to the old STP and then across to the new Akuna Road STP. The Site naturally drains towards Lee St and then down to Woodward St to the north-east corner to connect to this sewer main. The Masterplan shows potential extensions of sewer mains up Lee St, the proposed east-west internal road, and the rear of lots along Medlyn St so the entire Site is capable of being connected to reticulated sewer.

We understand that the existing dwelling on the lot is already connected to sewer in Woodward St so this is one less headworks charge payable (even if this dwelling is later rebuilt).

2.9.2 Water

The *Housing Strategy* notes the Site is within the reticulated water network and highlights this area for urban residential growth due to its ease-of-servicing. The new Water Treatment Plant (WTP) off Webb St can treat up to 16 mega-litres per day allowing Parkes to accommodate the projected growth.

The *Middleton Urban Masterplan* Map No. 35 (Figure above) shows a potable water main along the Site frontage on Woodward St and on the opposite side to the Site along Medlyn St with a connection along the western boundary of the Site. An extension of the existing network along Lee St and through the proposed subdivision does not appear to be a major constraint.

2.9.3 Electricity

Essential Energy is the relevant authority. There is overhead electricity in Woodward St (adjacent to the Site) and on Medlyn St (on the opposite side to the Site). Poles along Woodward St are shown on the Survey and should be avoided where possible for new driveways (only likely to be an issue where lot frontages reduce below 20m wide).

The overhead electricity in Woodward St seems to only be a single wire. Therefore, it is likely there will need to be a new underground (or possibly overhead) extension from the main pole ~40m up Woodward St that appears to have both high and low voltage lines. The overhead electricity in Medlyn St appears to have both high voltage and lower voltage lines (to be confirmed). Lee St has no electricity infrastructure.

The Applicant is happy to work with Essential Energy to determine the capacity of the existing network and any upgrades required as well as extension through the proposed subdivision.

2.9.4 Gas

Jemena is the relevant authority. There is a 50NY210kPa line in Woodward St that connects along East St. It also runs along the north side of Woodward St to opposite the north-west corner of the Site at 32NY20kPa. Therefore, there may be capacity to extend natural gas to the proposed development. Reticulated gas is available on customer request. However, for modern houses it may not be as sustainable to connect to gas and all-electric houses should be permitted.

2.9.5 Telecommunications

According to the NBN website, the lot appears to have access to Fibre to the Node (FTTN) services. NBN (Dial Before You Dig Plan) cable appears to run down Woodward St (south side) adjacent to the Site and may have a connection to the existing house. There is a standard process during residential subdivision to seek connection and/or upgrade of the network.

2.10 Groundwater & Salinity

Please see the attached **Groundwater & Salinity Study** that included a detailed site analysis, five (5) bore holes including a groundwater monitoring well (MW1), and a review of other groundwater bores in the area.

Boreholes were located where there was evidence of bare areas of soil that could be caused by salinity (but were mostly due to stock and vehicle movement). There was no evidence vegetation on-site was affected by salinity with no vegetation/tree die back or highly salt tolerant plant species. No salt crystals were present on the site surface except some evidence of salinity affecting the existing dwelling in the north-west sector of the Site.

In effect, only one borehole (MW1) in the north-eastern corner was found to have topsoil that was slightly to moderately saline, and slightly saline subsoils with saline groundwater. BH4 only had slightly saline soils at 1m. Soil samples from the remaining boreholes were non-saline (see *Conclusions* Section).

MW1 had a standing water level (SWL) at 0.79m below ground level and electrical conductivity of 6.02dS/m that according to Appendix 2 / AS2870.2011 is an A2 exposure classification which is towards the lower classification and only requires regular concrete MPa and curing requirements and reinforcement. However, it is unacceptable for use as drinking water or for agricultural use (neither are proposed for urban residential development).

The Site is NOT mapped as a groundwater vulnerable area (see LEP section below). Depth of groundwater on-site is expected to range from less than 1m (more towards north of Site) to more than 3m. Groundwater (& associated salinity) appears to mainly be an issue towards the north of the Site, particularly the north-east where the land is lower. No visual surface or sub-surface indicators of groundwater discharge areas were identified on the site and no recharge

areas were identified on the site. Development of the Site (with associated stormwater management) is likely to decrease water infiltration and reduce the risk of rising groundwater levels that may bring more salinity to the surface. The risk of groundwater contamination from the proposed land-use is lower than the current land-use. Hard surfaces will potentially reduce sediment export loads (if appropriate controls during construction). Nutrient impact on surface water will be reduced post-development. Stormwater on the site will be managed by the reticulated stormwater system and directed to the north eastern drainage line along the rail corridor.

Based on the bore sampling conducted, the **Groundwater & Salinity Study** found that the southern two thirds of the site is immediately suitable for residential development with no additional salinity measures.

The report found only slight salinity in Bore BH4 and confirmed salinity in MW1 (north-eastern corner) – so it was not able to specifically identify the salinity risk beyond the north-east corner and some historic rising salt at the existing dwelling.

As a result, the northern third of the Site may require some additional testing, we suggest, at the Subdivision DA Stage once the proposed dwelling locations are better known. However, it is not suggested the salinity would prevent the use of the northern section for residential purposes and the current zoning would permit subdivision and development of this land for this purpose at lower densities.

Salinity in the northern section may affect the construction methodology for future dwellings including, but not limited to addressing:

- BCA exposure conditions;
- *AS2870 Residential Slabs and Footings – Construction*;
- *AS3700 Masonry Structures*; and
- *AS3600 Concrete Structures*.

Some general recommendations were made to minimise impacts. Most of these can easily be achieved at the Subdivision DA Stage and include careful management of stormwater (detailed design). We suggest that some additional testing for individual future lots in the northern third of the Site at Subdivision DA Stage can put forward recommendations that can be met as part of any future development applications as they will mostly relate to dwelling and infrastructure construction. We suggest the extent and risk of salinity does not preclude the future use of the Site for residential purposes subject to meeting those recommendations.

2.11 Existing Development, Historic Land Use & Contamination

2.11.1 Site History & Potentially Contaminating Land Uses

In 2024, the Site contains a weatherboard cottage and two (2) sheds in the north-western corner with the remainder of the lot vacant and currently used for ancillary grazing of animals. We have conducted a review of site history based on historical aerial photographs (see Figures on pages below – key dates shown).

Prior to 1965 at some time it was likely to have been grazing land but there is no evidence of any larger sheds, farm infrastructure, sheep/cattle dips etc. that would have potentially contaminated the Site.

The earliest photo on the NSW Government Spatial Viewer is in 1965. It already shows the existing road network (frontages of Woodward / Lee / Medlyn Streets) and an existing dwelling on the lot (and one on each of the adjacent lots to the west and east) suggesting this parcel was effectively a small quasi residential lot by that time. It was unlikely to have been a viable agricultural lot due to its size, fragmented land ownership, and isolation from other large agricultural holdings.

Except for the dwelling, a couple of sheds, and a few trees around the house, the rest of the Site (including the street frontages) has remained vacant and largely cleared of trees from 1965 until now.

For over 50-60 years it appears to only have been used as a ‘lifestyle lot’ due to its small size though it has occasionally been cultivated (which explains why there is little tree regrowth on the Site). Urban residential development moved towards the Site over the years but little else changed except for some regrowth trees along the Lee Street frontage and some changes to the sheds on the Site. As of April 2024, the five (5) large lots to the west have now been developed and a child-care centre is under construction on the large mid-block lot further west.

There is no evidence of intensive horticulture on the Site. There was some sporadic cultivation which may have involved standard herbicides and pesticides but not at intensive levels. The limited grazing has not warranted yards. There is no evidence of any industry on the Site.

There was some limited farm machinery and vehicle storage on the Site around the existing sheds towards the north-west corner and western boundary in aerial photos around 2010 & 2015-2018 but this appears consistent with general farm machinery storage and it does not appear to have been a junkyard or spare parts facility so risk of petroleum leakages may be limited.

There is an area with some inert concrete pipes and a mound (possibly with some inert materials) towards the centre/western boundary that may have been some stockpiling of top soil but no surface evidence of significant waste and it is limited in area.

Table.1 of Appendix 1 of the DRAFT *Contaminated Land Planning Guidelines* include a list of some potentially contaminating land uses that may trigger the requirement for a more detailed assessment. The only relevant activities for this Site are the very broad ‘*agricultural/horticultural activities*’ and possibly ‘*scrap yards*’ but for the reasons above, we suggest these did not occur intensively on the site and were more ancillary to the existing residential use of the Site.

Table 1: Some activities that may cause contamination	
• acid/alkali plant and formulation	• landfill sites
• agricultural/horticultural activities	• metal treatment
• airports	• mining and extractive industries
• asbestos production and disposal	• oil production and storage
• chemicals manufacture and formulation	• paint formulation and manufacture
• defence works	• pesticide manufacture and formulation
• drum re-conditioning works	• power stations
• dry cleaning establishments	• railway yards
• electrical manufacturing (transformers)	• scrap yards
• electroplating and heat treatment premises	• service stations
• engine works	• sheep and cattle dips
• explosives industry	• smelting and refining
• firefighting training and use of firefighting foams	• tanning and associated trades
• fuel storage	• waste storage and treatment
• gas works	• wood preservation
• iron and steel works	

2.11.2 Contamination Listings

The Site is NOT listed on the Contaminated Land Record (NSW EPA website). We note, however, that No.129 Woodward St (eastern end of Woodward St >140m from Site) and land within the Parkes Railway Corridor is listed as being part of the former Parkes Gasworks. There is a low probability any contamination from this facility would have spread to the Site.

To the best of our awareness, the Site is NOT within an investigation area with the meaning of the *Contaminated Land Management Act 1997*.

2.11.3 Preliminary Conclusion

It is important to note that the Site is **already** in a (large lot) **residential zone** and this Proposal is only seeking an increase in residential density for urban residential purpose but the same land uses (‘detached dwelling houses’) are likely.

The historic aerial photographs (below) and analysis above suggests a low risk from potentially contaminating uses such as intensive agriculture or other industrial uses of the land as it appears to have primarily been used as a residential lot with ancillary grazing and limited cultivation/cropping since before 1965.

On this basis we suggest either there is a low risk of any potentially contaminating activities having been on the Site and/or sites that require further investigation are limited in area. We suggest soil sampling and/or a full Contamination Study may not be warranted at the Planning Proposal stage for this Site but may be considered at Development Application stage (subject to Council & DPHI approval). Alternatively, this can be conditioned at Gateway Determination stage.

Figure 15: Historic Aerial Photos (source shown).

February 1965 – NSW Historical Imagery (www.portal.spatial.nsw.gov.au)

By 1965 Site is already isolated by road system and has a single dwelling in north-west corner – so it is residential in use/character and surrounded by other residential uses.



November 1973 – NSW Historical Imagery (www.portal.spatial.nsw.gov.au)

Urban development has started to extend towards the Site but it remains as large lot residential in use.



September 1989 – NSW Historical Imagery (www.portal.spatial.nsw.gov.au)

No significant change other than intensification or urban residential uses in the area.



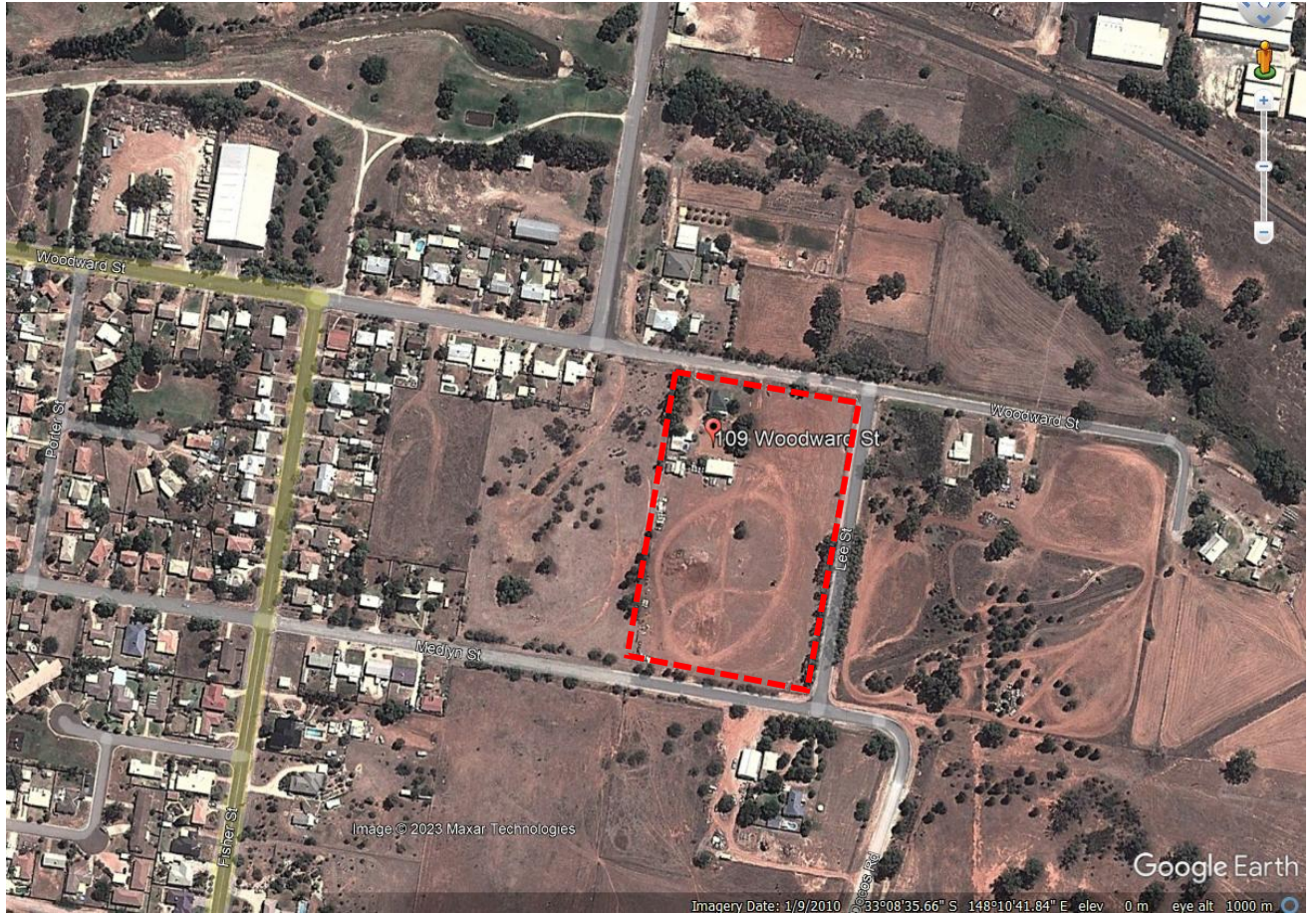
July 1997 – NSW Historical Imagery (www.portal.spatial.nsw.gov.au)

No significant change other than intensification or urban residential uses in the area.



September 2010 – Google Earth Imagery

No significant change other than intensification or urban residential uses in the area.



July 2017 – Google Earth Imagery



Approx 2023 - Satellite Imagery – Hydroline Spatial Data (www.trade.maps.arcgis.com)

Large lot residential subdivision of land to west of Site – dwelling houses under construction. Land cultivated.



April 2024 – Google Earth Imagery

Large lot residential land to west nearly completed plus new child care centre to west.



2.12 Vegetation & Biodiversity

As stated above, the historical aerial photos from 1965 onwards show that since 1965 the land has largely been cleared of significant trees (except in the garden around the existing dwelling and some parts of the perimeter of the Site). These are a mix of some eucalypts along the western boundary, a few conifers/pine species adjacent to the house, and some Kurrajongs in the rear yard.

The land has been sporadically cultivated and cropped and regularly slashed. This suggests that there has been significant disturbance to the native grasslands of the Site and most native grasses there today are regrowth. However, the attached **Preliminary Flora & Fauna Assessment** (Biodiversity Report) found that the subject site does consist of grasslands containing introduced broad-leaved weeds and 54% site cover of native grasses and herbs (~0.85ha).

Outside the Site, there are some eucalypts along Lee St and some wattles and smaller shrubs along Medlyn Street but these do not show up on the aerial photos until sometime in the early 2000s so they are likely to be regrowth trees in the road reserve. Some tree removal in the road reserve is likely to be required for vehicle access to lots and the new internal road but this can be minimised at the Subdivision design stage with most future lot access from roads without many significant trees (Lee St is unlikely to be a lot access point).

Please see the **Indicative Tree Removal Plan** that suggests only limited numbers of trees would be removed as part of the subdivision and most of the perimeter and street trees can be retained.

Figure 16: Photos of existing trees around the existing dwelling in north-west corner.



As shown in the LEP mapping below, the Site is not mapped as having sensitive terrestrial biodiversity in the LEP.

No land is identified on the *Biodiversity Values Map and Threshold tool* on or near the Site (nearest Goobang Creek).

It is important to NOTE that the Planning (Rezoning) Proposal has NO impact on the Site as there are NO works.

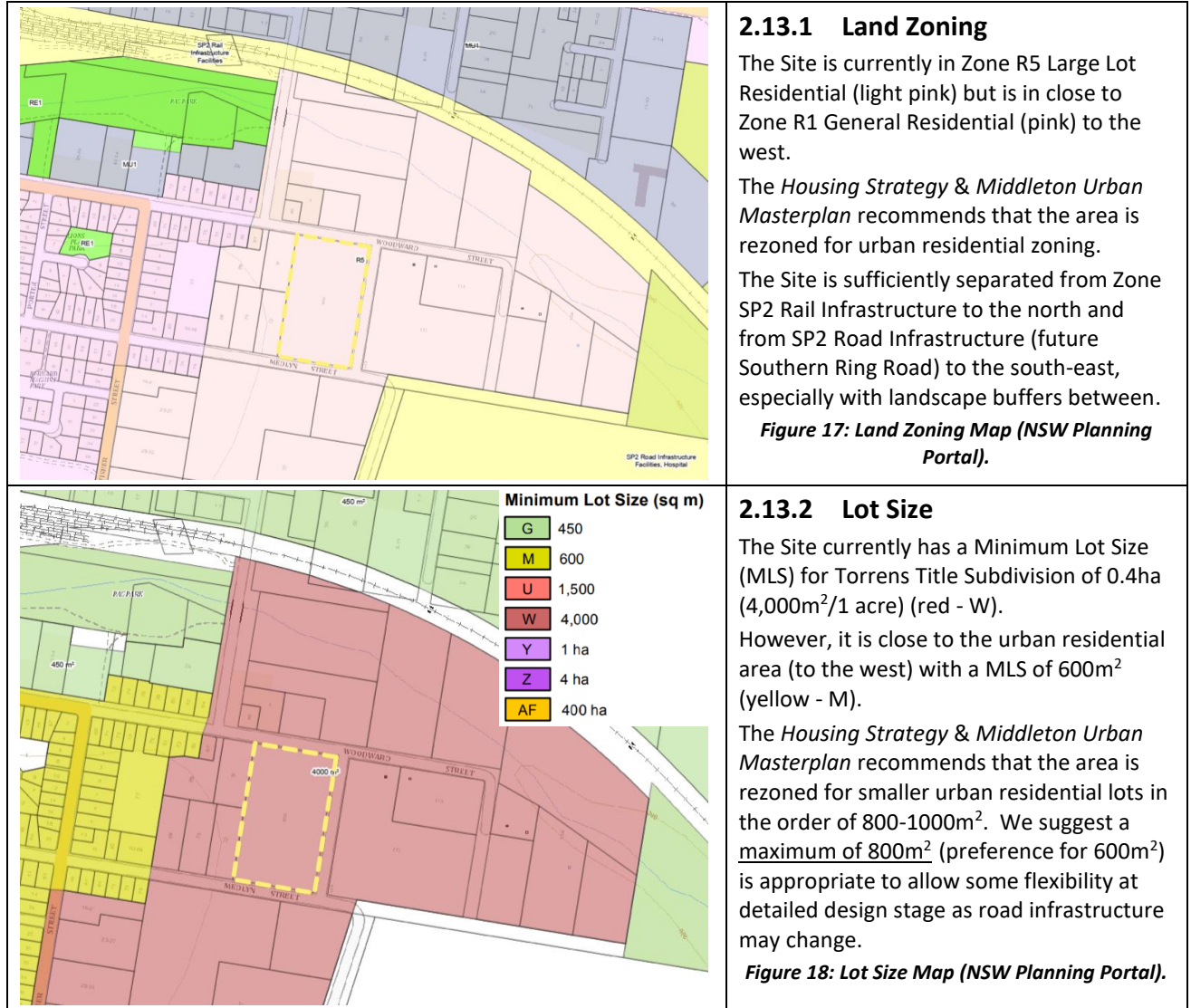
Therefore, we strongly suggest that any requirement for further assessment of biodiversity impacts occurs at the DA Stage. In addition, it is NOT possible to accurately determine the level of impact of the Subdivision on the Site until detailed plans are prepared at the DA Stage.

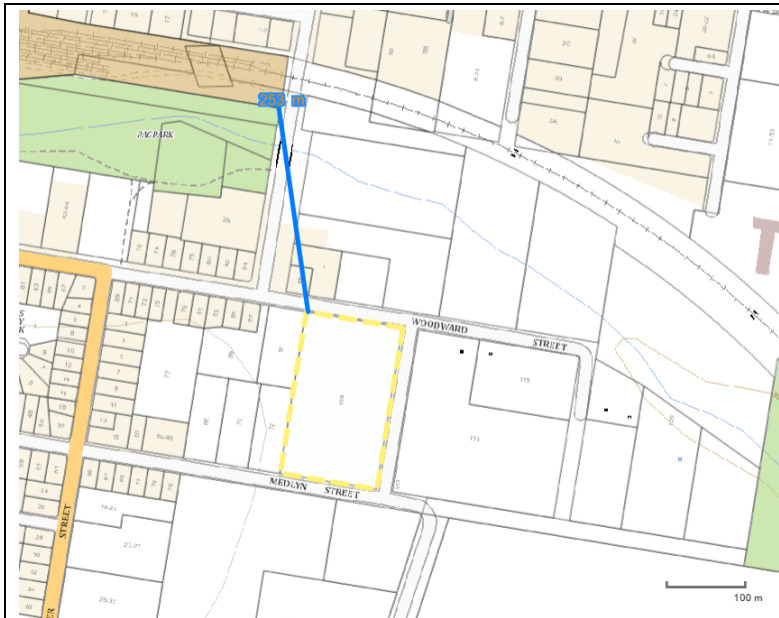
Whilst several significant trees on and around the Site may be able to be protected, the **Biodiversity Report** has assumed that there would be removal of ALL native grasses from the Site for a modern urban development. On this basis, the extent of clearance MAY exceed the EXISTING threshold of 0.5ha (EXISTING Minimum Lot Size of 1-40ha) OR 2,500m² (for a FUTURE minimum lot size less than 1ha). A Rezoning Application has NO impact on biodiversity and the impact of future subdivision can only fully be assessed later. Therefore, we suggest at the DA Stage a Biodiversity Development Assessment Report (BDAR) can be requested to review the impacts more accurately, and confirm if any offsetting is required. We suggest the attached **Biodiversity Report** is sufficient for now.

The **Biodiversity Report** stated that no threatened or endangered fauna species were observed within the subject Site Section 6.5 p.4) and no tree hollows were observed in trees on the Site (Section 7 p.5). Therefore, we suggest that the risk to this fauna is low on this Site within an urban area. Again, this can be assessed in more detail at the DA Stage.

2.13 Parkes Local Environmental Plan 2012 (LEP) Mapping

The following are excerpts from the existing CLEP2012 mapping (dated November 2021) for the Site (red dotted outline) & Surrounds:





2.13.3 Heritage

The Site is not a listed heritage item or in a heritage conservation area. The nearest heritage item is the Parkes Railway Station group on the Parkes-Broken Hill Railway (Item I6) that is >250m from the Site with the main buildings >500m from the Site (see Figure opposite).

We suggest there is a low risk of impact on these items from standard urban subdivision, it is buffered by other urban development, and a *Heritage Impact Statement* is not required.

Figure 19: Heritage Map (NSW Planning Portal).



2.13.4 Biodiversity

The Site does not have any mapping for Environmentally Sensitive Lands – Terrestrial Biodiversity under the LEP.

The closest mapped areas are along the drainage corridor near the railway line to the north east and the Zone SP2 lands to the south-east of the Site.

Please see section on *Vegetation & Biodiversity* above for more details. We suggest Biodiversity can be further reviewed at DA Stage.

Figure 20: Terrestrial Biodiversity (NSW Planning Portal).

Biodiversity
 Biodiversity

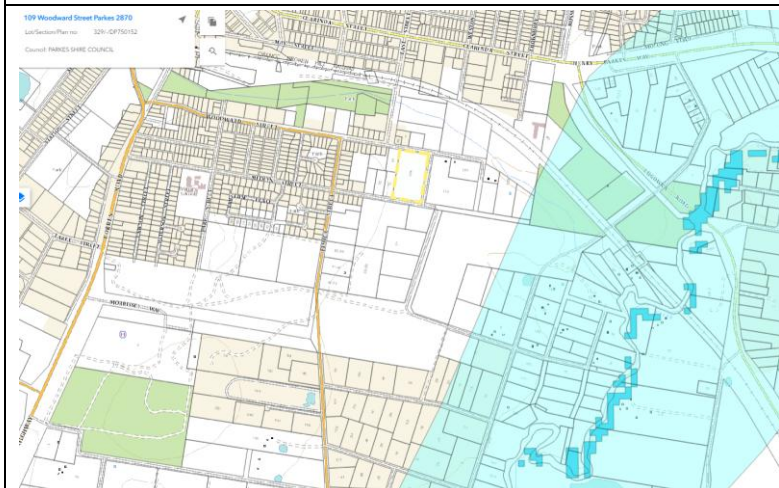


Figure 21: Riparian Lands & Watercourses / Groundwater Vulnerability (NSW Planning Portal).

Riparian Land and Watercourse Land
 Watercourse
Groundwater Vulnerability Land
 Groundwater Vulnerable

2.13.5 Riparian Watercourse

The only mapped riparian lands and watercourse is Goobang Creek which is >900m to the east of the Site (shown in medium blue on Figure opposite). The drainage line south of the railway corridor is not mapped as a riparian corridor. There is a low risk of impact from subdivision of the Site with appropriate stormwater, sediment & erosion controls.

2.13.6 Groundwater

The light blue area extending out both sides of Goobang Creek (Figure opposite) is mapped as Groundwater Vulnerable but this does not effect on or near the Site. The Site will be serviced with reticulated sewer & water so there is a low risk to groundwater systems.

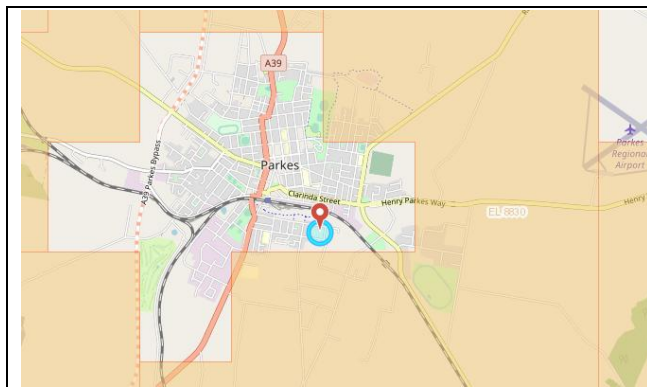
2.14 Other Site Opportunities & Constraints

Other Site constraints are addressed as follows:

2.14.1 Land Use Conflicts including Agriculture

There is limited risk of land use conflict if the Site was to be developed for residential uses. It is compatible with residential development to the west. The three (3) streets buffer the land to the north, east and south and adjacent lands on these three sides are mostly existing lifestyle lots or only low intensity agricultural lands (e.g. Department of Education land). There is some small-scale agriculture in the Middleton Precinct but this does not appear to be commercial agricultural enterprises and is expected to transition to urban land consistent with the *Middleton Urban Masterplan* and land along the drainage corridor is likely to be used for stormwater detention and water quality.

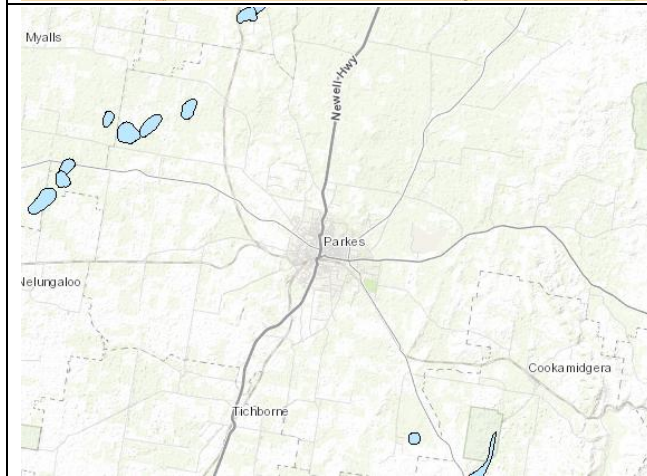
The Site is in an existing zoned Large Lot Residential Area in proximity to existing Urban Residential zoned lands to the west. It is well buffered from rural zoned lands or larger agricultural operations. There are no Biophysical Strategic Agricultural Lands (BSAL) or Draft State Significant Agricultural Lands (SSAL) close to the Site or the urban area of Parkes that is likely to be affected by the rezoning/development of the Site. We suggest there are no impacts on the ‘Right to Farm’ and the Proposal is consistent with the Housing Strategy / Master Plan so any take-up of former agricultural land is clearly justified and adopted by Council.



2.14.2 Minerals/Extractive Industry

There are no existing mineral resource/extractive industries near the Site (North Parkes Mine is over 20km away). A review of Exploration Licences (orange areas on Map opposite) suggests there is NO current licence over the urban areas of Parkes or the Site. We suggest there is a low risk of impact on any future mineral/extractive resource potential by rezoning existing large lot residential land for urban residential purposes.

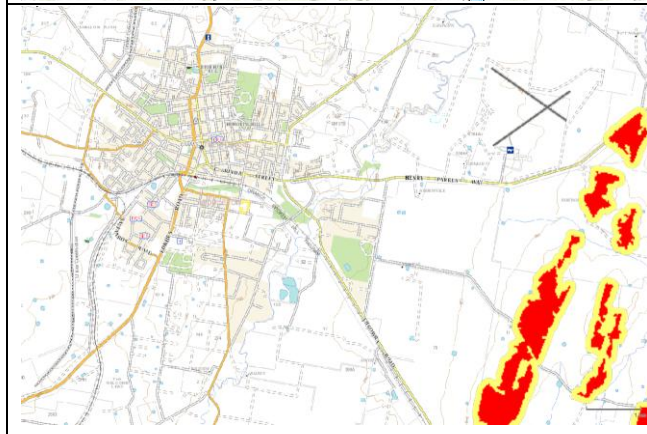
Figure 22: Exploration Licences (NSW SEED Data).



2.14.3 Naturally Occurring Asbestos

The online mapping provided by the NSW Government suggests that there is no mapped naturally occurring asbestos (NOA) occurring on or near the Site or in the Parkes Urban Area with only pockets of low potential scattered around the surrounding rural areas (see Figure opposite). We suggest no further study is required.



Figure 23: Excerpt from Naturally Occurring Asbestos Maps (NSW Government) with Site in red outline.



2.14.4 Bushfire Prone Land

There is currently no mapped bush fire prone land within or close to the Parkes Urban Area. The nearest mapped area (according to the Planning Portal) is several kilometres to the east (see Figure opposite). Whilst grassland fire is always a risk, most of the land around the Site is managed large lot residential land and forms part of the Middleton Precinct for urban development. The future Southern Ring Road will also create a significant buffer. There is no need for referral to RFS currently.

Figure 24: Excerpt of Bush Fire Prone Land Map overlay on Zoning (NSW Planning Portal).

<p>0 Aboriginal sites are recorded in or near the above location.</p> <p>0 Aboriginal places have been declared in or near the above location.*</p> 	<p>2.14.5 Aboriginal Heritage</p> <p>The <i>Middleton Urban Masterplan</i> notes in Section 3.9.1 that Middleton has been subject to early mining, railways & settlement since the 19th Century and existing urban areas are generally considered ‘disturbed land’ with the potential for the discovery of Aboriginal sites and artefacts considered to be low. An AHIMS Basic Search was carried out on 26/07/2023 for the Site + 200m buffer online. It found that there were no known sites or places in or near the Site. Whilst this is not conclusive, the lack of any significant watercourses or landform features on the Site or adjacent combined with the modification of the land by agriculture is likely to have significantly reduced the risk of impacting on Aboriginal archaeology. This can be appropriately conditioned during the subdivision stage.</p> <p><i>Figure 25: Excerpt from AHIMS Basic Search (NSW Government).</i></p>
	<p>2.14.6 Sewage Treatment Plant(s)</p> <p>The Site is also greater than 900m from the original Sewage Treatment Plan on Nash St and even further (across Goobang Creek) to the new STP – so odour and operations are unlikely to impact on the residential subdivision.</p>

2.15 Conclusion

Based on the above brief review, we suggest there are no key environmental constraints that would prevent the Proposed Amendment(s) from achieving a Gateway Determination, which has now been issued with no further environmental assessments required. Some issues may require further review at Subdivision DA Stage including salinity, biodiversity, and a more detailed preliminary contamination investigation.

However, we suggest there is sufficient information to suggest these can be addressed with appropriate further testing at Subdivision stage, subdivision design, construction methodology, and potentially offsets for native grasses (if required). It is not possible to seek a more detailed impact assessment until detailed subdivision plans are prepared and, we suggest, this is not the role of the Planning Proposal.

3 PLANNING PROPOSAL – STATUTORY REVIEW

The Guideline require the Planning Proposal to address six (6) parts, including:

- Part 1 – Objectives & Intended Outcomes
- Part 2 - Explanation of Provisions
- Part 3 – Justification of Strategic & Site-Specific Merit
- Part 4 – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies;
- Part 5 - Community consultation undertaken with Government, council, other authorities & the community (post-Gateway & during exhibition) – subject to the gateway determination
- Part 6 – Project Timeline – anticipated for the LEP making process.

3.1 Part 1: Objectives & Intended Outcomes

Part 1 of the planning proposal should be a short, concise statement setting out the objectives or intended outcomes of the planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved. It should be written in such a way that it can be easily understood by the general community.

The Objective(s) of this Proposal is to amend the key planning controls in *Parkes Local Environmental Plan 2012* (LEP) to enable the development of the Site for urban residential uses (predominantly dwellings) with a land use zoning and a lot size consistent with other urban residential areas (possibly 600m² but no greater than 800m²).

We suggest there is no need to identify this as an Urban Release Area (URA) at this time due to the limited lot size, consistency with Council’s strategic land use policies including the extensive analysis work that forms part of the Middleton Masterplan and the likely consistency of future subdivision with that masterplan, and the low probability of significant environmental impacts from the proposed rezoning and subsequent development – such that it does not require a site-specific development control plan or consideration of state-significant infrastructure.

3.2 Part 2: Explanation of Provisions

Part 2 of the planning proposal provides a more detailed statement of how the objectives or intended outcomes are to be achieved by means of amending an existing local environmental plan.

The preferred approach of this Proposal (i.e., method to achieve the objective(s)) is to amend the relevant maps in *Parkes Local Environmental Plan 2012* (LEP) that apply to the entire area of the Site (Lot 329 DP750152) as follows (see Proposed maps in **Section 3.4 – Part 4 Maps**):

- a) The **Land Zoning Map (LZN_005E)** amended from Zone R5 Large Lot Residential to Zone R1 General Residential or other equivalent land use zone consistent with urban residential land to the west of the Site;
- b) The **Lot Size Map (LSZ_005E)** amended from (W) 4,000m² to (M) 600m² or a suitable new minimum lot size no greater than 800m² consistent with urban residential land to the west of the Site.

There is no known need to amend the text or schedules in the LEP to achieve the objective(s)/intended outcome(s).

3.3 Part 3: Justification of Strategic & Site-Specific Merit

This section must provide a detailed assessment of the proposal’s strategic and site-specific merit to determine whether the planning proposal should be supported.

Strategic merit means a proposal has alignment with the NSW strategic planning framework.

Site-specific merit involves a review of potential environmental, social & economic impacts & mitigation measures.

In accordance with DPIE Guideline, the questions to consider when demonstrating the justification are:

- Section A: Need for the planning proposal
- Section B: Relationship to the strategic planning framework
- Section C: Environmental, social and economic impact
- Section D: Infrastructure (local, state & commonwealth)
- Section E: State and Commonwealth interests.

3.3.1 Section A – Need for the Planning Proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

YES. The Proposal is consistent with Council’s adopted Parkes - *Housing Strategy 2021-2041* and adopted *Middleton Urban Master Plan (2023)* that identify the Site for short-term urban residential growth (rezoning) with a similar lot size to that proposed. Please see **Section 2.3 Housing Strategy & Section 2.4 Middleton Urban Masterplan** for details.

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

The Planning Proposal and the proposed amendments to CLEP2012 are the best way to achieve the objective(s)/intended outcome(s).

To achieve urban residential subdivision with appropriate lot sizes on the Site, the best way is to amend both the **Land Zoning Map LZN_005E** and **Lot Size Map LSZ_005E**. Whilst dwellings are permissible in both Zone R5 and Zone R1, the primary point of difference between the existing and proposed outcome is the lot size and resulting subdivision potential – that leads to the character of the development. The aim is for urban residential outcomes to replace the existing large lot residential zoning and lot size.

The proposed method (map changes) results in a site-specific outcome that creates a transparent (mapped) connection between the land use controls and the intended development outcomes. It is a logical extension of an existing (nearby) urban residential zoned area consistent with Council’s land use strategies. It aligns the Lot Size for the Site with most other Zone R1 General Residential areas in Parkes Shire or, if a new lot size is proposed, ensures it is consistent with the Middleton Urban Masterplan.

This avoids the need to amend any specific clauses or specifically list the affected lots (e.g., Additional Permitted Uses).

The proposed amendments are not of a scale to be considered ‘State or Regionally Significant’ such that amendments to a State Environmental Planning Policy (‘SEPP’) would be required.

3.3.2 Section B – Relationship to Strategic Planning Framework

3. 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)?

Central West and Orana Regional Plan 2041

Regional plans have been prepared for all parts of NSW including the *Central West and Orana Regional Plan 2041* (Dec 2022 – *CWORP*) noting there is no District Plan in the Central West & Orana Region. The *CWORP* includes directions, planning priorities and specific actions for a range of different matters relevant to the Parkes LGA (ONLY THE RELEVANT PRIORITIES, DIRECTIONS & ACTIONS ARE SHOWN), as follows: **Note:** Most of these issues are addressed in further detail in **Section 2** of this Report.

OBJECTIVE	RESPONSE
Part 1 – Region-shaping investment	
1. Deliver the Parkes Special Activation Precinct & share its benefits across the region	Provision of housing in Parkes will assist in allowing for growth in employment & local population which is ancillary and necessary to delivering the Parkes SAP.
2. Support the State’s transition to Net Zero by 2050 & deliver the Central-West Orana Renewable Energy Zone	Not directly applicable. Site is not in the REZ.
3. Sustainably manage extractive resource land & growth the critical minerals sector	As shown in Section 2.14 of this Report – there is a low risk to extractive industries or mineral resource lands as there are no known mineral areas or exploration licences and this is a natural extension of the existing urban area.
4. Leverage inter-regional transport connections	Not directly applicable. This Site may use the Newell Highway for connections into Parkes CBD.

OBJECTIVE	RESPONSE
Part 2 – A sustainable & resilient place	
5. Identify, protect & connect important environmental assets	This Proposal seeks to address the key environmental assets and opportunities in Section 2 of this report including but not limited to native vegetation, biodiversity, watercourses, and groundwater. There are no affected heritage items.
6. Support connected & healthy communities	The Proposal is consistent with the <i>Middleton Urban Masterplan</i> that sets out the preferred locations for open space and active transport linkages through the precinct and improve connections to the Parkes CBD. There are good road and road verge linkages to key spaces.
7. Plan for resilient places & communities	The Site is not mapped as a Flood Planning Area or bushfire prone land area. Section 2 of this Report suggests the Site is unlikely to be affected by mainstream flooding (subject to Council addressing stormwater management along the railway corridor drainage line). There is a low level of constraint from hazards on this Site. The Site is in good proximity to the CBD for services/ employment and promoting compact settlements that leverage existing services. The lots are of sufficient size that they can support energy efficient and resilient housing (future applications).
8. Secure resilient regional water resources	The Site proposes connection to reticulated water supplies instead of reliance on rainwater/bores. The <i>Housing Strategy</i> suggest there is sufficient potable water capacity to service the expected growth of Parkes for the foreseeable future.
9. Ensure site selection & design embraces & respects the region’s landscapes, character & cultural heritage	Heritage is addressed in Section 2 of this Report. There is a low risk of impacts from this Proposal on landscape or scenic sensitive areas. This is a logical extension of the existing urban residential area and the proposed layout is consistent with the <i>Middleton Urban Masterplan</i> .
10. Protect Australia’s first Dark Sky Park	Not Applicable. Site outside Dark Sky area.
Part 3 – People, centres, housing & communities	
11. Strengthen Bathurst, Dubbo & Orange as innovative & progressive regional cities	This is a Proposal for up to 24 new lots (23 new dwellings) in an identified urban growth area for Parkes. The success of Parkes with the SAP/Logistics Hub will have flow-on opportunities for the region, including Dubbo and Orange. There is a need to provide additional housing on urban residential lots close to services and infrastructure to meet projected employment and growth needs. The Proposal is entirely inconsistent with Parkes’ growth & housing strategies. The Site is surrounded by large lot residential areas transitioning to urban residential use so there is a low risk of land use conflict. Council has confirmed there is sufficient infrastructure/utilities for this Proposal and this Proposal seeks to leverage existing infrastructure with only minor extensions allowing the rezoning to occur in a shorter timeframe. It will be fully serviced land. It naturally drains along Woodward St and the railway drainage channel to Goobang Creek.
12. Sustain a network of healthy & prosperous centres	
13. Provide well located housing options to meet demand	
14. Plan for diverse, affordable, resilient & inclusive housing	
15. Manage rural residential development	
16. Provide accommodation options for seasonal, temporary & key workers	
17. Coordinate smart & resilient utility infrastructure	
Part 4 – Prosperity, productivity & innovation	
18. Leverage existing industries & employment areas & support new & innovative economic enterprises	Not directly applicable, but as stated above, the Proposal seeks to providing housing to meet employment growth – particularly for the Parkes SAP.
19. Protect agricultural production values & promote agriculture innovation, sustainability & value-add opportunities	There is no additional impact on agricultural production as this is existing large lot residential land (& surrounded by this land use) so it has no interface with zoned agricultural land. Any smaller quasi-agricultural activities in the Middleton Precinct are unlikely to be commercial operations and are transitioning to urban uses. Adding density to an existing residential area minimises urban expansion into agricultural lands.

OBJECTIVE	RESPONSE
20. Protect & leverage the existing & future road, rail & air transport networks & infrastructure	The Site is not immediately adjacent to (or in sufficient proximity to be likely impacted by) the railway corridor, Newell Highway, or the proposed Southern Ring Road. However, it will leverage proximity to these transport connections with good road connections.
21. Implement a precinct-based approach to planning for higher education & health facilities	Not directly applicable.
22. Support a diverse visitor economy	Not directly applicable.
23. Supporting Aboriginal aspirations through land use planning	Not directly applicable.
Part 5 – Local Government Priorities – Parkes	
<ul style="list-style-type: none"> Continue to support the NSW State Government in the development of the Parkes Special Activation Precinct 	Additional housing will support the Parkes SAP.
<ul style="list-style-type: none"> Plan for the challenges and opportunities associated with the Newell Highway upgrade and Parkes Bypass 	Not directly applicable. No conflict with highway or bypass lands.
<ul style="list-style-type: none"> Support the delivery of new residential areas and increase the range of housing options in existing urban areas with the provision of passive and active recreation areas 	Proposal is consistent with the <i>Middleton Urban Masterplan</i> which identifies the Site for urban residential uses and provision of supporting open space areas.
<ul style="list-style-type: none"> Plan for industrial and commercial land to complement development in the Parkes Special Activation Precinct 	Not directly applicable. No conflict with industrial or commercial lands.
<ul style="list-style-type: none"> Improve the liveability of Parkes by planning for infrastructure, housing and associated land uses to meet people's needs 	Proposal is consistent with the <i>Middleton Urban Masterplan</i> that leverages largely existing infrastructure for a logical extension of the urban residential area to the Site.
<ul style="list-style-type: none"> Support the continued activation of the Parkes CBD 	The Site is close to the CBD and will support population growth for retail/commercial demand and does not impact those land uses.
<ul style="list-style-type: none"> Collaborate with NSW Government as Parkes and the wider region's economy diversifies, and significant investment occurs in the Parkes SAP and the Inland Rail 	Not directly applicable.
<ul style="list-style-type: none"> Identifying opportunities for the LGA as the wider region's economy diversifies, and leveraging its accessibility to Forbes, Dubbo and Orange. 	Efficient urban housing needs to keep pace with the growth of employment land uses such as the Hub and Inland Rail and other economic opportunities in the region.

4. Is the planning proposal consistent with a council local strategic planning statement (LSPS) that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Parkes Shire - Local Strategic Planning Statement (LSPS) 2020

Council have prepared a *Local Strategic Planning Statement* (2020) (LSPS) to guide future land use decisions in the area. It provides a high-level set of Planning Priorities consistent with the five (5) key themes set out below.

This Planning Proposal is broadly consistent as these planning priorities are similar to those in the Regional Plan. Particularly, the Residential Expansion Map (see below) identifies the Site as an area for urban expansion.

This is addressed in more detail in **Section 2.3 Housing Strategy** and **Section 2.4 Middleton Urban Masterplan** above (noting the Masterplan was created after the LSPS).

The following themes will guide the implementation of the Parkes LSPS by identifying land-use, transport and infrastructure planning priorities and actions:

Connecting the Central West to the World.

Supporting Our Needs.

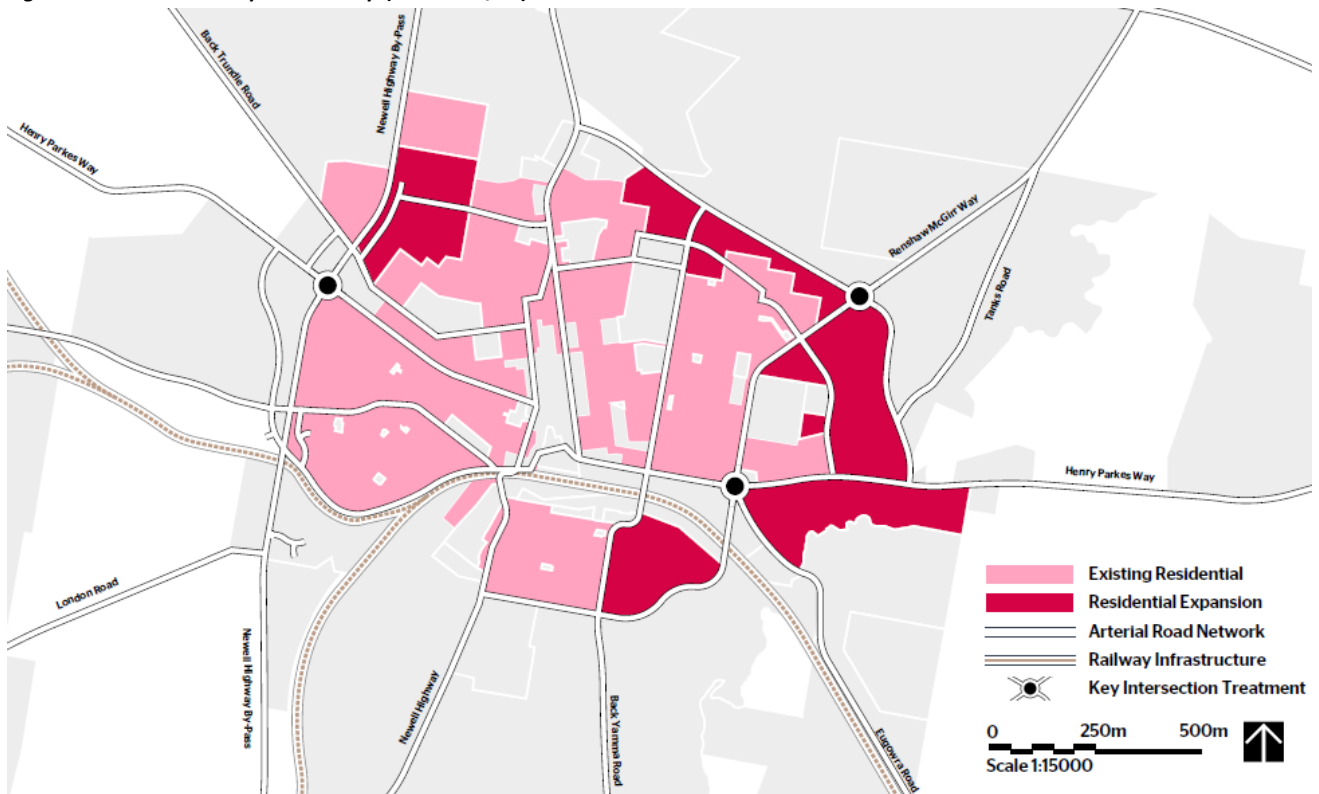
Preserving What's Important.

Accommodating Residential Growth and Development.

Growing the Economy

Figure 26: Key themes of Parkes LSPS

Figure 27: Residential Expansion Map (LSPS P.48/49).



Land Use Strategies

The most relevant Land Use Strategies are the *Parkes Shire – Housing Strategy 2021-2041* (addressed in more detail in **Section 2.3** of this Report) and *Middleton Urban Masterplan* (addressed in more detail in **Section 2.4** of this Report) and the Proposal is consistent with and supported by these strategies.

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

Other relevant NSW Plans relating to Transport, Infrastructure, Economic Development, etc. are high-level plans and provide over-arching principles that are largely addressed by the CWORP2041 (addressed above). They do not provide detail on specific areas of Parkes or its surrounds but support logical growth of employment opportunities. The Proposal is largely consistent with these NSW Plans and other regional strategies in that it promotes efficient use of existing infrastructure and is a logical extension of an existing large lot residential area that does not impair agricultural production or significantly increase land use conflict potential.

Figure 28: Summary table of some relevant NSW Strategies (Bathurst LSPS p.9).

NSW State Government Plans	Central West and Orana Regional Plan	Produced by the NSW Department of Planning, the Regional Plan is a 20-year blueprint for the future of the Central West and Orana region.	2017
	Future Transport 2056	Produced by Transport for NSW, the Strategy sets the 40-year vision, directions and outcomes framework for customer mobility in NSW, which will guide transport investment over the longer term. It will be delivered through a series of supporting plans.	2018
	NSW Energy Strategy	The Strategy is the NSW Government's plan for a reliable, affordable and sustainable electricity future that supports a growing economy.	2018
	NSW Premier's Priorities	Developed by the NSW Government, each priority has an ambitious target and have been set with the purpose of delivering on the government's key policy priorities.	2019
	Better Placed/Urban Design for Regional NSW/ Greener Places	Developed by the NSW Government Architect, Better Placed is a suite of policies aimed at implementing an integrated design policy for the built environment/regional cities and towns/urban green infrastructure of NSW.	2017/2020
	NSW Freight and Ports Plan 2018-2023	Developed by the NSW Government for Government and industry to collaborate on clear initiatives and targets to make the NSW freight task more efficient and safe.	2018
	NSW Heavy Vehicle Access Policy Framework	Developed by the NSW Government. The framework outlines a strategic approach to heavy vehicle access in NSW for state, regional and local roads.	2018

6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

A State Environmental Planning Policy (SEPP) is a planning document that deals with matters of significance for environmental planning for the State. It is noted that the proposal is broadly consistent with any applicable SEPP's as set out in the table below:

SEPP/Objectives	Response/Compliance
SEPP (Biodiversity & Conservation) 2021	
Protect significant vegetation & biodiversity across the State, including for koala habitat & urban bushland.	Please see this Report – Section 2.12 Vegetation & Biodiversity and the Preliminary Flora & Fauna Assessment . This has determined that there was no visible threatened species or ecological communities. The Site is largely cleared of significant trees and many could be retained as part of the future subdivision design. There will be no impact on core koala habitat as there are limited suitable feed species and most eucalypt trees are likely to be retained. Therefore, we suggest a Plan of Management is not required. The only issue is the presence of native grasses and, we suggest, these can be better assessed at the Subdivision DA Stage with a Biodiversity Development Assessment Report (BDAR) and a review of whether offsetting is required. We suggest the current Biodiversity Report is sufficient at the Planning Proposal stage.
SEPP (Resilience & Hazards) 2021 (Contamination)	
Part of this SEPP requires review of contamination & remediation of land to ensure land is suitable for the proposed land use.	This is addressed in detail in this Report Section 2.11 Existing Development, Historic Land Use & Contamination and Section 2.14 Other Site Opportunities & Constraints . Subject to a more detailed Preliminary Contamination Assessment at the Subdivision DA Stage, the Site is likely to be suitable for residential purposes or this can be suitably conditioned at Gateway.
SEPP (Transport & Infrastructure) 2021	
Protect & enable infrastructure development.	The Site has access from three (3) existing street frontage (all sealed) to local roads and would connect to the Parkes CBD either via East St or back via Woodward St or Medlyn St to the Newell Highway. The Site is not adjacent to a classified road or within 90m of one.

SEPP/Objectives	Response/Compliance
	The future southern link road is located >200m south-east of the Site and the traffic densities are unlikely to result in excessive noise or vibration to the Site. The addition of up to 24 lots does not exceed the thresholds for ‘Traffic Generating Development’ that would require input by Transport for NSW (TfNSW/RMS). There is unlikely to be any impact on a classified road or vice versa. We suggest it does not require a <i>Traffic Impact Assessment</i> at the Planning Proposal stage as the local road network should have capacity for the development as part of the <i>Middleton Masterplan</i> .
SEPP (Primary Production) 2021	
Protect/ enhance primary production lands & manage conflicts.	As of July 2023, no state significant agricultural land (SSAL) has been declared in Schedule 1 and the draft SSAL maps do not show any mapping over the Site. Section 2.14.1 has addressed this in more detail and found no significant increase in land use conflict potential with commercial primary production land. Nearby quasi-agricultural land is on small lots with no intensive agriculture and is likely to transition to urban uses in the short to medium term.
SEPP (Resources & Energy) 2021	
Protect/ enhance resource lands & manage conflicts.	This is addressed in this Report in Section 2.14.2 above. There is a low likelihood of impacting on existing or future resource potential from this Proposal or future subdivision.
SEPP (Housing) 2021	
Encourages affordable & diverse housing.	The proposed subdivision is not seeking approval under the <i>Housing SEPP</i> . However, the proposed subdivision does not preclude compliance with any aspect of this SEPP for future applications.
SEPP (Sustainable Buildings) 2022	
Improve sustainability including water & energy efficiency of housing/buildings.	BASIX Certificates will be issued at the time of future dwelling application and do not apply to this subdivision application. However, the proposed subdivision does not preclude compliance with any aspect of this SEPP for future applications.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions) or key government priority?

The relevant Section 9.1 Directions are addressed below and we suggest the Proposal is consistent with the Local Planning Directions (latest November 2023) as follows:

Section 9.1 Directions	Application to Proposal/Response
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans Objective: The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans. Direction: Planning proposals must be consistent with a Regional Plan released by the Minister for Planning. (1/03/22)	Complies. The <i>Central West & Orange Regional Plan 2041</i> (CWO Regional Plan) is addressed in more detail in the Section above. Planning proposals must be consistent with a Regional Plan released by the Minister for Planning. It is important to note that under the Section on ‘Consistency’ it states: <i>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary), that:</i> <i>(a) the extent of inconsistency with the Regional Plan is of minor significance, and</i> <i>(b) the planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of the Regional Plan’s vision, land use strategy, goals, directions or actions.</i> We suggest there are no significant inconsistencies with the Regional Plan as potential land use conflicts are low and this is a logical extension of an existing urban residential area within an existing large lot residential area with sufficient infrastructure.
1.2 Development of Aboriginal Land Council Land (1/03/22)	Not Applicable. Applies to Central Coast only.

Section 9.1 Directions		Application to Proposal/Response
1.3	Approval & Referral Requirements (1/03/22)	Not Applicable. No change in concurrence, consultation or referral of applications proposed.
1.4	Site Specific Provisions (1/03/22)	Complies. No restrictive site-specific planning controls proposed. The Proposal includes change of land use zone and lot size for the Site only consistent with adopted land use strategies. Whilst concept drawings are included in this Proposal – they do not form part of the Proposal and it is subject to future application(s).
1.4A	Exclusion of Development Standards from Variation	Not Applicable. This Proposal does not include any exclusions to the application of Clause 4.6 of the LEP. There is sufficient flexibility as required.
Focus Area 1: Planning Systems - Place Based – The following are NOT APPLICABLE TO THIS SITE		
1.5	Parramatta Road Corridor Urban Transformation Strategy	
1.6	Implementation of NW Priority Growth Area LUIIP	
1.7	Implementation of Greater Parramatta Priority Growth Area LUIIP	
1.8	Implementation of Wilton Priority Growth Area ILUIIP	
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	
1.10	Implementation of the Western Sydney Aerotropolis Plan	
1.11	Implementation of Bayside West Precinct 2036 Plan	
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	
1.13	Implementation of St Leonards & Crows Nest 2036 Plan	
1.14	Implementation of Greater Macarthur 2040	
1.15	Implementation of the Pyrmont Peninsula Place Strategy	
1.16	North West Rail Link Corridor Strategy	
1.17	Implementation of the Bays West Place Strategy	
1.18	Implementation of the Macquarie Park Innovation Precinct	
1.19	Implementation of the Westmead Place Strategy	
1.20	Implementation of the Camellia-Rosehill Place Strategy	
1.21	Implementation of the South West Growth Area Structure Plan	
1.22	Implementation of the Cherrybrook Station Place Strategy	
Focus Area 2: Design & Place – This is BLANK		
Focus Area 3: Biodiversity & Conservation		
3.1	Conservation Zones Objective: The objective of this direction is to protect and conserve environmentally sensitive areas. (1/03/22)	Not Applicable. The Site is not in a conservation zone and is not in a mapped environmentally sensitive area in the LEP. Environmental constraints are addressed further in Section 2 of this Report.
3.2	Heritage Conservation Objective: The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. (1/03/22)	Not Applicable or Complies. The Site is not in a heritage conservation area or a listed heritage item. There are no known indigenous or non-indigenous heritage on the Site. See this Report Section 2 for more details.
3.3	Sydney Drinking Water Catchments (21/11/22)	Not Applicable.
3.4	Application of C2 & C3 Zones & Env. (1/03/22)	Not Applicable. Overlays in Far North Coast LEPS.
3.5	Recreation Vehicle Areas (1/03/22)	Not Applicable.

Section 9.1 Directions		Application to Proposal/Response
3.6	Strategic Conservation Planning (20/02/23)	Not Applicable. To the best of our awareness, the Site is NOT identified as 'avoided land' or a 'strategic conservation area' under <i>SEPP (Biodiversity & Conservation) 2021</i> .
3.7	Public Bushland (21/11/22)	Not Applicable. Not an identified LGA (Sydney Metro only)
3.8	Willandra Lakes Region (21/11/22)	Not Applicable.
3.9	Sydney Harbour Foreshores & Waterways Area (21/11/22)	Not Applicable.
3.10	Water Catchment Protection (21/11/22)	Not Applicable. Site not in a regulated catchment (excluding Sydney DWC) under <i>SEPP (Biodiversity & Conservation) 2021</i> .
Focus Area 4: Resilience & Hazards		
4.1	Flooding (20/02/23)	Not Applicable or Complies. This is addressed in more detail in this Report <i>Section 2.7 Topography & Flood Risk</i> . The land is not mapped as flood prone land there are no mapped watercourses through the Site. The Site is sufficiently elevated above the nearest marked watercourse so we suggest there is low risk and/or the future subdivision design can avoid or minimise reliance on any flood prone land.
4.2	Coastal Management (10/11/23)	Not Applicable. Site is NOT in the coastal zone.
4.3	Planning for Bushfire Protection (1/11/22)	Not Applicable. Site is NOT mapped bush fire prone land.
4.4	Remediation of Contaminated Land (1/11/22)	Complies. This has been addressed in this Report <i>Section 2.11</i> and in relation to <i>SEPP (Resilience & Hazards) 2021</i> above suggesting that the Site is already in a residential zone and the Proposal only seeks an increase in residential density (a change of use is unlikely). Subject to more detailed investigation at the Subdivision DA Stage, it is likely to be suitable for residential purposes.
4.5	Acid Sulfate Soils (1/11/22)	Not Applicable. Land NOT mapped as acid sulfate prone land.
4.6	Mine Subsidence and Unstable Land (1/11/22)	Not Applicable. Land NOT within a mine subsidence district or unstable land.
Focus Area 5: Transport & Infrastructure		
5.1	Integrating Land Use and Transport (20/02/23)	Complies. The proposed land use/zone is for urban land use (urban residential) within a quasi-urban area (large lot residential). The <i>Middleton Urban Masterplan</i> sets out existing and proposed future connections and the Site is well placed to leverage these connections to reduce reliance on private vehicles – especially if public transport is extended near the Site.
5.2	Reserving Land for Public Purposes (1/11/22)	Not Applicable. Does not affect any land reserved for a public purpose.
5.3	Development Near Regulated Airports & Defence Airfields (1/11/22)	Not Applicable. The Site is NOT near the Parkes Regional Airport.
5.4	Shooting Ranges (1/11/22)	Not Applicable. There are NO known rifle ranges in or near any the Site.
Focus Area 6: Housing		
6.1	Residential Zones (1/11/22)	Complies. The Proposal converts existing <u>large lot</u> residential land to <u>urban</u> residential land with a decrease in the Lot Size to permit urban residential subdivision. It provides a variety and choice of housing types to meet the growth of Parkes and leverages existing infrastructure. By increasing density on land with limited site constraints it minimises the impact of residential growth on sensitive areas.
6.2	Caravan Parks & MHEs (1/11/22)	Not Applicable or Complies. Proposal does not affect permissibility of these types in proposed Zone R1 General Residential (though this is unlikely to be relevant to the future development).

Section 9.1 Directions		Application to Proposal/Response
Focus Area 7: Industry & Employment		
7.1	Employment Zones (20/02/23)	Not Applicable.
7.2	Reduction in Non-Hosted Short-Term Rental Accom. Period (21/09/23)	Not Applicable. Only applies to Byron Shire Council currently.
7.3	Commercial & Retail Dev. along the Pacific Hwy, North Coast (1/11/22)	Not Applicable.
Focus Area 8: Resources & Energy		
8.1	Mining, Petroleum Production & Extractive Industries (1/11/22)	Not Applicable or Complies. See this Report Section 2.14.1 for more details & response to <i>SEPP (Resources & Energy) 2021</i> above.
Focus Area 9: Primary Production		
9.1	Rural Zones (20/02/23) Objective: The objective of this direction is to protect the agricultural production value of rural land.	Not Applicable. There is no change to rural zoned land. Please see Section 2.14.1 that states there is a low risk of impact on agricultural zoned land or commercial agricultural enterprises.
9.2	Rural Lands (1/11/22)	
9.3	Oyster Aquaculture (1/11/22)	Not Applicable.
9.4	Farmland of State & Regional Significance on the NSW Far North Coast (13/12/22)	Not Applicable.

The Gateway Determination issued on 2 October 2024 has not identified any inconsistencies with the Central West & Orana Regional Plan 2041, Parkes Shire Local Strategic Planning Statement 2020, local Land Use Strategies, State Environmental Planning Policies, and section 9.1 Ministerial Directions.

3.3.3 Section C – Environmental, Social and Economic Impact

8. 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?

Please see **Section 2.12 Vegetation & Biodiversity** above for more details. A **Preliminary Flora & Fauna Assessment** for the Site found that there was no evidence of critical habitat or threatened species, populations, or ecological communities so there is a low risk of impact. This can be further assessed as part of a more detailed **Biodiversity Development Assessment Report (BDAR)** at the Subdivision DA Stage.

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

This Proposal highlights some of the site constraints for the Proposal area such as salinity and native grass reduction but demonstrates they do not preclude the Proposal from proceeding and/or can be mitigated by appropriate subdivision and road design, stormwater infrastructure, and future landscaping of the Site. At the Subdivision Development Application (DA) Stage further Salinity testing and a **Biodiversity Development Assessment Report** can address the subdivision layout and detailed design. Salinity has been examined in **Section 2.10 Salinity** and the attached **Groundwater & Salinity Report**. Stormwater has been addressed in **Section 2.8 Stormwater**. Any future development application for the Proposal area will address the likely environmental effects in more detail.

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

The Proposal is a logical urban residential extension within an existing zoned large lot residential area that can support some increased residential density with minimal impact. The Site will promote additional housing and the flow-on economic opportunities during construction. Whilst neighbours may perceive a potential impact on surrounding land

values from increased density – they are largely in the Middleton Precinct identified for growth that will transition over time. Sufficient setbacks can be achieved by the Indicative Subdivision Concept to protect the surrounding residential amenity. Overall, this will have a positive social and economic effect.

3.3.4 Section D – Infrastructure (Local, State & Commonwealth)

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

Infrastructure is addressed in more detail in **Section 2.9 Utilities** of this Report. Limited upgrades would be required to service the Proposed development. Therefore, there should be adequate public infrastructure for this Proposal or it can be upgraded at the time of Subdivision Construction Certificate. Road upgrades will be agreed as part of the Subdivision DA Stage.

3.3.5 Section E – State and Commonwealth Interests

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?

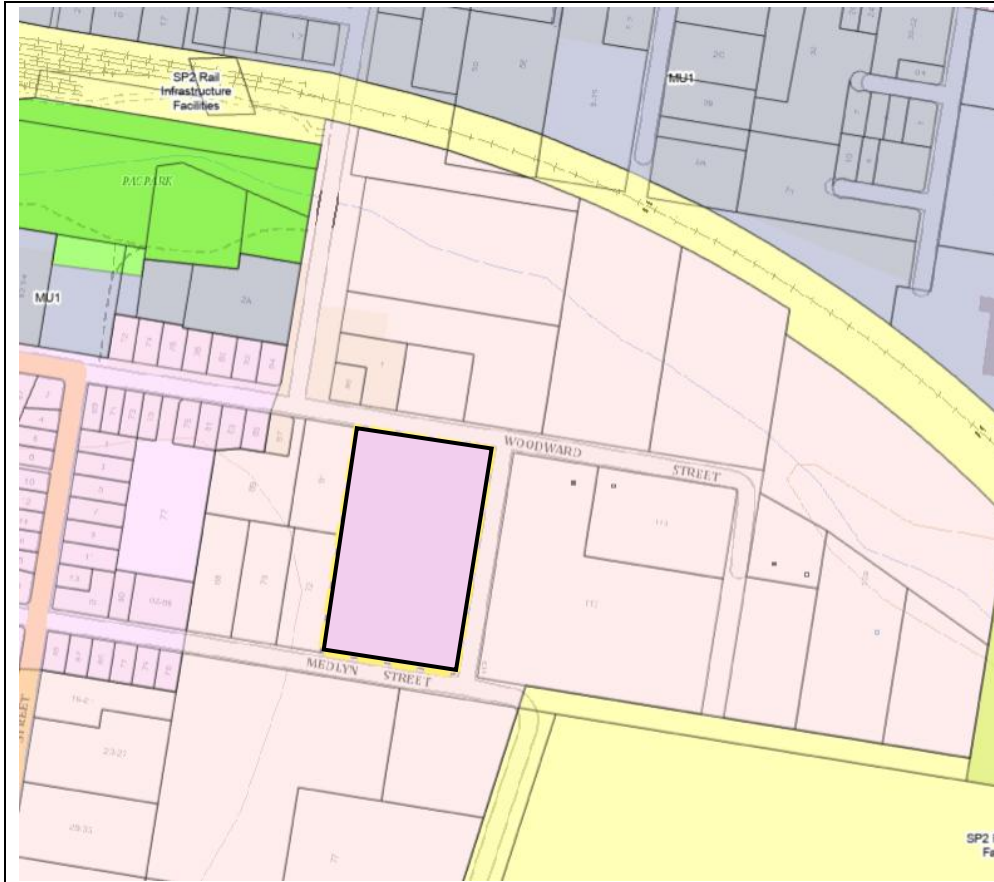
The Proposal mostly makes changes that are of local significance only and do not relate significantly to State infrastructure, heritage, environmental significance or other state or commonwealth issues.

When the Planning Proposal is publicly exhibited, Council will consult more widely with NSW Government agencies responsible for protection of the natural environment, water, agriculture, and planning (as per the conditions of the Gateway Determination).

The Gateway Determination has indicated that as a minimum, consultation with the Department of Climate Change, Energy, the Environment and Water is required (see also Consultation opportunities in this Report **Section 3.5 - Part 5: Community Consultation** below).

3.4 Part 4: Maps

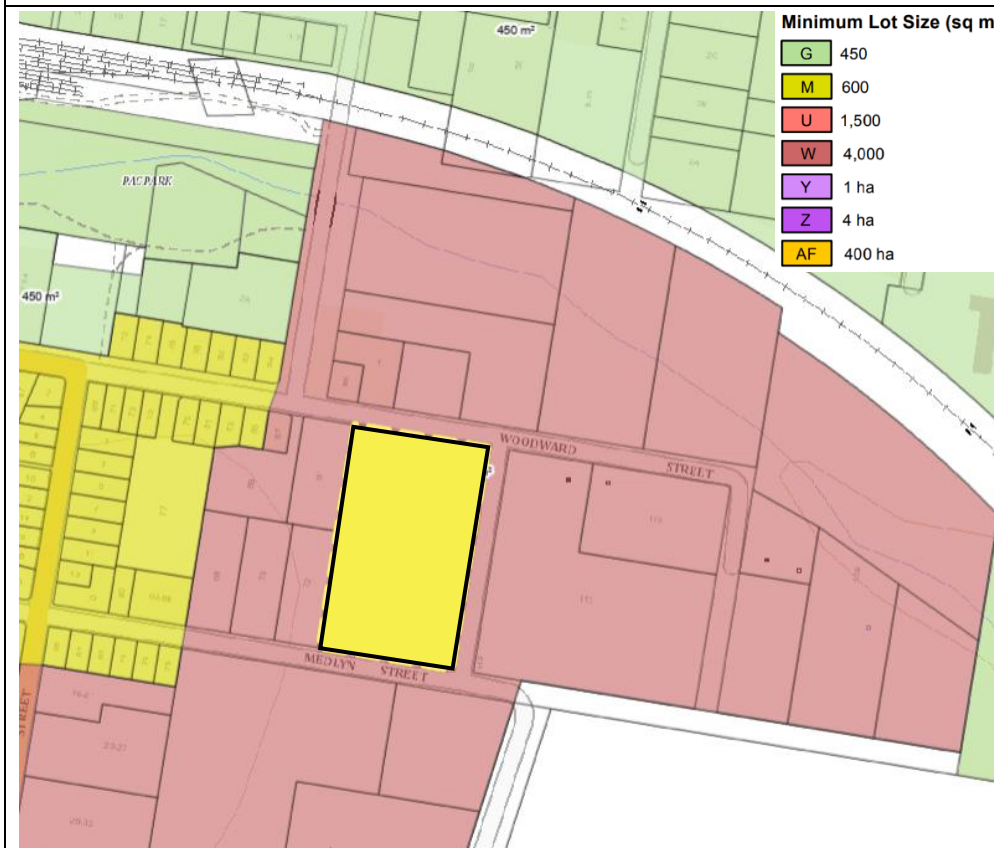
Please see **Section 2.13** of this Report for the existing LEP maps. Please see below for the Proposed Zoning and Lot Size Map amendments. Standard Instrument format mapping can be prepared once a Gateway Determination has been issued. It may not be required for the public exhibition period unless it is conditioned by the Gateway Determination.



Land Zoning

The Site Land Zoning would be amended from the Existing Zone R5 Large Lot Residential (light pink) to Proposed Zone R1 General Residential (pink).

Figure 29: Proposed Land Zoning Map Amendment – Site in black outline (indicative).



Lot Size

The Site (Minimum) Lot Size Map LSZ_005E would be amended from the Existing (W) 4,000m² (red) to Proposed (M) 600m².

Figure 30: Proposed Lot Size Map Amendment – Site in black outline (indicative).

3.5 Part 5: Community Consultation

The Gateway Determination has set out the conditions for public exhibition of the Planning Proposal.

The Planning Proposal is to be publicly exhibited for a minimum period of 20 working days. The exhibition will be published on Council's website, advertised in the relevant local media, and possibly also on Council's social media site. The Planning Proposal will also be available for viewing at Council's Administration Centre in Parkes.

The documents to be publicly exhibited will include:

- The Planning Proposal (Exhibition Version - this document),
- The Gateway Determination,
- The Council Report from the meeting of 13 August 2024,
- The Council Minute from the meeting of 13 August 2024, and
- All relevant environmental assessments and documentation informing/supporting the Planning Proposal.

The Gateway Determination has indicated that as a minimum, consultation with the Department of Climate Change, Energy, the Environment and Water is required. This consultation will be undertaken during the same time period as the community consultation.

3.6 Part 6: Project Timeline

The following provides an anticipated / estimated project timeline for completion (subject to Gateway / Council requirements and extent of submissions/amendments). It demonstrates that from the date of the Gateway Determination it is expected the amendments can be made / commence in less than 9 months from the date of the Gateway Determination (subject to matters outside of the Applicant's & Council's control):

Table 1 - Project Timeline Task	Anticipated timeframe
Consider Draft Planning Proposal & Council provide feedback	July/August 2024
Planning Proposal to Council for approval to send to DPIE Forward Proposal to DPIE	August 2024 (completed)
Commencement date (Gateway determination)	2 October 2024 (completed)
Commencement and completion of public exhibition period	October/November 2024
Dates for public hearing (if required) <u>Note:</u> At this stage, the Gateway Determination considers that a public hearing is not required.	December 2024
Consideration of submissions	December/January 2025
Reporting of the Planning Proposal (post exhibition) to Council	February 2025
Date of submission to the Department to finalise LEP	March 2025
Anticipated date RPA will make the plan (if delegated)	April/May 2025
Anticipated date RPA will forward to the Department for notification	June 2025
Potential for amendments to commence <u>Note:</u> At this stage, the Gateway Determination has nominated a completion date for the LEP Amendment as on or before 28 July 2025.	June 2025 (i.e., within 9 months of Gateway Determination)