

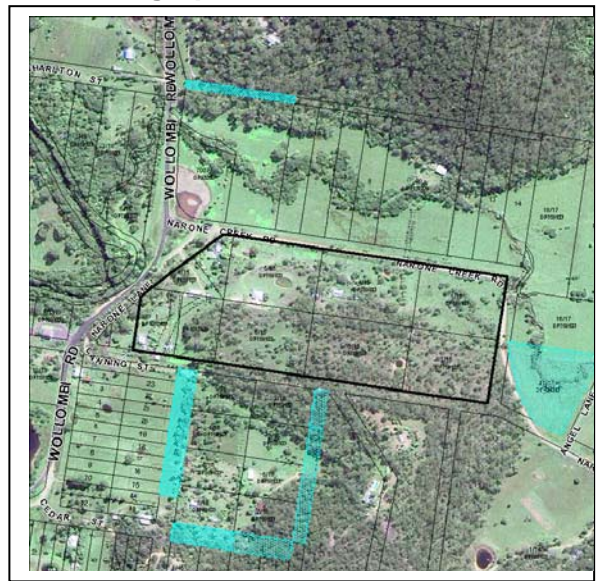
ITEM: J Wollombi (WB2)

Title	Lots 1 and 2 Section 15 DP 759103 Narone Creek Road and Lot 3 and 4 Section 15 DP 759103 Canning Street, Wollombi.
Council Ref:	18/2005/7/1
Rezoning Type:	<p>Spot Rezoning - From Rural 1(a) to E3 Environment Management with identification on the Dwelling Entitlement Map.</p> <p>Certain land in the Rural 1(a) zone have been identified through strategic analysis as being suitable for the purposes of residential development within a rural landscape, often within close proximity to or adjoining existing closer settlement. The Rural Lifestyle overlay is predominantly a reflection of existing dwellings on smaller rural lots.</p> <p><i>Density:</i> One (1) dwelling per lot with no further subdivision permissible</p> <p><i>Servicing:</i> The provision of utilities to any new dwellings will be determined on-merit</p>

Locality



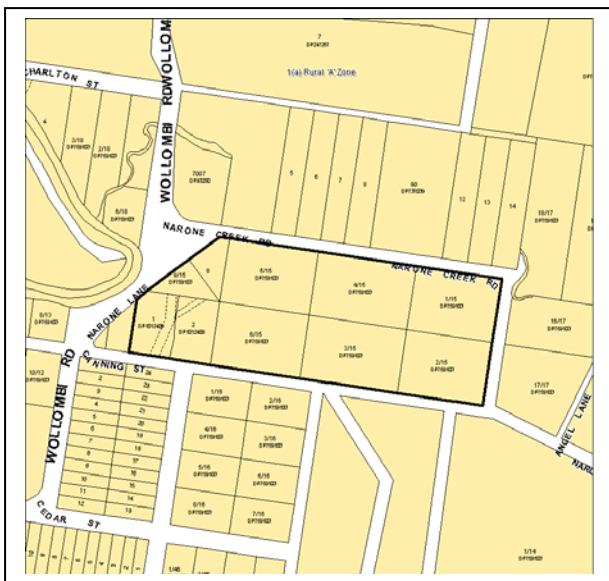
Aerial Photograph



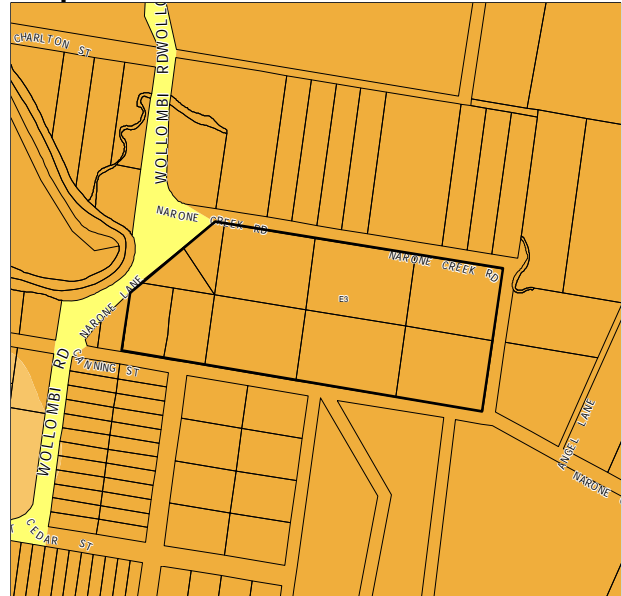
Proposal:

The proposal seeks to permit one (1) dwelling house corresponding to each allotment within the subject area.

Current Zone



Proposed Zone



Concurs with Regional Strategy?	Yes - The Lower Hunter Regional Strategy seeks to maintain existing opportunities for rural residential development across the Lower Hunter. As such, while not specifically identified by the Lower Hunter Regional Strategy, the rural residential areas in the Cessnock's City Wide Settlement Strategy are 'captured' in this document.
Justification	<p>Yes - Council is of the opinion that the draft plan is consistent with all relevant Section 117 Directions. However, further consideration is required on the following:</p> <p>No.9 - Conservation and Management of Environmental and Indigenous Heritage The archaeological assessment undertaken concluded that no Aboriginal cultural heritage objects were located on site.</p> <p>No. 17 - Integrating Land Use and Transport The site is well positioned adjacent to Wollombi Road, the main route to and from Wollombi. It is also situated in close proximity to the residential area of Wollombi.</p> <p>No.19 - Planning for Bushfire Protection The site is identified as being Bushfire Prone Land - Vegetation Category 1. A minimum buffer requirement can be maintained on site and these matters can be formally addressed at the DA stage of the subdivision proposal.</p> <p>No.22 - Rural Zones The development concept is identified in an approved local settlement strategy.</p>
Endorsed in Local Settlement Strategy?	<p>Yes - The proposal is consistent with Council's endorsed City Wide Settlement Strategy satisfying the following growth management principles:</p> <ul style="list-style-type: none"> • Opportunities for rural lifestyle within close proximity to village. • Constraints limit higher development densities. • Basic provisions to include one (1) dwelling per lot with no further subdivision. • Supports a growth hierarchy to a more compact form. <p>There are no other spot rezoning proposal in the Wollombi locality, maintaining the rural character of the area and ensuring that development is undertaken having regard to constraints of the site and the services available.</p> <p>The proposal satisfies all requirements relating to flooding, bushfire, access, agriculture, slope and flora and fauna issues. The proposal is also consistent with the existing settlement patters in the area.</p>
Consultation:	<p>Notification was sent to the Department of Planning on 7 October 2005 and consultations undertaken from 22 September 2005. Responses are provided below:</p> <p>1. NSW Rural Fire Service (RFS) The RFS does not object to the proposal but notes that future residential and potential Special Fire Protection Purpose developments will be required to comply with Section 79BA of the EPA Act and Section 100B of the <i>Rural Fires Act 1997</i>.</p> <p>It is noted that APZ to be provided in accordance with Planning for Bushfire Protection Act 2001. Further, provision for water for fire fighting and construction requirements in addition to on site provisions will either have been or will be addressed at the appropriate stage of the development.</p> <p>2. NSW Department of Environment and Conservation (DEC) An ecological assessment undertaken in July 2005 confirmed that the habitat to the south east of the investigation area conformed to the description of the Wollombi Redgum - River Oak Forest, an Endangered Ecological Community (EEC).</p> <p>It is estimated that approximately 5% of the present regrowth would be lost to development. A test of significance was undertaken and concluded that due to its limited scale, minor clearing of vegetation associated with the EEC was unlikely to have a significant effect.</p>

	<p>The proposal includes the rehabilitation of riparian corridor and the provision of additional supplementary habitat. This also includes provisions of movement areas through the site to provide continuity of habitat.</p> <p>Council believes that this will result in a net environmental improvement in this locality, achieving a balance between the long term maintenance of biodiversity values whilst meeting the development objectives of the site.</p> <p>3. Darkinjung Local Aboriginal Land Council Darkinjung Local Aboriginal Land Council did not respond.</p> <p>4. Department of Natural Resources (DNR) DNR no comments or issues for consideration.</p>
Comment:	<p>Current land supply for rural living in the Wollombi Brook Catchment is unable to meet projected demand. The Plan will contribute to 'a whole of city outcome' through the provision of rural living opportunities consistent with the City Wide Settlement Strategy. While on it own, it is not expected to significantly affect supply and/or demand for rural residential land, it provides for rural settlement growth focused on cluster planning principles. The Plan also focuses on strengthening growth towards the establishment of a settlement hierarchy.</p> <p>The orderly development and maintenance of the existing development patterns in Wollombi will be preserving the diversity of rural issues, including rural character, scenic, cultural, and heritage values, agriculture, environmental and resource conservation.</p>