



MikeSvikisPlanning

Experience/Commitment/Quality

4 September 2013

Ballina Shire Council
Strategic and Community Services Group
PO Box 450, Ballina NSW 2478

Attn: Mr Matthew Wood

Dear Matt,

Planning Proposal for Bletchingly Street, Wollongbar

My Client Derek and Margaret Gellatly (Gellatly Property Holdings Pty Ltd) have requested that I submit this planning proposal to you for consideration on their behalf.

The planning proposal is for their land, Lot 1 DP 1038613, Bletchingly Street Wollongbar. The request is that the land be rezoned from R2 Low Density Residential to R3 Medium Density Residential under Ballina LEP 2012. This will allow a better diversity of residential dwellings on the subject land.

I enclose a detailed report that should be sufficient to enable you to commence the LEP amendment process. If you agree and you wish a fee to be paid to report this matter to Council please contact my client direct on:

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P.O. Box 4150
Goonellabah NSW 2480
PH 02 6624 8919 FAX 02 6624 8244 M 0402 009 666
dmgellatly@bigpond.com.au

If there are any technical matters or questions that you would like to discuss please do not hesitate to contact me by phone or email.

I appreciate your assistance in the prompt processing of this amendment to Ballina LEP 2012. Please advise when this matter is likely to be reported to Council.

9.3 LEP Amendment Request - Bletchingly Street, Wollongbar.DOC

Yours sincerely

Mike svikis

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Planning Proposal for Bletchingly Street Wollongbar

Lot 1 DP 1038613, Bletchingly Street, Wollongbar

Prepared for Gellatly Property Holdings Pty Ltd
by MikeSvikisPlanning
2 September 2013

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Executive Summary

This report seeks Council's support for a site specific planning proposal to rezone Lot 1 DP 1038613, Bletchingly Street, Wollongbar to permit an increase in the density of future residential development. The request is that the vacant 1.097 ha site be changed from its current R2 Low Density Residential zone to a R3 Medium Density zone under Ballina 2012.

The key issues with the site include traffic from additional dwellings and the presence of a decommissioned cattle tick dip site on the land. Traffic generated by the modest increase in dwellings can be absorbed into the existing road network and will not cause excessive disruption. The cattle tick dip site is intended to be remediated to the highest standard, with the results independently audited. This will be done as part of the subdivision process to ensure the cost of remediation can be offset by the imminent sale of lots. Allowing a greater variety of lot and dwelling sizes will assist in making the land more appealing and more affordable to the market. It will also allow the most efficient use of good quality residential land.

The land is serviced by reticulated water, sewerage and roads. It is an easy walk to shops and has a regular bus service. It is a short drive to employment areas, schools, sporting facilities and the Wollongbar TAFE. It is physically well suited to a range of dwelling types and lot sizes. The site is well suited to the R3 Medium Density zone.



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Introduction

Purpose of this report

The purpose of this report is to seek Council's support for a site specific planning proposal to rezone Lot 1 DP 1038613, Bletchingly Street, Wollongbar to permit an increase in the density of future residential development.

This report supports the site-specific rezoning by:

- Providing Council with an outline of the likely future development of the subject land;
- Assessing the planning proposal against DOPI guidelines and relevant legislation and Council policy; and
- Reviewing the likely future development of the site against key issues and constraints.

Scope and limitations

This report has been prepared by MikeSvikisPlanning for Gellatly Property Holdings Pty Ltd, and may only be used and relied on by Gellatly Property Holdings Pty Ltd and Ballina Shire Council for the purpose of changing the zone of the subject land under Ballina LEP 2012.

The opinions, conclusions and recommendations in this report are based on the conditions encountered and information reviewed at the date of preparation of the report. MikeSvikisPlanning has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The report has been prepared on the basis of information provided by Gellatly Property Holdings Pty Ltd, Government agencies, Ballina Shire Council, and previous work undertaken by other consultants. MikeSvikisPlanning has not independently verified or checked this information beyond the agreed scope of work. MikeSvikisPlanning does not accept liability in connection with such unverified information, including errors and omissions in the report, which were caused by errors or omissions in that information.



Background and Site Characteristics

The subject land is Lot 1 DP 1038613, Bletchingly Street, Wollongbar. The total area of Lot 1 is 1.097 ha. An aerial photo of the subject land showing the cadastre is at Figure 1. It is located at the south-eastern edge of Wollongbar urban area. It has a small waterway and the old Bruxner Highway at its southern edge, and farmland at its eastern edge. Fully developed residential land is located immediately to the north and west of the subject land.

The subject land is cleared of all native vegetation and is an unfenced, open grass area that is regularly slashed. It is a gently sloping area that drains to the small waterway at its southern boundary. It has been used for agriculture in the past, and the presence of the Bewers Hill dip site suggests it was part of a cattle grazing property. Site photos are located in Appendix A.

The decommissioned Bewers Hill cattle tick dip site is located in the south-western corner of the lot surrounded by a 2 m high hinge-lock fence. Although the dip has been decommissioned and is safe with the pit filled and stock yards removed, the site has not been finally remediated.

The developed residential land to the north and west of the site is predominantly single family dwellings. However a dual occupancy development is located approximately 50 m to the north-west, on the corner of Joindre Street and Dalmacia Drive. A number of multi-dwelling housing developments are located approximately 200 m to the west of the subject land, in Smiths Lane and Simpson Avenue.



Figure 1: Aerial photo showing cadastre for Lot 1 DP 1038613, Bletchingly Street, Wollongbar. [Source: NSW Land and Property Information]



Land use zoning of the site and surrounds

Lot 1 is zoned R2 Low Density Residential under Ballina Local Environmental Plan 2012 (Figure 2). This is the same as most of the fully developed land to the north and west of the site. Under Ballina LEP 2012 lot 1 has a minimum lot size of 600 sq m. It has a maximum building height of 8.5 m. Approximately 300 m away to the west, along Smiths Lane and Simpson Avenue, is a cluster of land zoned R3 Medium Density. This land is used for multi-dwelling housing.

The farm land immediately east of the subject land is a deferred matter under Ballina Local Environmental Plan 2012, and retains its zoning under Ballina LEP 1987 for the time being. It is zoned Environment Protection 7(i) Urban Buffer.

Approximately 400 m away to the west are the neighbourhood shops and Wollongbar Tavern. This land is zoned B1 Neighbourhood Centre. These shops can be easily accessed by local roads and are directly connected to the subject land by a shared path located adjacent to the southern boundary.

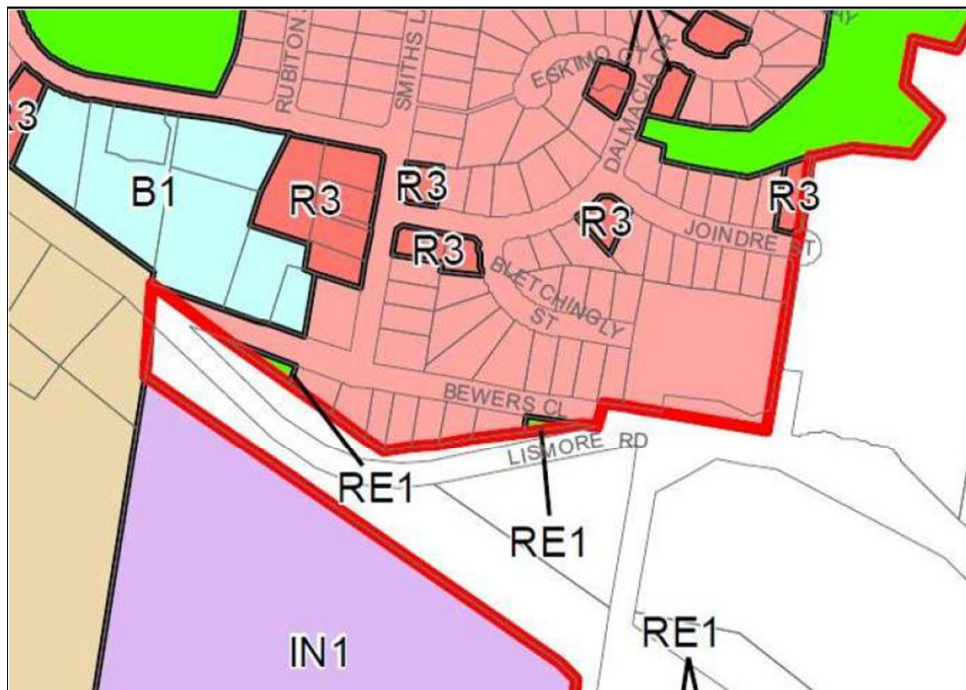


Figure 2: Zoning of land in the vicinity of Bletchingly Street, Wollongbar under Ballina LEP 2012. [Source: Ballina Shire Council]



Site context and history

In March 1988, Ballina Council amended Ballina LEP 1987 and the subject land was zoned 2(b) Village zone. This allowed for residential development, which was subsequently undertaken as part of the larger Blair Athol Estate located east of Smiths Lane. The subject land was a left over piece at the end of Bletchingly Street and was, until 2001, part of Lot 13 DP 847076.

The subject land has been the subject of a number of development applications for subdivision as follows:

DA 1996/75 – Subdivision – Approved 23/11/1995

This development consent approved a 13 lot residential subdivision on the subject land when it was part of a larger lot described as Lot 13 DP 847076. It contained a deferred commencement condition that a plan of management for the remediation of Bewers Hill dip site be prepared and approved by the NSW Environment Protection Authority. This condition was to be met within 12 months of the date of determination. Although an initial contaminated lands assessment was prepared, the condition was not achieved and this consent lapsed. It is noted that the town planner's report on this DA commented that "Development consent was granted to the subdivision of this and adjacent lands in DA 1992/95. This consent is still valid and would allow the applicant to subdivide 6 lots on the north side of Bletchingly Street."

DA 2000/549 – Subdivision – Approved 9/2/2000

This development application was similar to DA 1996/75, and Council again approved a 13 lot residential subdivision on the subject land when it was part of a larger lot described as Lot 13 DP 847076. The plans for the 13 lot subdivision (the final stage of the Blair Athol Estate) are shown in Figure 3. The consent was issued with four deferred commencement conditions requiring:

1. A dip site contamination and remediation assessment by a qualified person to be submitted to Council;
2. The preparation of a remediation management plan consistent with relevant legislation and submitted to Council;
3. Engagement of an independent site auditor to ensure that remediation is carried out to the most sensitive level of residential use; and
4. Full remediation of the dip site, with all auditing and validation prior to subdivision earthworks taking place.

This development consent lapsed because the applicant did not undertake the deferred commencement conditions.



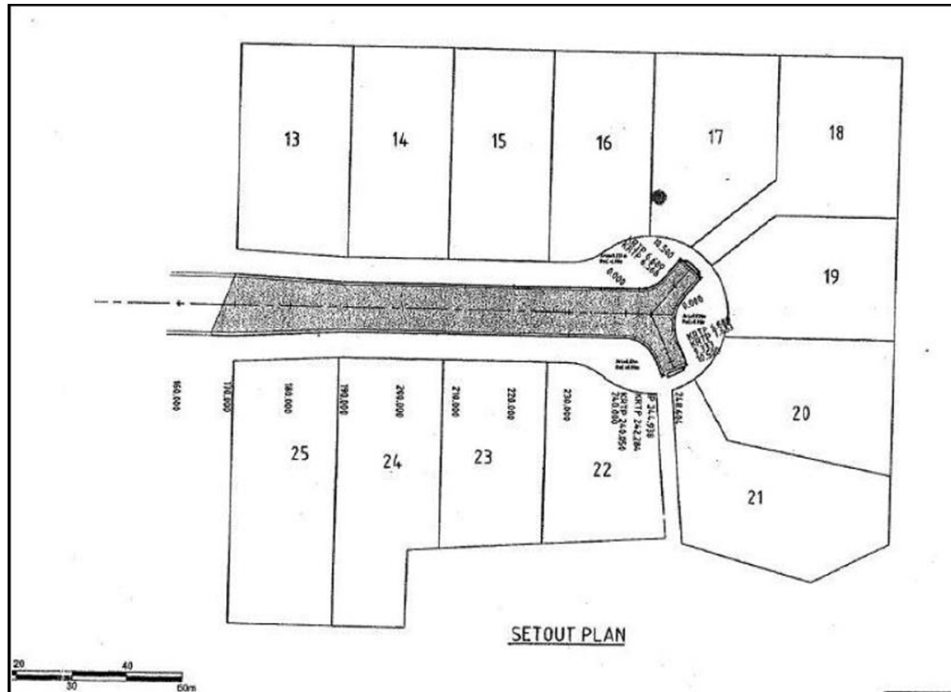


Figure 3: Thirteen lot subdivision approved on the subject land in February 2000.
 [Source: Ballina Shire Council DA files]

DA 2001/76 – Subdivision – Withdrawn 19/9/2000

This development application was for a two lot subdivision being one lot containing the land zoned 2(b) Village under LEP 1987, and one lot containing the land zoned 7(i) Urban Buffer under LEP 1987. It was not supported by an objection under SEPP 1 (Variations to Development Standards) and was voluntarily withdrawn before it was determined.

DA 2001/730 – Subdivision – Approved 7/7/2001

This development application was the same as DA 2001/76 but was accompanied by an objection to the 40 ha minimum lot size standard that applied to the 7(i) Urban Buffer zoned land under LEP 1987. The concurrence of the NSW Department of Planning was obtained and Council issued the consent for a two lot subdivision. The consent was implemented, and Lots 1 and 2 DP 1038613 were created using the boundary of the 2(b) and 7(i) zone under LEP1987. There was no requirement to remediate the dip site, however the dedication of a 5 m wide reserve for a cycleway at the boundary of Lots 1 and 2 was required. The land has been dedicated but the cycleway has yet to be constructed.



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The Concept

The subject land is a relatively large residue lot left over from a low density residential subdivision typical of the 1980s approach to urban expansion. In Ballina Shire at that time density was controlled with a Development Control Plan and often determined at the time of subdivision. Lots were marked for dual occupancy or residential flat buildings with the balance expected to go to low density, single family dwellings.

Density is now more directly controlled by the LEP. The application of the R2 Low Density zone on the subject land prohibits dual occupancy development as well as multi-dwelling housing and residential flat buildings. This severely limits the future use and yield of this land.

The concept is that Lot 1 DP 1038613 should be zoned R3 Medium Density Residential to create flexibility in the range of residential densities across the site. The R3 zone would permit a mix of single family dwellings as well as dual occupancy development and, if appropriate, multi-dwelling housing. This site would be master planned so that urban design issues can be considered. The predicted maximum yield under the R2 zone would be about 13 dwellings. Under a master planned development, when the land is zoned R3, the predicted maximum yield is estimated to be about 20 dwellings with eight lots being retained for single family dwellings, three lots being used for dual occupancy and one large lot used as a multi-dwelling housing site for up to six smaller dwellings. Figure 4 shows the preferred development concept for this site under the R3 zone in plan view.



Figure 4: Preferred development concept for the subject land under the R3 Medium Density zone.



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Planning Proposal for Bletchingly Street Wollongbar

Increasing the density of dwellings in this way will deliver more affordable land and housing options for Ballina Shire in a village setting that is easy walking distance to shops and services, and a short bus ride to schools and major health and education centres. Higher yields will also make the full remediation of the Bowers Hill dip site financially viable and ensure that this part of the site is finally cleaned up. The intention is that the dip site is remediated to the highest standard and is rendered suitable for residential development.



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Key Issues

Land Contamination from past land uses

The subject land contains the decommissioned Bewers Hill cattle tick dip site at its western edge. The site of the dip can is identified by a fenced area in the aerial photo at Figure 2. The site operated for about 50 years, with DPI records suggesting Arsenic was first used there as an ingredient in tickcides in 1946. DDT was first used there in 1960. The lease expired in 1991, and the site was subsequently decommissioned by DPI. DPI defines the term "decommissioned" as follows:

"means all the standing structures, shed, fencing and roof have been dismantled. The bath itself, if present, is emptied of all chemical fluid and may have contaminated timbers from the roof and draining pen put into it and then is capped with concrete lids. The bath may have already been demolished prior to decommissioning in which case it is usually smashed and buried. An information plaque is attached to one of the concrete lids to indicate its Departmental file number, dip name and direction of the dipping. Clean soil may be spread around the bath to run flush with the bath edge and then grassed. The draining pen concrete floor is usually left intact so as not to disturb the possibly contaminated soil."

NSW Agriculture (DPI) undertook testing at Bewers Hill in 1992, and found both Arsenic and DDT in a number of soil samples. A previous owner commissioned a contamination assessment by Australian Soil and Concrete Testing P/L in 1995 (Appendix B). The description of the site by ASCT suggests that it had already been decommissioned by 1995. The ASCT assessment concluded that both Arsenic and DDT were still present on the site but largely confined to a depth less than 1.2 m, with the highest concentrations in the top 30 cm. Contamination was also confined to a radius of less than 10 m from the dip structures. However, there is no evidence that the sampling undertaken was adequate and there has been no independent verification of these results. No remediation action plan was recommended by ASCT and no remediation works have been undertaken.

SEPP 55 (Remediation of Land) recognises that land which is known to be contaminated by past land uses can still be zoned for development as long as:

- "(a) the planning authority has considered whether the land is contaminated, and*
- (b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
- (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose."*

In this case, Council is well aware that part of the land is contaminated and so is the land owner. Council is also aware that cattle tick dip sites have been successfully remediated in other locations and made suitable for residential purposes. Such work has recently been carried out by DPI in other locations in Ballina Shire (Larry Falls, DPI, pers com, Aug 2013). Options for remediation of soils include containment on site and relocation to a landfill licensed to accept such material. Council has in the past ensured that all applications for residential subdivision on this site have been linked to a pre-condition that the site is remediated to Council's satisfaction and that this can be independently audited.



Finally, it is significant that the site has been zoned for residential purposes since 1988, and it is only the remaining residential value of the land that will allow it to be remediated without significant public cost. Council can be confident that the site can be remediated, independently audited and then used for residential purposes. The current owner intends to undertake this remediation as part of a future subdivision application. They are expecting it to be a deferred commencement condition upon any such application.

The land contamination is a matter that can be dealt with more readily under the flexibility of residential options offered by the R3 zone than the R2 zone under LEP 2012. Land contamination and the need for remediation should not be used as a reason to stop the R3 zone from being applied to the subject land.

Traffic generated by the site

The site has been zoned for residential development since 1988, and Bletchingly Street has always been designed as the main access to the subject land. The base line yield for dwellings would be one single family dwelling of three or more bedrooms for each of 13 lots that have previously been approved on the subject land. Based on the Guide to Traffic Generating Development (RTA, 2002) the 13 lots would generate 9 vehicle movements per day each, which is equivalent to 117 vehicle movements per day from the initial subdivision. Over time, it could be assumed that three of the dwellings would construct a secondary dwelling (limited to 60 sq m of floor space with only one bedroom) for extended family or rental income. Each secondary dwelling would generate 4.5 vehicles per day, or an additional 14 vehicle movements over all. Therefore, over time the total traffic generated would be 131 vehicle movements per day.

If the land was zoned R3, a scenario that could be canvassed is the full development of the site as a large medium density development. This would yield approximately 35 units given the two-storey height limit and Council requirements for access roads, car parking, open space and landscaping. Thirty-five units might include 15 at 3 bedrooms generating 6 vehicle movements per day, and 20 at 2 bedrooms generating 4.5 vehicle movements per day. This would give a total traffic yield of 180 vehicle movements per day.

A more realistic scenario, however, (and the preferred concept at Figure 4) is a mix of lower density lots containing one single family dwelling (say 8) with three lots that are used for dual occupancy development (6 dwellings with 3 bedrooms each) and a larger lot that is used for multi-dwelling housing (6 dwellings with 2 bedrooms each). This 20 dwelling outcome would yield a total traffic outcome of 135 vehicle movements per day.

Therefore, using the preferred concept, the increase in traffic over the base line of past approved subdivisions is only 3% more traffic under the R3 zone. Bletchingly Street and the residential roads it feeds into are more than capable of dealing with this small amount of extra traffic.

Noise impacts from the Bruxner Highway

The Bruxner Highway was located approximately 20 m south of the subject land until the opening of the Alstonville and Wollongbar bypass in May 2011. The highway is now located approximately 250 m to the south of the subject land. This has reduced the noise impacts on the subject land considerably. However, future residents of the land would still be affected by road noise to a minor extent. If two-storey dwellings were to be located at the southern edge of the subject land then this may assist in reducing any remaining noise impacts on the balance of the land. Whether medium density development is located this way or not, the noise impacts are minor and comparable to nearby residential development in Bletchingly Street and Bewers Close. The presence of a minor noise impact should not be a reason to stop the land being changed to an R3 zone.



Water, sewerage and stormwater infrastructure

Alstonville and Wollongbar water is supplied from the Rous Water bulk supply system at Lismore. A pipeline transfers water from the Holland Street reservoir at Goonellabah to the Wollongbar Reservoir. Rous Water also supplies drinking water from the Convery's Lane and Lumley Park bores to Wollongbar and Alstonville. There does not appear to be any problem with supplying reticulated water to a higher density of residential development that might be expected in an R3 zone. Given the reduced water demand for BASIX compliant, smaller dwellings, the overall water demand from 13 full-size dwellings (with 3 secondary dwellings) under the existing R2 zone is likely to be similar to the preferred concept of a mix of 20 full-size and smaller dwellings in an R3 zone.

The Reclaimed Water Facility at Johnston's Road, Alstonville serves Alstonville and Wollongbar. The plant was first constructed in 1976, with the existing components constructed in 1983. The treatment uses a Bathurst Box extended aeration process (8,600 Equivalent Persons capacity) with supplementary chemical phosphorus removal and UV disinfection. The Alstonville Reclaimed Water Scheme provides reclaimed water for irrigation purposes to various sporting facilities and horticultural enterprises in close proximity to the Alstonville Sewage Treatment Plant. Only excess recycled water flows into Maquires Creek. The approved reuse program is designed to use 100% of the dry weather flows.

The Wollongbar Urban Expansion Area Sewerage Scheme was completed in 2012. The scheme provides not only existing Wollongbar residents with upgraded sewerage services but also has the potential to accommodate for future population growth along Sneaths Road, Plateau Drive and Rifle Range Road. It is assumed that reticulated sewerage is available for the higher density that might be expected in an R3 zone. Council has indicated in past subdivision approvals that a sewage pump station would be required, and this can be undertaken as part of the subdivision works for the site.

Ballina Council adopted the Urban Stormwater Management Plan (USMP) in 2012 to improve the sustainability and amenity value of the Ballina Shire urban stormwater management systems. The overall aim of urban stormwater management in Ballina Shire is:

"To provide sustainable and effective urban stormwater systems and assets that protect the natural, social and economic values of the Richmond River and its tributaries and the Ballina coastline."

The urban stormwater management objectives required to achieve this aim are:

1. Stormwater systems that are effective in removing stormwater from urban areas;
2. Stormwater assets that limit impacts on receiving environments to acceptable levels;
3. Stormwater assets that are integrated into the planned landscape, eg provide habitat and natural systems in appropriate places, and increase surrounding land values by providing aesthetic and natural appeal; and
4. Management of stormwater systems that is efficient and cost effective through the whole asset life cycle.

It is appropriate that the subdivision design for the subject land be consistent with these objectives and Water Sensitive Urban Design principles. This can be easily achieved within the R3 zone by allowing higher density in some locations and using space that is made available for integrated stormwater assets. This would be done at the DA stage as part of the subdivision plan.



Urban design and dwelling yield (the density issue)

In using the Standard LEP for Ballina Shire, Council has only applied two of the possible four residential zones. R2 Low Density does not permit dual occupancy, multi-dwelling housing or residential flat buildings; it only permits dwellings and secondary dwellings. R3 Medium Density permits all these types of housing. There is no zone that permits anything in between. The use of the R2 zone may be appropriate in an established residential area where there is only opportunity for redevelopment of established sites if Council has a good reason to restrict density. In this case, however, there is more than 1 ha of zoned residential land that is completely undeveloped and is effectively a "Greenfield site". The use of different housing forms will allow a variety of household types, eg young couples, small families, first-time home buyers, as well as those seeking to downsize from a large house with a large yard to something that is manageable. A site that is close to shops, services and public transport is ideal for housing diversity. To lose this site to a standard lot subdivision with single family dwellings is a significant missed opportunity.

Applying the R3 zone to this land will not result in it becoming over developed. The maximum likely yield in dwellings under an R3 zone is 35 if the dip site can be remediated and used for housing (rather than open space). The previous consent for subdivision on this land under the R2 zone would have created a minimum 13 dwelling outcome, assuming the dip site can be remediated to a residential standard. The reality is that an R3 zone will probably yield about 20 dwellings based on a combination of single family dwellings (8 lots), dual occupancy on three lots and multi-dwelling housing (6 small dwellings) on the remediated dip site (one double-size lot). Therefore, an increase in dwelling yield of 53% can be achieved while retaining 66% of the lots for single family dwellings.

Residential flat buildings are unlikely due to limited demand for this development type in Wollongbar and the height limit (which will stay at 8.5 m). The only site where a residential flat building may be appropriate is the dip site. This is because the location of the remediated dip under a large building slab/driveway and car parking area is a potentially preferred outcome. However, a similar result could be achieved with multi-unit housing. This would be confined to a single storey to better blend with the adjacent existing dwellings to the west. Remediating the dip site to a residential standard and then locating a single family dwelling on it is unlikely to be cost effective.

The key to a good residential neighbourhood is good urban design. The key to good urban design is to allow flexibility on matters such as dwelling density so that a subdivision can be built around quality open spaces that add value and character to a locality. The final development site in Bletchingly Street should not be restricted to "more of the same" in lot size and dwelling type. The R3 zone will assist this neighbourhood in achieving a high quality urban design outcome without over development.

Visual impacts of the development

The subject land is currently an open paddock so its transformation into a residential area, whether by single dwellings or a higher density such as duplex and multi-dwelling housing, will create a significant change to the viewscape. It is able to be glimpsed from the Bruxner Highway Wollongbar exit ramp although it's substantially filtered through trees that grow along the old highway (Lismore Road). The impact on this view will be ameliorated by the presence of houses behind the subject land and to the west of it (Appendix A). The two houses that will be most affected are the two that are currently at the end of Bletchingly Street. However both of these were always going to have a neighbour on the eastern side, and any change in density is unlikely to affect them as the height limits and set backs will remain the same as the R2 zone.



The Planning Proposal

Part 1 Objectives and Intended Outcomes

The objective of the planning proposal is to rezone the subject land from R2 Low Density Residential to R3 Medium Density Residential under Ballina LEP 2012.

The objective will be achieved through an amendment to Ballina LEP 2012. It will enable a more appropriate mix of residential density to be achieved on this site.

Part 2 Explanation of Provisions

It is proposed that Ballina LEP 2012 be amended as it applies to Lot 1 DP 1038613, with the R2 zone being removed and the R3 zone being applied in its place.

No change to minimum lot size provisions or the maximum building height is proposed.

Part 3 Justification

Ballina LEP 2012 only contains two residential zones. Established, developed residential areas have mostly been included in the R2 zone with sporadic use of R3 on existing dual occupancy or multi-dwelling housing developments. Greenfield areas that are yet to be subdivided have been mostly included in the R3 zone to allow flexibility in future development of these sites. Given the subject land is over 1 ha in size and contains no existing dwellings, it has more of the characteristics of a Greenfield site than an established residential area. There are a number of dual occupancy and multi-dwelling housing developments within 400 m of the subject land. A mix of dwelling types and an increase in dwelling yield is a good planning outcome for this site.

Section A – Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

No, the site is not nominated specifically in any strategic study or report. However the principle of targeting suitable sites for modest increases in density is consistent with the Ballina Shire Growth Management Strategy 2012.

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

Yes, the planning principle is the only way to achieve an increase in the density of residential development on the subject land. The current R2 zone clearly prohibits dual occupancy and multi-housing development.



Is there a net community benefit?

Yes. The land owner has not prepared a Net Community Benefit Test as it is not considered necessary for this minor amendment in an existing residential area. However, the net community benefit in changing the zone in this case is that additional dwellings will create employment in the construction industry; dual occupancy dwellings will be more affordable than single family dwellings on large lots; and additional dwellings will assist in alleviating the housing shortage in the Northern Rivers region.

Section B – Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions contained within the Far North Coast Regional Strategy?

The Far North Coast Regional Strategy

The proposal is identified in the Far North Coast Regional Strategy (DoP, 2006) as an existing urban area as it was zoned for residential development in 2006 when the FNCRS was released. It is consistent with the FNCRS.

The planning proposal will assist in achieving the aims of the FNCRS as follows:

- The subject land is completely within the Town and Village Growth Boundary for Wollongbar nominated in the FNCRS;
- No important environmental or cultural areas will be impacted by the change of zone;
- Residential development on the site will not be flood affected land or take place on excessively steep land and will not create unreasonable visual impacts;
- The modest increase in density will contribute to catering for the region's expected 26% population increase; and
- Increasing residential density at Wollongbar is consistent with the FNCRS aim to encourage population growth west of the Pacific Highway and alleviate pressure on the coast.

Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Yes, in principle the targeting of suitable sites for modest increases in density is consistent with the Ballina Shire Growth Management Strategy 2012.

Ballina Shire Growth Management Strategy 2012 (page 16) states: *"What this broad balance between demand and supply does not reflect, however, is the availability of 'appropriate housing'. As noted above, changing household types and population ageing mean that a greater diversity of housing types (traditional single detached housing, units, townhouses, apartments and seniors living) will likely be required into the future, compared to the currently available housing stock (which is predominantly traditional single detached housing). Council can facilitate a broader mixture of dwelling types by enabling such development through the planning regime, specifically the Local Environmental Plan and Development Control Plans, particularly within existing urban areas."*

It is acknowledged that the Ballina Shire Growth Management Strategy 2012 indicates that most growth at Wollongbar will be accommodated in the large urban release areas at its northern edge with a "low scale



residential character being maintained in the village area". However, the additional yield from the proposed increase in density on the subject land will have minimal impact on the residential character of Wollongbar as there is sufficient room on the site to ensure the low density feel remains. Dual occupancy development and small multi-unit housing development on this site will definitely not affect the low scale character of the village as these development types already occur within the established village area and within 400 m of this site. Development will still need to comply with the 8.5 m building height limit and this will further assist with preserving the low-scale character of Wollongbar.

Is the planning proposal consistent with applicable state environmental planning policies?

The proposal is consistent with applicable state environmental planning policies. Refer to the checklist provided as Appendix C to this report.

Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

The proposal is consistent with applicable Section 117 Directions. Refer to the checklist provided as Appendix D to this report.

Section C – Environmental, Social and Economic Impact

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?

No. The site is currently completely cleared of native vegetation and is slashed on a regular basis. The nearest vegetation is the camphor laurel and rainforest regrowth located adjacent to the waterway, south of Lot 1 (Figure 1). The fenced, decommissioned dip site is overgrown with weeds, but this will be cleaned up when the site is remediated.

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

Stormwater quality and quantity will be important issues to manage on this site as it becomes a residential neighbourhood with increased hard surfaces. Regardless of whether the planning proposal is approved, the residential use of this site will need to include stormwater retention and treatment systems that meet Council standards and protect nearby waterways.

How has the planning proposal adequately addressed any social and economic effects?

Residential development of this site will occur in due course and this will have minor impact on the neighbouring land owners. Only the proposed density of development will change if the planning proposal is approved. This change in density has the potential to increase traffic on Bletchingly Street, however the increase is minor and well within the ability of the street to manage.

Dwellings to the north of the subject land address Joindre Street and have established landscaping in their rear yards that back onto the subject land. As the subject land falls away from these lots there is minimal potential for "overlooking" into back yards, even from two-storey structures. The last two houses in Bletchingly Street will be most affected as they currently enjoy a side outlook across an open paddock. However, both these dwellings also address Bletchingly Street, and they were always going to have residential neighbours to the east. The visual impact will be reasonable and will be ameliorated by landscaping and fencing. Applicants will need to address privacy and over-shadowing impacts at the development application stage as with any residential development that abuts an established urban area.



The subject land is visible from the exit ramp of the Alstonville/Wollongbar bypass and the old Bruxner Highway (see photos at Appendix A). However, this view is filtered by the trees along the nearby creek line and is not part of a well-known or unique vista. The placement of houses in the open grassland of the subject land over time will change this view, but the impact will be minimal given the general urban backdrop of Wollongbar.

A key improvement resulting from the planning proposal will be the increased ability to afford the remediation of the Bewers Hill cattle tick dip site. Although this site provides little threat to the environment in its current state, cleaning up the site completely is a positive social outcome from the development. It will also "unlock" this currently unusable land and make it available for residential development.

The employment that will be generated by the additional dwellings to be constructed will be a positive effect for the local and regional building industry and the wider economy. The addition of more affordable housing will create an opportunity for first home buyers to enter the market and help with the regional housing shortage. The site is located less than 2 km by road (closer by bicycle) to the Russellton Industrial Estate, which is a major source of employment for the Wollongbar community. The provision of additional housing closer to the place of employment is a positive socio-economic effect of the planning proposal.

Section D – State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

Yes. Wollongbar has a primary school and TAFE college, and there is a medical practice located at the Wollongbar Plaza. The nearest high school is located at Alstonville. Hospitals are located at Ballina and Lismore. Southern Cross University is located at East Lismore.

Wollongbar's commercial facilities include a pharmacy, Post Office, service station, supermarket, tavern, newsagents and bakery. All of these are located within walking distance of the subject land.

A regular bus service is provided by Ballina Bus Lines that runs along Dalmacia Drive from Monday to Saturday commencing at 6.45 am and finishing at 5.18 pm (Route 661). Dalmacia Drive intersects with Bletchingly Street and is located approximately 200 m from the subject land. The service runs at half hour intervals during morning and afternoon peak periods, and then at one and a half hour intervals in the middle of the day. The service runs between Ballina and Lismore and includes the Wollongbar TAFE site, Southern Cross University, Ballina and Lismore Hospitals, and the major shopping centres at Ballina and Lismore.

Reticulated water and sewerage are available to the site as Council has been expecting this residential zoned area to be developed for some time. A sewer pump station will be required on-site to collect the wastewater from the subject land. A suitable stormwater treatment system will also be required on-site. The sizing and location of these will be dealt with at the development application stage.

A 5 m wide strip of land immediately east and adjoining Lot 1 was dedicated to Council at the last subdivision of this land in July 2001. This strip, at its northern end, contains a walkway, and the dedication was intended to allow the construction of a cycleway to link Joindre Street through to the shared path at the edge of the old Bruxner Highway. Ideally a shared path link from any roads that access Lot 1 could also be created, ensuring that this part of Wollongbar is permeable to pedestrians and cyclists with minimal conflict with motor vehicles.

Council has recently purchased 13 ha of land at Wollongbar (approximately 1.5 km from the subject land) to provide new sporting facilities and fields, including the following:

- One AFL field and sports lighting



- Two rugby grounds and lighting
- One cricket oval (summer use of rugby grounds)
- Six tennis courts and lighting
- Four netball courts
- Clubhouse facilities

These facilities will be available and accessible to the future residents of the Bletchingly Street development.

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

State and Commonwealth public authorities have not been involved in this particular planning proposal as it is yet to receive Gateway Approval.

In the past, however, the NSW DPI (NSW Agriculture) has been involved in the issue of the Bewers Hill cattle tick dip site. It has advised Council that it requires full remediation of the site (consistent with SEPP 55), and wants this to be part of the final residential subdivision so that the site is not left as an "orphan" site. This remediation responsibility lies with the current owner and will be dealt with as part of any further subdivision of this land. The proposed modest increase in density on the subject land will assist in providing the opportunity to design a good outcome for the remediated dip site in a residential context.

As a general comment on the issue of residential density, the State government has been very clear in documents such as the FNCRS that it has moved away from a 1980s approach to the density of residential areas. It no longer supports the creation of residential lots in the order of 1000 sq m in size as was the post-war trend throughout NSW. Particularly on sites such as this, where the roads and houses are yet to be built, the DOPI is supportive of maximizing density through urban consolidation. Changing the subject land from R2 to R3 is in line with the State government's position on increasing residential yields from well-served urban areas. The FNCRS (page 25) states "*Decreasing occupancy rates and changing demand from traditional single detached housing to multi dwelling types mean that the provision of a variety of housing forms is needed in appropriate locations*". It goes on to say "*Higher density living is to be encouraged around the town centres and areas of major employment*".

Community consultation

It is considered that community consultation for the planning proposal should, as a minimum, comprise an exhibition period of not less than twenty eight (28) days.



Conclusion

Lot 1 DP 1038613, Bletchingly Street, Wollongbar is an ideal location to apply the R3 Medium Density Residential zone under Ballina LEP 2012.

Its rezoning is consistent with Ballina Shire Growth Management Strategy 2012, as well as the Far North Coast Regional Strategy and all SEPPs and Section 117 Directions. The R3 zone will make better use of services and facilities, and assist in making housing more affordable in Ballina Shire. Traffic generated by the modest increase in dwellings can be absorbed into the existing road network and will not cause excessive disruption. The site is already zoned for residential development and Council is aware that it contains a dip site that will be fully remediated to the highest standard as part of the subdivision process.

This planning proposal should be forwarded to the Department of Planning and Infrastructure with a recommendation that it be given Gateway Approval and placed on public exhibition.

Appendices

Appendix A: Site photos

Appendix B: Contamination assessment of Lot 1 DP 1038613, Bletchingly Street, Wollongbar by Australian Soil and Concrete Testing P/L, 1995

Appendix C: Consistency with State Environmental Planning Policies

Appendix D: Consistency with applicable Section 117 Directions





Bewers Hill dip site – decommissioned and fenced off in 1992
is located in the SW corner of the site



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APPENDIX A – Site Photos

Planning Proposal for Bletchingly Street Wollongbar



View of the site looking from the end of Bletchingly Street



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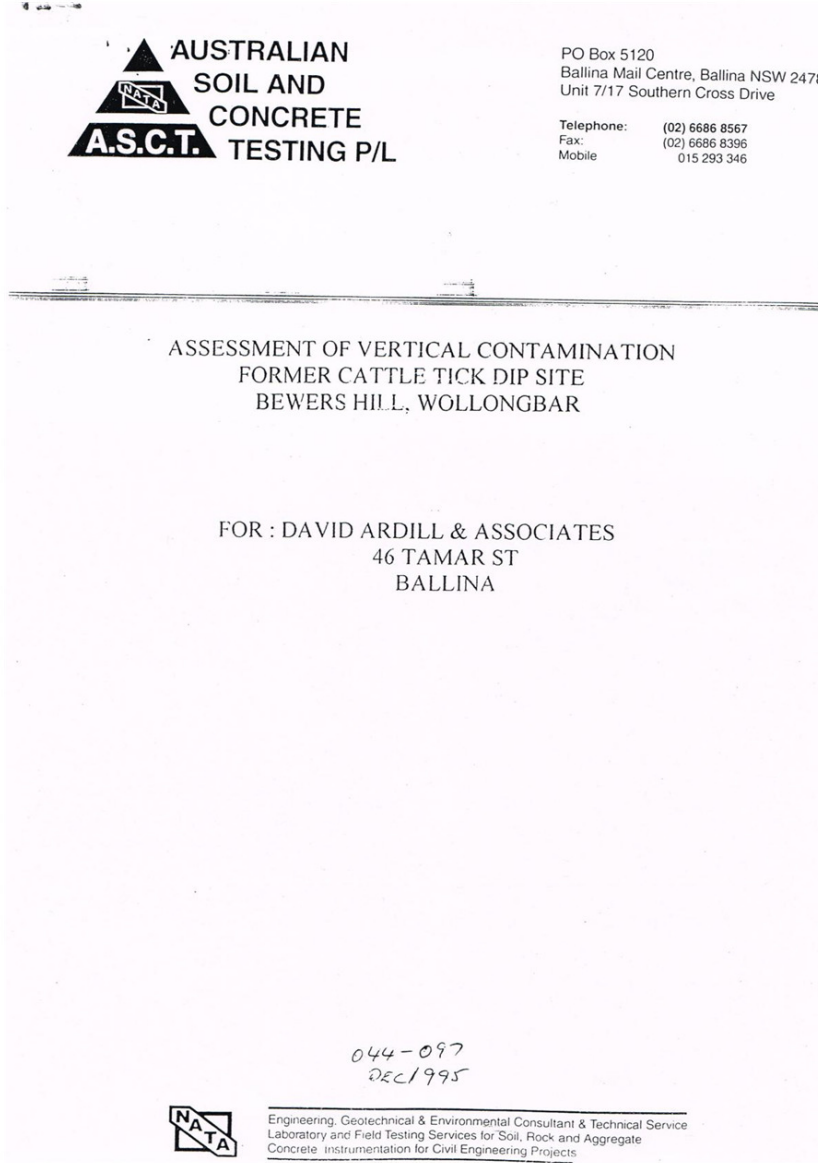
Shared path and Lismore Road located to the south of the site



View looking North from the Bruxner Highway exit ramp.



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1. Occupational Health & Safety Plan
- ~~2. Site Inspection~~
3. Sampling Locations & Procedures
4. Analytical Results
5. Discussion Of Results
6. Summary & Conclusions
7. Appendices



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I. Occupational Health & Safety Plan

A) Site Safety : The dip site was heavily grassed with a moderate 10 to 15 degree slope from North to South. Runoff from the dip flowed down the slope in the southerly direction and the area around the dip appeared to drain freely. The dip compound had been dismantled and all fences had been taken down. ~~There was a 2 meter high protective fence around the dip site with a padlocked gate for entrance on the Eastern side, and the bath had a concrete lid over the full length of the run. There were no obvious safety problems with access to the site or within the proposed work area.~~

B) Hazard Evaluation : The projected risk from physical properties was minimal. From a previous report prepared by Dipmac, the hazard from chemical residue contamination was moderate based on the results of lateral contamination of the site and proper handling procedures being used in the sampling of the site.

C) Specific Hazards : The site specific contamination was from Arsenic and DDT residues in and around the dip bath and the down slope from the bath.

D) Work Plan : The Technical staff were all given an induction on the protection to be used for sampling, the sampling procedure, the decontamination procedure for sampling equipment and the emergency procedure in case of an accident on the site or in handling the contaminated soil.

Once on site all the processes were carried out in accordance with the A.S.C.T. Occupational Health & Safety Manual and the Dipmac Sampling Guidelines. Samples were identified and labelled accordingly, then stored to protect them from any further contamination or mishap. Upon completion of the sampling all holes were backfilled and restored to a satisfactory surface to allow access to the site without any future risk to public safety.



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2. Site Inspection

A site inspection was carried out by Mr Brian Dick of A.S.C.T. before commencement of the sampling program. The dip site had been dismantled with all fences taken down and the bath, crush area had a concrete lid over it. The draining area was still in place and the concrete was still intact. A protective fence was around the site and the ground was overgrown, however this did not impede our ability to work, although the last two samples in the draining pen were outside the fence.

Based on the results of lateral contamination from the Dipmac report and analysis of the drainage area below the dip yard, it was determined that test pits would be used to sample the contamination, over the accepted standards for Arsenic and DDT, to within 7 meters of the dip bath, below the dip yard, to 15 meters in the draining yard and 5 meters in the forcing area. The sampling of this contamination is covered by locations TP1 to 21 on Figure 'A'.

In the area below the dip bath to 2 meters out from the bath it was decided that sampling be performed to a depth of 1.5 meters, due to the high lateral contamination close to the bath and draining area.

3. Sampling Locations and Procedures.

To determine the general depth profile of contamination within and around the dip site samples were taken at nominated depths for analysis in accordance with the Dipmac Sampling Guidelines.

A) Below the Bath : Two Test Pits (19,20) were dug to depth of 1 meter starting at 7 meters below the dip. Then working back up the slope to 2 meters from the dip, Two Test Pits (1,4) were dug to a depth of 1 meter within 2 meters of the crush and drain pen, and a further Two Test Pits (2,3) were dug in front of the bath area of the dip to a depth of 1.5 meters.

B) In the Draining Yard : Nine Test Pits were excavated to a depth of 1 meter, starting 15 meters above the dip, outside the fence and working down the slope to 2 meters from the dip. Two Test Pits were excavated to 1 meter on the Eastern side of the fence, outside the draining pen area

C) In the Forcing Yard : Four Test Pits were excavated to a depth of 1 meter, starting 5 meters above the dip and working down the slope to 2 meters from the dip.

D) Sampling Intervals : Samples were taken at the following depths from all the 1 meter Test Pits :- 0 to 0.3m, 0.5 to 0.7m and 0.9 to 1.0m. Samples were taken at the following depths from the 2 Test Pits at the Scoop Mound :- 0 to 0.3m, 0.5 to 0.7m, 0.9 to 1.0m and 1.3 to 1.5m.



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All samples were mixed on clean stainless steel trays using metal scoops, following transfer of the sample to the glass container, the equipment was thoroughly washed with detergent and triple rinsed with tap water, then dried before reuse. The procedures used for sampling are as defined in the "Sampling Guidelines for Cattle Tick Dip Sites" produced by the Environment Protection Agency ; August 92.

4. Analytical Results

A) Laboratory Methodology : Samples for organochlorine and organophosphate were subsampled and then mixed with acetone and dichloromethane. Quantification was by gas chromatography using a Hewlett Packard 5890 Series 2GC and Mass Spectrometer No 5971

<u>Organochlorines</u>	<u>Organophosphates</u>
Aldrin	Bromophos Ethyl
BHC's	Chlorpyrifos
Chlordane	Diazinon
DDT's (incl DDE,DDD & DDT)	Dichlorvos
Dieldrin	Ethion
Endosulfan	Ethyl Fenthion
Endrin	Fenitrothion
HCB	Malathion
Heptachlor	Parathion
	Trithion

Samples for Arsenic analysis were subsampled and prepared in accordance with US - EPA Method 3051 using acid digest extraction. Quantification was by induction coupled plasma spectrophotometer Perkin Elmer Optima using vapour generation techniques. Analysis was conducted at Australian Laboratory Services, N.A.T.A. Registered laboratory , Stafford , Brisbane. Queensland.

B) Laboratory Results : A full copy of all laboratory analysis from Australian Laboratory Service is contained in Appendix 7.1



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5. Discussion of Results

The results are summarised in Figures 1 to 6, which show the residue levels at the various depths at which soil samples were collected. The level of reporting for arsenic is to 0.1mg/kg and for DDT to 0.01 mg/kg.

A) From examination of the analytical results the extent of vertical contamination is negligible at 300mm below the surface, ~~7-meters from the dip on the down slope and 10 meters on the up slope in the draining area and 5 meters up slope in the forcing yard.~~

B) Down slope of the Dip : The level of contamination below the dip bath is acceptable at 1.2 meters below the surface, while the area 2 meters below the crush, draining pen area is acceptable at 0.3 meter below the surface.

C) Above the Dip :The level of contamination above the dip in the Draining yard is acceptable at 0.5 meter below the surface within 2 meters of the dip bath. Generally,5 meters up slope is acceptable at 0.3m below the surface. However, Test Pit 14 on the Eastern side of the Draining area will require excavation to 0.5m below the surface. The level of contamination in the Forcing yard is acceptable at 0.5 meter below the surface to within 2 meters of the crush and negligible further out.

6. Summary & Conclusions

In summary, vertical contamination of the Bewers Hill, Wollongbar, Dip Site is as follows :

A) Levels of Arsenic and DDT within 2 meters of the bath on the down slope are above tentative action levels to a depth of 1.2 meters.

B) Levels of Arsenic within 2 meters of the Forcing run, crush and Drain pen are above tentative action levels to a depth of 0.5 meter

C) Levels of Arsenic and DDT, 7 meters from the dip on down slope and 5 meters above the dip are not considered a significant problem at a depth of 0.3 meter Contamination further downslope and above the dip is minimal.

In conclusion the extent of vertical contamination is confined mainly to the area within 2 meters of the crush,bath and draining pen area of the dip site.

Erin Dwyer
22/12/95



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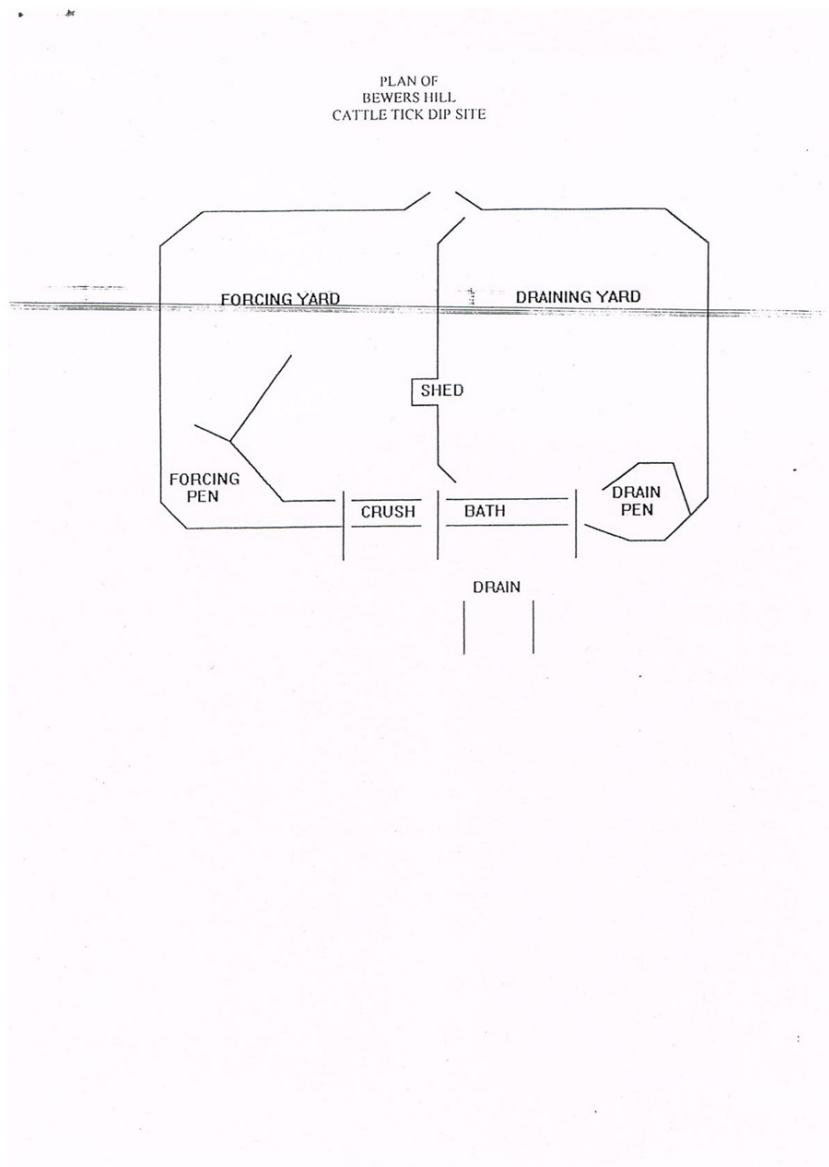
PAGE 6

7. Appendices

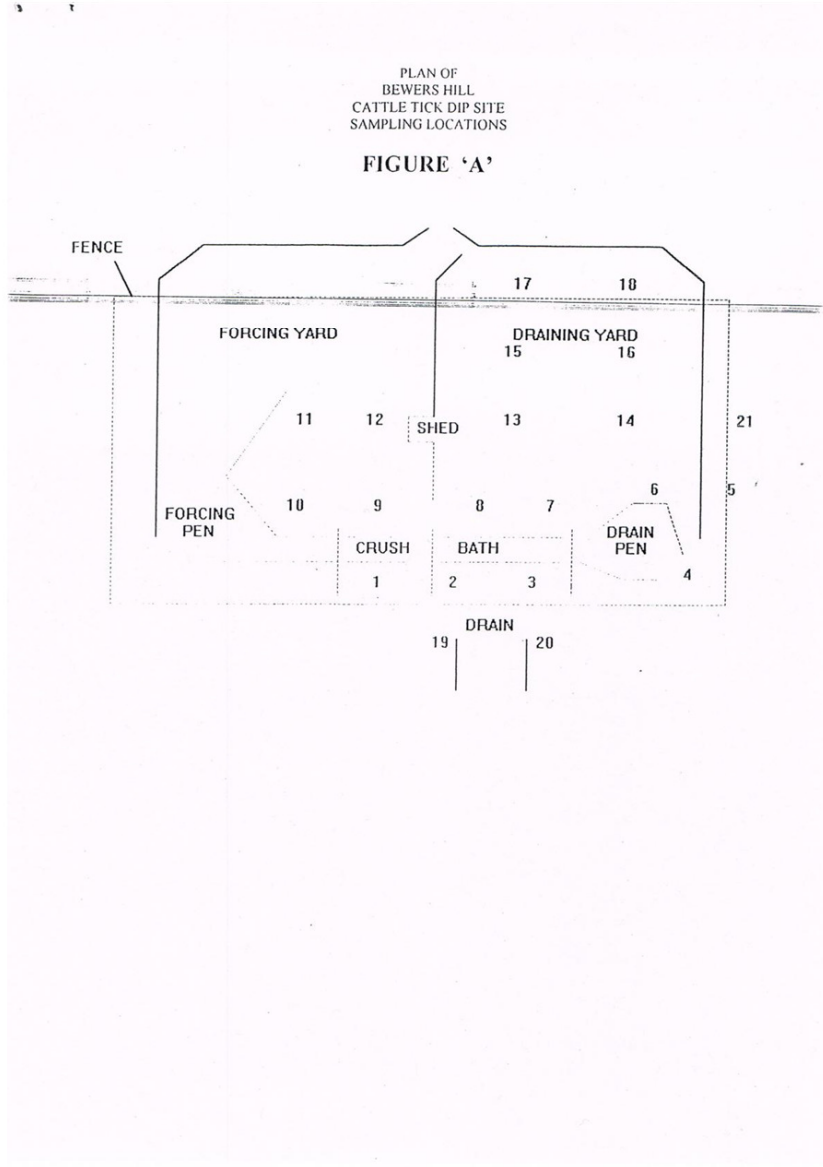
- 7.1 Laboratory Results
 - 7.2 Chain of Custody Forms
 - 7.3 Related Documentation
-



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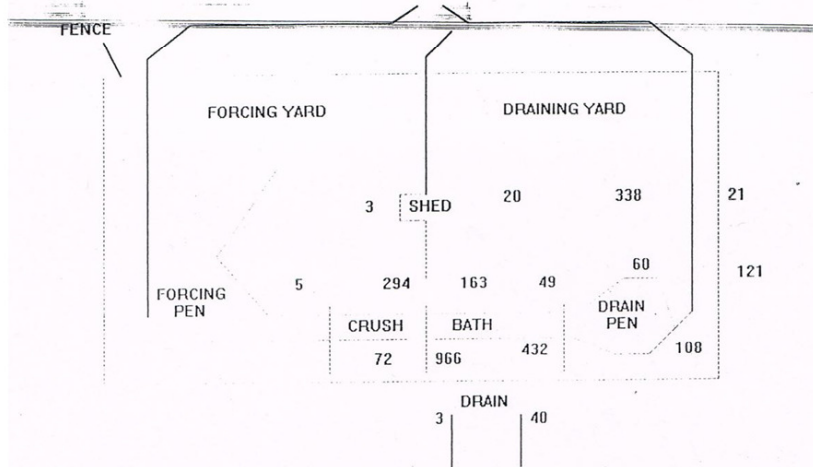


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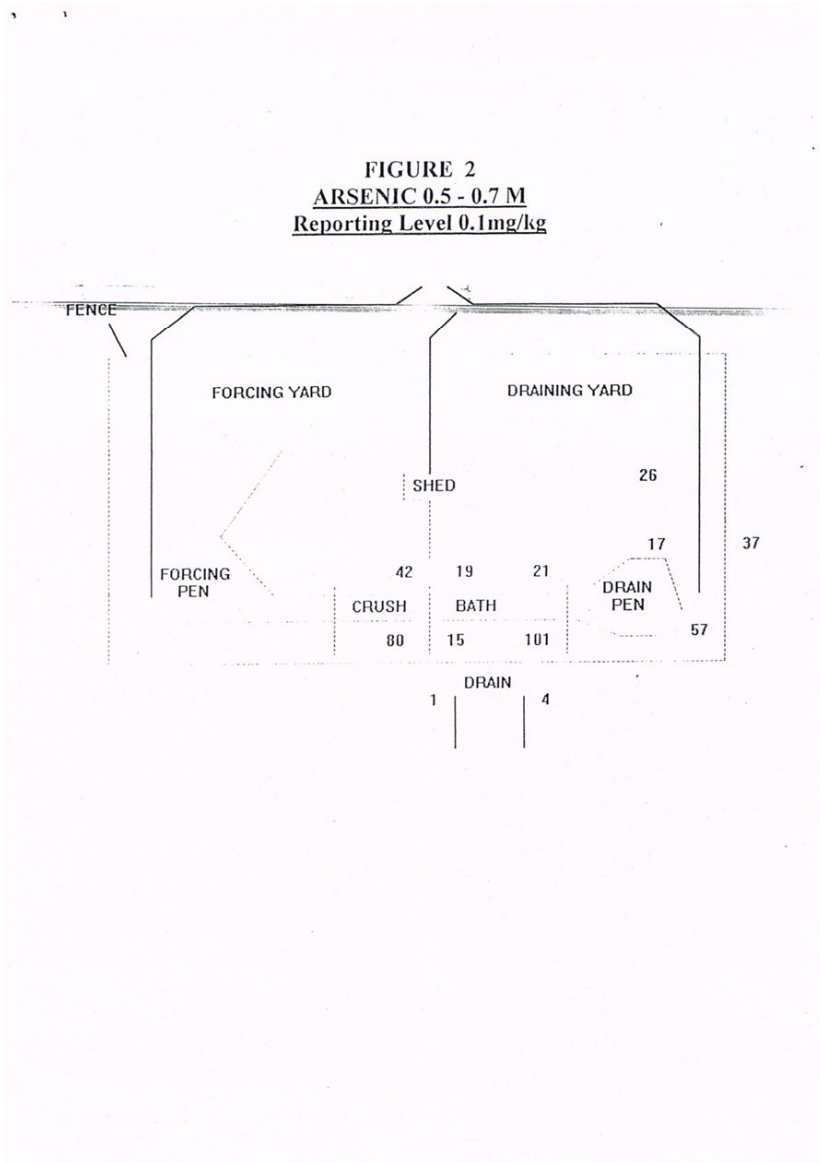


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FIGURE 1
ARSENIC 0 - 0.3M
Reporting Level 0.1mg/kg

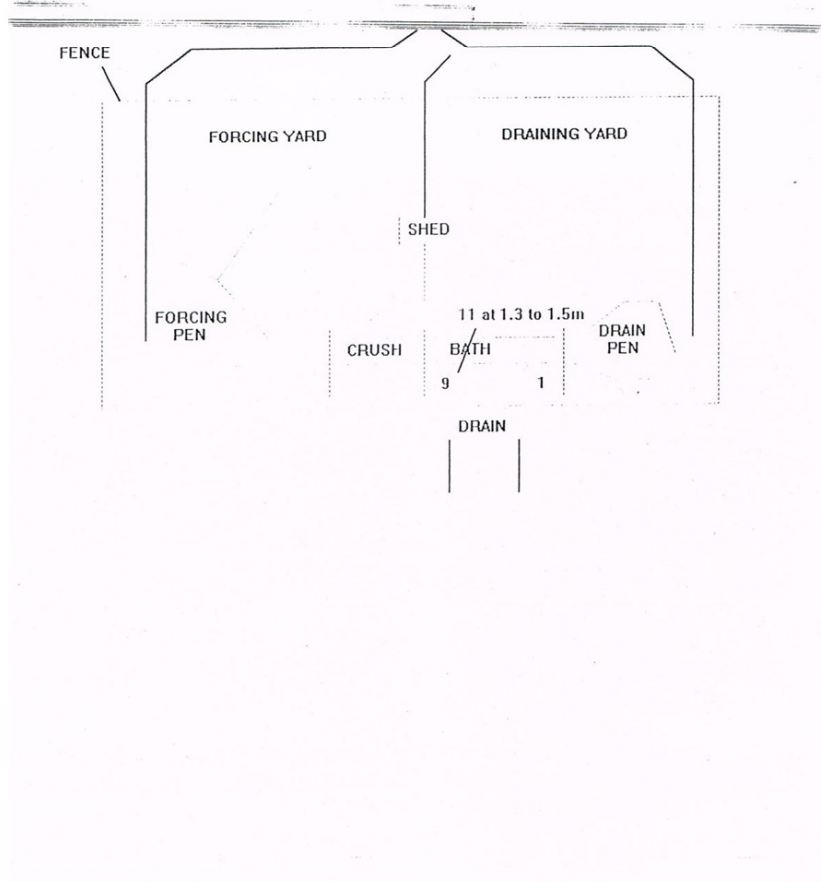


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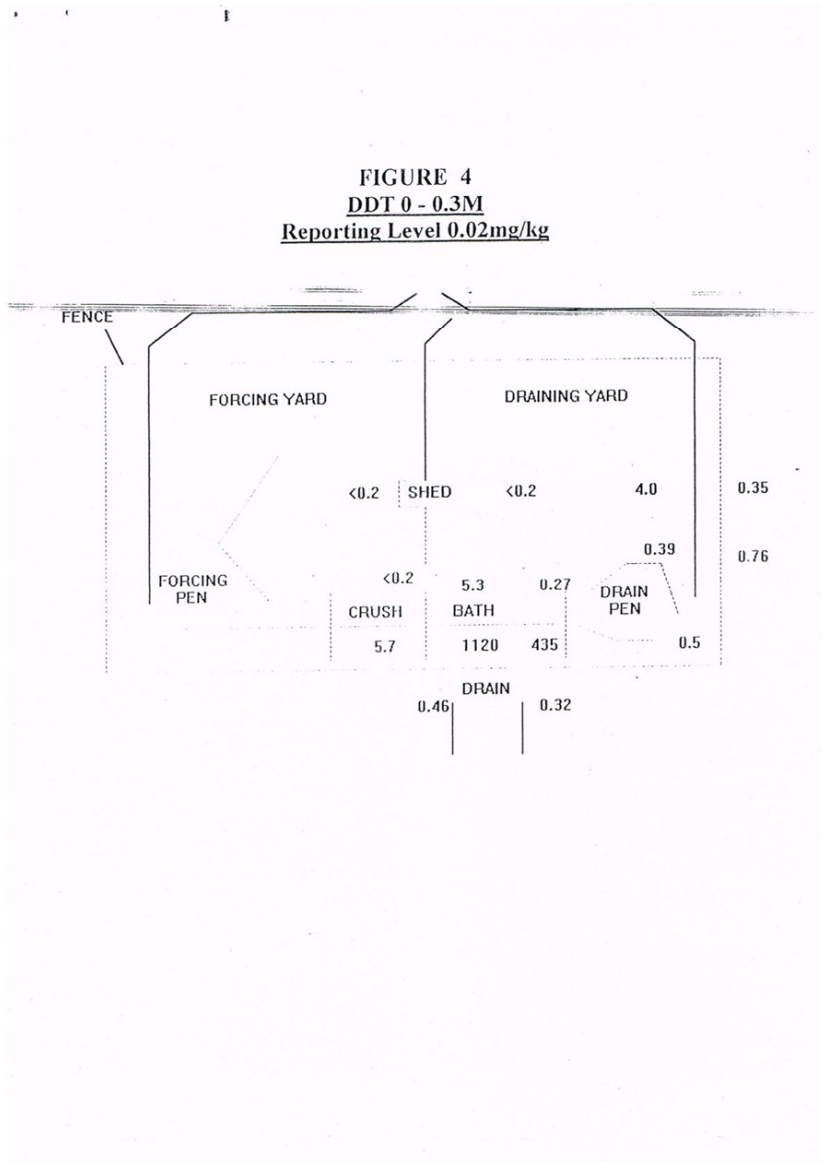


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FIGURE 3
ARSENIC 0.9 - 1.0 M
& TP2 1.3 - 1.5 M
Reporting Level 0.1mg/kg

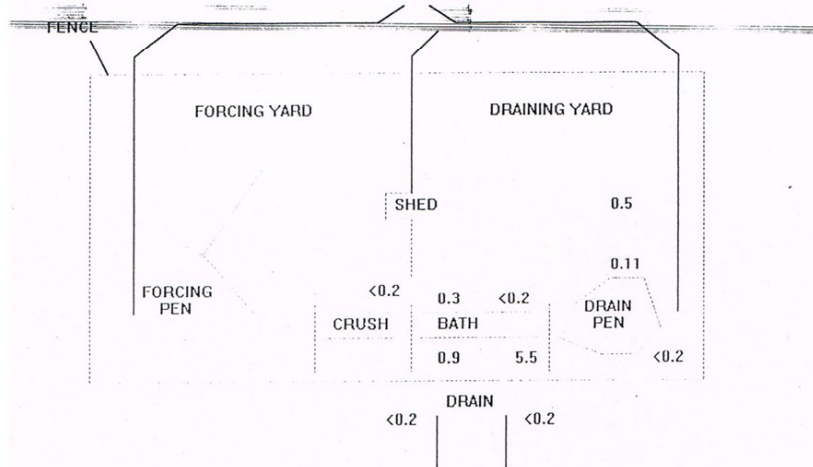


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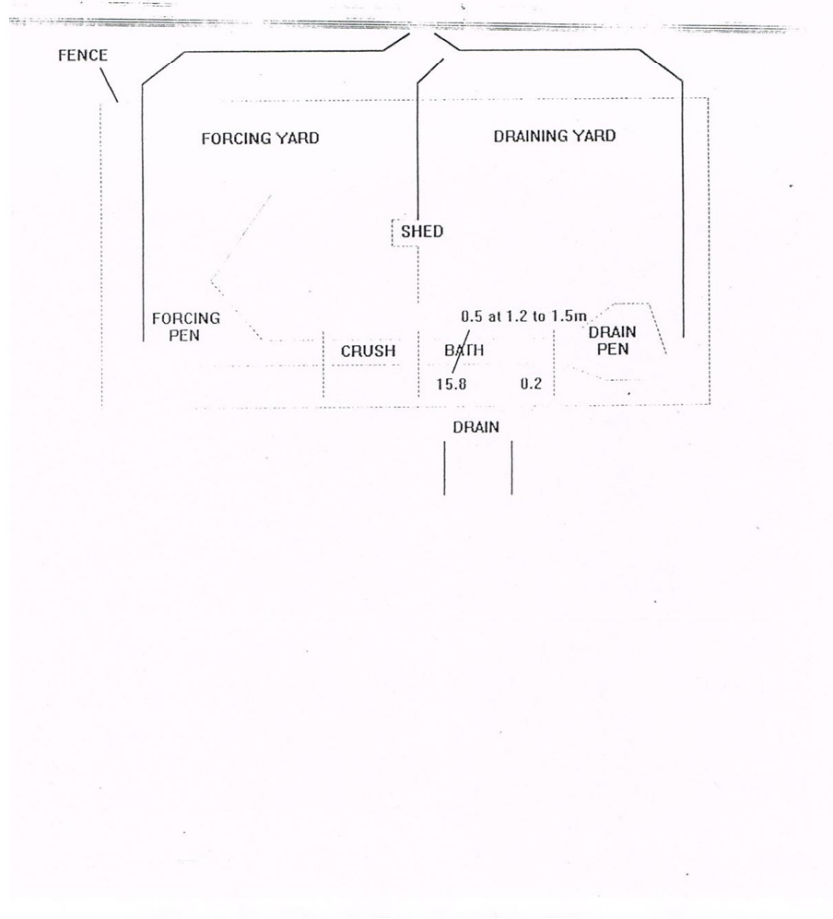
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FIGURE 5
DDT 0.5 - 0.7M
Reporting Level 0.02mg/kg



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FIGURE 6
DDT 0.9 - 1.0 M
& TP2 1.3 - 1.5M
Reporting Level 0.02mg/kg



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Consistency with SEPPs

State Environmental Planning Policy	Consistency
SEPP No 1 – Development Standards	N/A
SEPP No 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A
SEPP No 6 – Number of Storeys in a Building	N/A
SEPP No 10 – Retention of Low Cost Rental Accommodation	N/A
SEPP No 14 – Coastal Wetlands	N/A
SEPP No 15 – Rural Landsharing Communities	N/A
SEPP No 19 – Bushland in Urban Areas	N/A
SEPP No 21 – Caravan Parks	N/A
SEPP No 22 – Shops and Commercial Premises	N/A
SEPP No 26 – Littoral Rainforests	N/A
SEPP No 29 – Western Sydney Recreation Area	N/A
SEPP No 30 – Intensive Agriculture	N/A
SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)	Consistent. See additional comment below
SEPP No 33 – Hazardous and Offensive Development	N/A
SEPP No 36 – Manufactured Home Estates	N/A
SEPP No 39 – Spit Island Bird Habitat	N/A
SEPP No 41 – Casino Entertainment Complex	N/A
SEPP No 44 – Koala Habitat Protection	N/A
SEPP No 47 – Moore Park Showground	N/A
SEPP No 50 – Canal Estate Development	N/A
SEPP No 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	N/A
SEPP No 53 – Metropolitan Residential Development	N/A
SEPP No 55 – Remediation of Land	Consistent. See additional comment below
SEPP No 59 – Central Western Sydney Regional Open Space and Residential	N/A
SEPP No 60 – Exempt and Complying Development	N/A



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State Environmental Planning Policy	Consistency
SEPP No 62 – Sustainable Aquaculture	N/A
SEPP No 64 – Advertising and Signage	N/A
SEPP No 65 – Design Quality of Residential Flat Development	N/A
SEPP No 70 – Affordable Housing (Revised Schemes)	N/A
SEPP No 71 – Coastal Protection	N/A
SEPP (Affordable Rental Housing) 2009	N/A
SEPP (Building Sustainability Index: BASIX) 2004	N/A
SEPP (Exempt and Complying Development Codes) 2008	N/A
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent
SEPP (Infrastructure) 2007	Consistent
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	N/A
SEPP (Major Development) 2005	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A
SEPP (Rural Lands) 2008	N/A
SEPP (Sydney Region Growth Centres) 2006	N/A
SEPP (Temporary Structures) 2007	N/A
SEPP (Western Sydney Employment Area) 2009	N/A
SEPP (Western Sydney Parklands) 2009	N/A

SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)

This SEPP promotes the efficient use of urban land for urban consolidation, with a focus on land in excess of one hectare zoned for an urban use that is serviced and potentially available for multi dwelling housing. The rezoning of the subject land to R3 to enable a higher density of residential development is consistent with the following aims of SEPP 32:

- (i) the location of housing in areas where there are existing public infra-structure, transport and community facilities, and*
- (ii) increased opportunities for people to live in a locality which is close to employment, leisure and other opportunities, and*
- (iii) the reduction in the rate at which land is released for development on the fringe of existing urban areas.*



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It is also consistent with the following objectives of SEPP 32:

To ensure that any redevelopment of urban land for multi-unit housing and related development will result in:

- (i) an increase in the availability of housing within a particular locality, or*
- (ii) a greater diversity of housing types within a particular locality to meet the demand generated by changing demographic and household needs,*

SEPP No 55 – Remediation of Land

The subject land is known to contain the decommissioned Bewers Hill cattle tick dip site in its south-west corner. A preliminary assessment was undertaken in 1995 to identify the extent and severity of contaminating past activities at the site. The site was identified as containing both Arsenic and DDT. Soil sampling undertaken by NSW DPI in 1992 also found both Arsenic and DDT. No studies have put forward a remediation action plan.

SEPP 55 (Remediation of Land) recognises that land which is known to be contaminated by past land uses can still be zoned for development as long as:

- “(a) the planning authority has considered whether the land is contaminated, and*
- (b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
- (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.”*

In this case, Council is well aware that part of the land is contaminated. Council is also aware that cattle tick dip sites have been successfully remediated in other locations in similar soils and made suitable for residential purposes. Options for remediation of soils include containment on site and relocation to a landfill licensed to accept such material. It is also aware that all applications for residential subdivision on this site in the past have been linked to a pre-condition that the site is remediated to Council's satisfaction and that this can be independently audited. Finally, it is significant that the site has been zoned for residential purposes since 1988, and it is only the remaining residential value of the land that will allow it to be remediated without significant public cost. Council can be confident that the site can be remediated, independently audited and then used for residential purposes.

The land contamination is a matter that can be dealt with more readily under the flexibility of residential options offered by the R3 zone than the R2 zone under LEP 2012. Land contamination and the need for remediation should not be used as a reason to stop the R3 zone from being applied to the subject land.

Given the available information, Council can be satisfied that the planning proposal to rezone this land from R2 to R3 is consistent with SEPP 55.



Consistency with Section 117 Directions

Ministerial Directions	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	Consistent. No business or industrial zones will be lost and the nearby commercial centre will likely be stimulated by the addition of new dwellings in close proximity.
1.2 Rural Zones	Consistent. The planning proposal applies to land that has been zoned for residential development since 1988. It is an existing urban area in the Far North Coast Regional Strategy. It is adjacent to land that is zoned as urban buffer and used for agriculture. A 5 metre wide shared path will be of some assistance in separating the residential development from rural land uses.
1.3 Mining Petroleum Production and Extractive Industries	N/A
1.4 Oyster Aquaculture	N/A
1.5 Rural Lands	N/A
2. Environment and Heritage	
2.1 Environment Protection Zones	Consistent. The planning proposal is not removing any environment protection zones.
2.2 Coastal Protection	N/A
2.3 Heritage Conservation	Consistent. The planning proposal will not affect any heritage objects or places.
2.4 Recreation Vehicle Areas	N/A
3. Infrastructure and Urban Development	
3.1 Residential Zones	Consistent. A range of housing types and densities will be permitted in the planning proposal area in the R3 zone. Servicing of the subject land is adequate.
3.2 Caravan Parks and Manufactured Home Estates	Consistent. There is a low probability that the residential component of the subject land will be used for a caravan park or manufactured home estate. However caravan parks are permitted in both the R2 and R3 zones.
3.3 Home Occupations	Consistent. Home occupations are permitted without consent in both the R2 and R3 zones.
3.4 Integrating Land Use and Transport	Consistent. The site has easy access to public transport along Dalmacia Ave for residents and is well placed to access schools, sports grounds, shops and employment lands by road and shared paths. It is also well placed to access the Bruxner Highway for longer journeys.



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9.3 LEP Amendment Request - Bletchingly Street, Wollongbar.DOC

APPENDIX D

Planning Proposal for Bletchingly Street Wollongbar

Ministerial Directions	Comment
3.5 Development Near Licensed Aerodromes	N/A
3.6 Shooting Ranges	N/A
4. Hazard and Risk	
4.1 Acid Sulphate Soils	N/A
4.2 Mine Subsidence and Unstable Land	N/A
4.3 Flood Prone Land	N/A
4.4 Planning for Bushfire Protection	Consistent. The subject land is not affected by bushfire hazards and asset protection zones will not be required.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Consistent. The subject land is entirely nominated in the FNCRS as an existing urban area.
5.2 Sydney Drinking Water Catchments	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Consistent. The subject land is not identified as State, Regional or non-contiguous significant farm land.
5.4 Commercial and Retail development along the Pacific Highway, North Coast	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A
6. Local Plan Making	
6.1 Approval and referral requirements	Consistent. No approval or referral requirements are proposed.
6.2 Reserving Land for Public Purposes	Consistent. No land reservations are proposed or currently exist on the site. If additional land is required for access to shared paths or infrastructure this can be dedicated at the subdivision stage.
6.3 Site Specific Provisions	Consistent. The proposal is nominating that the site be zoned R3 which is a zone that is available in LEP 2012.
7. Metropolitan Planning	
Implementation of the Metropolitan Strategy	N/A



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Attachment Two

Proponents Indicative Development Concept Plan

