

Wagga Wagga City Council

Planning Proposal

Amendment to the Wagga Wagga Local Environmental Plan 2010

LEP19/0004 – Plumpton Road, Wagga Wagga

- Amend the minimum lot size from 2,000 square metres to 1,400 square metres

Date of Planning Proposal:

22 August 2019

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UPDATE ONCE PP IS COMPLETE



ADDENDUM

Council is in receipt of a planning proposal to amend the Wagga Wagga Local Environmental Plan. The application is provided in appendix 1.

Council endorses the planning proposal with the following addendums:

- Riverina Murray Regional Plan 2036 consistency
- Wagga Wagga Spatial Plan 2013-2043 consistency
- State Environmental Planning Policies consistency
- S9.1 Ministerial Directions consistency
- Mapping
- Community Consultation
- Project timeline

A Gateway determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* is requested.

The items included in the Planning Proposal have been supported by Council. A copy of the report and minutes is provided with the planning proposal.

Council is seeking delegations to make this plan as the matters contained in the Planning Proposal are of local significance. The evaluation criteria for the delegation of plan making functions checklist is provided. In addition, the completed Information Checklist is provided with this proposal.

PART 3 – JUSTIFICATION

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Riverina Murray Regional Plan 2036	
Direction	Compliance
<i>Increase resilience to natural hazards and climate change</i>	The land is located away from areas of known high biodiversity value, high bushfire hazards, contaminated land and designated waterways. There is overland flow flood risk present, however the type of development proposed is not dissimilar to that already permissible. The planning proposal has not provided any flood risk study to support the application.
<i>Promote the growth of regional cities and local centres</i>	Current land use strategies encourage additional housing opportunities within existing urban areas where existing services and amenities are already provided. The proposal is based on site opportunities and optimising the use of land with infrastructure capacity.



<i>Build housing capacity to meet demand</i>	Existing greenfield area can only accommodate approximately 10 years supply of housing demand at the projected growth rate. If the aspirational growth rate is achieved, the supply reduces to 5 years. Infill development, as proposed, plays a vital role in utilising existing services to accommodate the growing population. The proposal will reduce the existing minimum lot size and create additional dwelling opportunities.
<i>Provide greater housing choice, affordability, including a greater mix of housing</i>	The planning proposal will contribute to existing housing choice in the city.
<i>Manage rural residential development</i>	The area is currently zoned R5 Large Lot Residential with a minimum lot size of 0.2 hectares. The planning proposal proposes to reduce the minimum lot size to 0.14 hectares and utilise existing infrastructure capacity.
<i>Deliver healthy built environments and improved urban design</i>	The proposal will facilitate infill development that is compatible with the existing character of the area. The reduction to the minimum lot size is consistent with existing subdivision patterns south of the site.
<i>Locate developments, including new urban release areas, away from areas of known high biodiversity value, high bushfire and flooding hazards, contaminated land, and designated waterways, to reduce the community's exposure to natural hazards.</i>	The planning proposal is generally proposed in an area free of the identified hazards, except for flooding hazard. Not enough information has been provided to identify the flood hazard and risk.

Is the planning proposal consistent with the council's local strategy or other local strategic plan?

Wagga Wagga Spatial Plan 2013-2043	
Direction	Compliance
<i>Provide for a range of densities in neighbourhoods that respond to community demand.</i>	The planning proposal proposes to reduce the existing minimum lot size and ultimate lot yield for the location. The proposal will increase lifestyle housing opportunities within an existing area.
<i>Investigate areas identified as 'potential intensification' for the provision of services.</i>	The area is not identified within Council's endorsed Spatial Plan as 'potential intensification'. The area provides opportunities for intensification as existing services have capacity, however, constraints need to be adequately addressed.
<i>Identify sites suitable for redevelopment and investigate the potential to concentrate development to infill sites to accommodate future growth.</i>	The planning proposal will facilitate infill development within an area that has adequate services.



<i>Facilitate the management and mitigation of the impacts of natural disasters.</i>	The planning proposal is proposing to increase density within an area impacted by major overland flow flooding. Further justification will be required to address impacts on flooding.
<i>Risks to the community from overland flow flooding are minimised.</i>	Insufficient information is available as part of this application to determine if there will be risks associated with increased development density.

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

State Environmental Planning Policies (SEPP)	
Policy	Compliance
<i>SEPP No 55 Remediation of Land</i>	The subject land has been used for agricultural uses in the past. Agricultural uses have potential to cause land contamination. Given the previous land use of the site, it is considered that the potential impacts of land contamination are low. Detailed assessment can be undertaken as part of any development application.

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

Section 9.1 Ministerial Directions	
Direction	Compliance
<i>2.3 Heritage Conservation</i>	The subject land is not identified as a site containing known significant cultural or heritage values or items. A due diligence investigation is required prior to any development application for subdivision in accordance with the due diligence code of practice for Protection of Aboriginal Objects in NSW.
<i>3.1 Residential Zones</i>	The planning proposal is proposing to increase the existing density provisions by reducing the minimum lot size. The reduction in the minimum lot size will increase the amount of housing options available in an area where existing infrastructure and services are available.
<i>3.4 Integrating Land Use and Transport</i>	The planning proposal is in an existing urban zone with access to the existing transport network.



4.3 Flood Prone Land	<p>The subject land is partially affected by major overland flow flooding on the eastern portion of the site. No information has been provided with respect to consistency with the <i>Floodplain Development Manual 2005</i> or the floodway and flood risks.</p> <p>Further information is required to be able to assess the consistency of this planning proposal with the ministerial direction. Council is also currently in the process of reviewing its Major Overland Flow flood risk management plan and study.</p> <p>It is anticipated that consultation with Office of Environment and Heritage due to the overland flow flooding affectation may result in the applicant being required to undertake further studies.</p>
5.1 Implementation of Regional Strategies	<p>The planning proposal is proposing to increase residential density within an existing zone with access to existing services and infrastructure consistent with the Riverina Murray Regional Plan.</p>

Section D – State and Commonwealth interests

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

No consultation has occurred with any public authorities prior to preparation and lodgement of the planning proposal.

The views of State and Commonwealth public authorities will be sought once the Gateway Determination has been issued.

PART 4 – MAPPING

The planning proposal seeks to amend the following maps:

Lot Size Maps:

- LSZ_004E

Council requests the ability to lodge the template maps at S3.36 stage rather than prior to exhibition. The maps provided as part of the planning proposal are detailed enough for public exhibition purposes.

PART 5 – COMMUNITY CONSULTATION

Whilst this planning proposal is considered to be minor in nature, it is considered that a 28 day exhibition period is more suitable.

The requirement to notify affected and adjoining land owners within the planning proposal will be met.



PART 6 – PROJECT TIMELINE

Task	Anticipated timeframe
Anticipated date of Gateway Determination	October 2019
Anticipated timeframe for completion of required technical information	N/A
Timeframe for Government agency consultation	December 2019
Commencement and completion dates for public exhibition.	December 2019
Dates for public hearing	N/A
Timeframe for consideration of submissions	January 2020
Timeframe for the consideration of a proposal post exhibition	February 2020
Date of submission to the Department to finalise the LEP	March 2020
Anticipated date RPA will make the plan	April 2020
Anticipated date RPA will forward to the Department for notification	June 2020



Appendix 1: Application to amend Wagga Wagga Local Environmental Plan.



PLANNING PROPOSAL



Planning Proposal – Minimum Lot Size Amendment

58 - 60 Plumpton Road, 101, 103 & 117 Brindabella Drive,
1, 3, 4 & 6 Belmore Place, Springvale & Tatton



Prepared for D & S Schulz
Rev 2.0 - April 2019

Planning Proposal – Minimum Lot Size Amendment

58 - 60 Plumpton Road, 101, 103 & 117 Brindabella Drive, 1, 3, 4 & 6
Belmore Place, Springvale & Tatton

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Planning Proposal – Minimum Lot Size Amendment

58 - 60 Plumpton Road, 101, 103 & 117 Brindabella Drive, 1, 3, 4 & 6 Belmore Place, Springvale & Tatton

The planning proposal involves the following land:

- Lot 6 DP 243027, 60 Plumpton Road
- Lot 51 DP 1220118, 58 Plumpton Road
- Lot 52 DP 1220118, 58A Plumpton Road
- Lot 328 DP 1222593, 117 Brindabella Drive
- Lot 331 DP 1222593, 103 Brindabella Drive
- Lot 333 DP 1222593, 101 Brindabella Drive
- Lot 330 DP 1222593, 1 Belmore Place
- Lot 329 DP 1222593, 3 Belmore Place
- Part Lot 334 DP 1222593, 6 Belmore Place
- Lot 332 DP 1222593, 4 Belmore Place



Figure 1: Subject Land (Source: WWCCGIS2018)

1 OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to amend the minimum lot size provision that applies to the subject land from 0.2 hectares (ha) to 0.14 ha to enable additional large residential lots to be created.

2 EXPLANATION OF PROVISIONS

The proposed outcome of this planning proposal will be achieved by amending the lot size provision that applies to the subject land from 0.2 ha to 0.14 ha. This will involve preparing and amending Lot Size Map - Sheet LSZ_004E from the Wagga Wagga Local Environmental Plan 2018. The proposed Lot Size map changes are shown below.

There are no other amendments required to the LEP 2010 to progress this Planning Proposal.

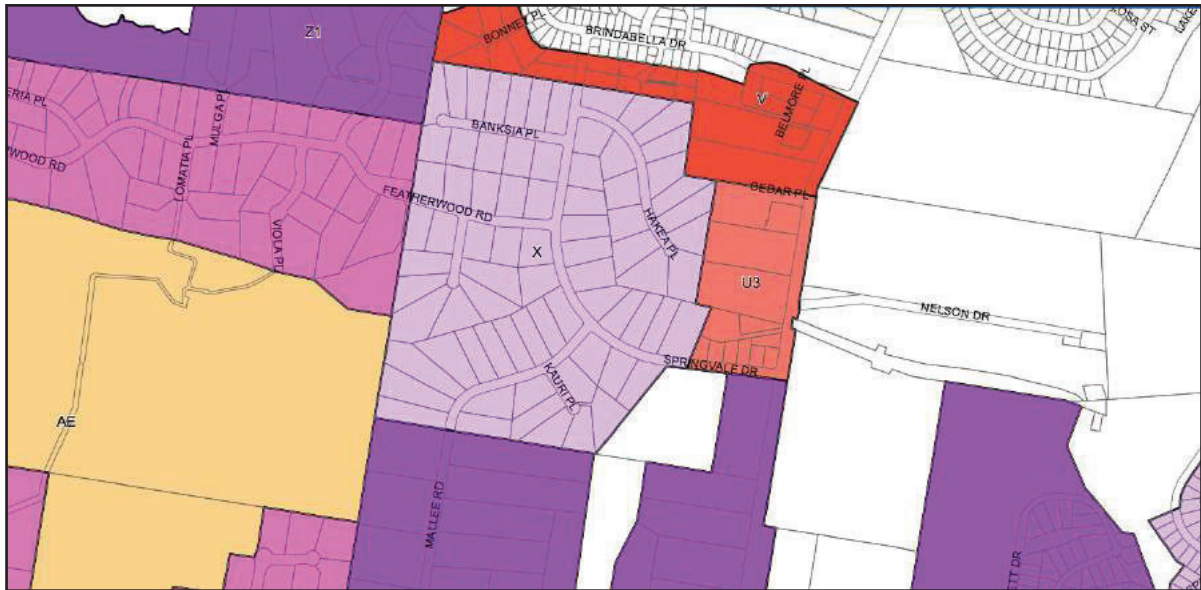


Figure 2: Existing Minimum Lot Size Map Extract (Source: WWLEP2010)

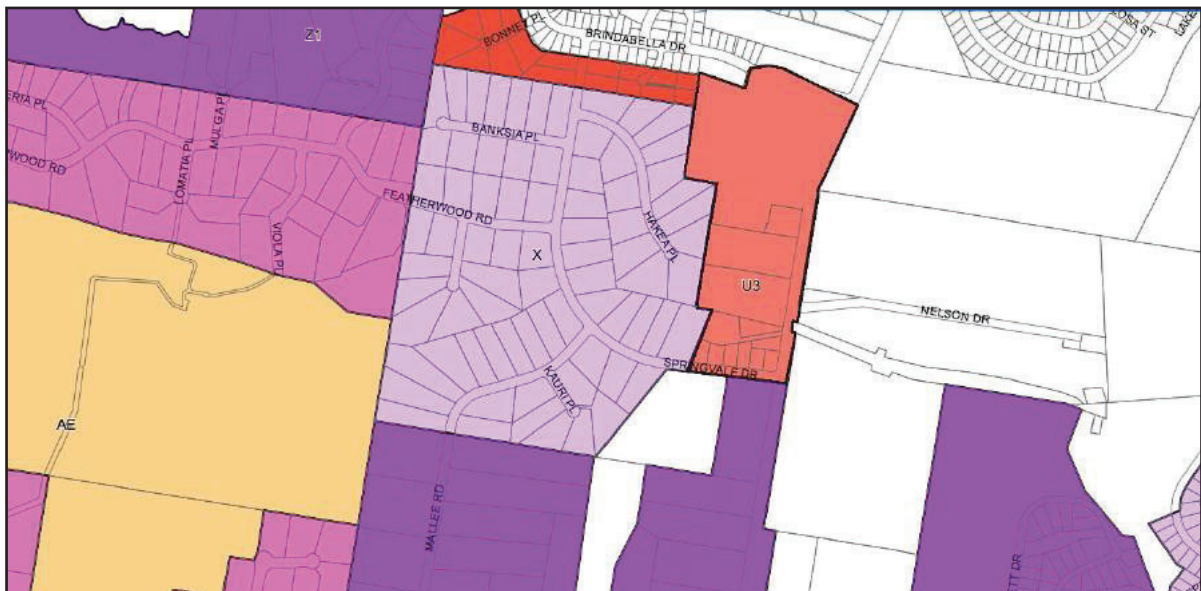


Figure 3: Proposed Minimum Lot Size Map Amendment (Source: WWLEP2010)

3 JUSTIFICATION

The planning proposal seeks to reduce the minimum lot size currently applicable to the subject land in order to be consistent with the existing subdivision pattern and character of development immediately to the south.

The subject land forms part of a defined precinct including land with frontage to Plumpton Road between Brindabella Drive and Springvale Drive. This precinct has a mixture of 0.2 ha and 0.14 ha minimum lot size development standards applicable to the land.

A continuation of the 0.14 ha minimum lot size standard to apply to all land along Plumpton Road north to Brindabella Drive will assist in ensuring consistent large lot character and amenity is achieved.

All of the subject land has strong and convenient connections to essential infrastructure including sealed roads, pedestrian pathways, bicycle tracks, community centres, passive and active recreation areas. Sewer and stormwater reticulation networks are well established throughout the immediate neighbourhood.

The land's close proximity to the Country Club Golf Course, Boat Club and Lake Albert are a strong locational attribute that reinforces it's suitability for more intensive development.

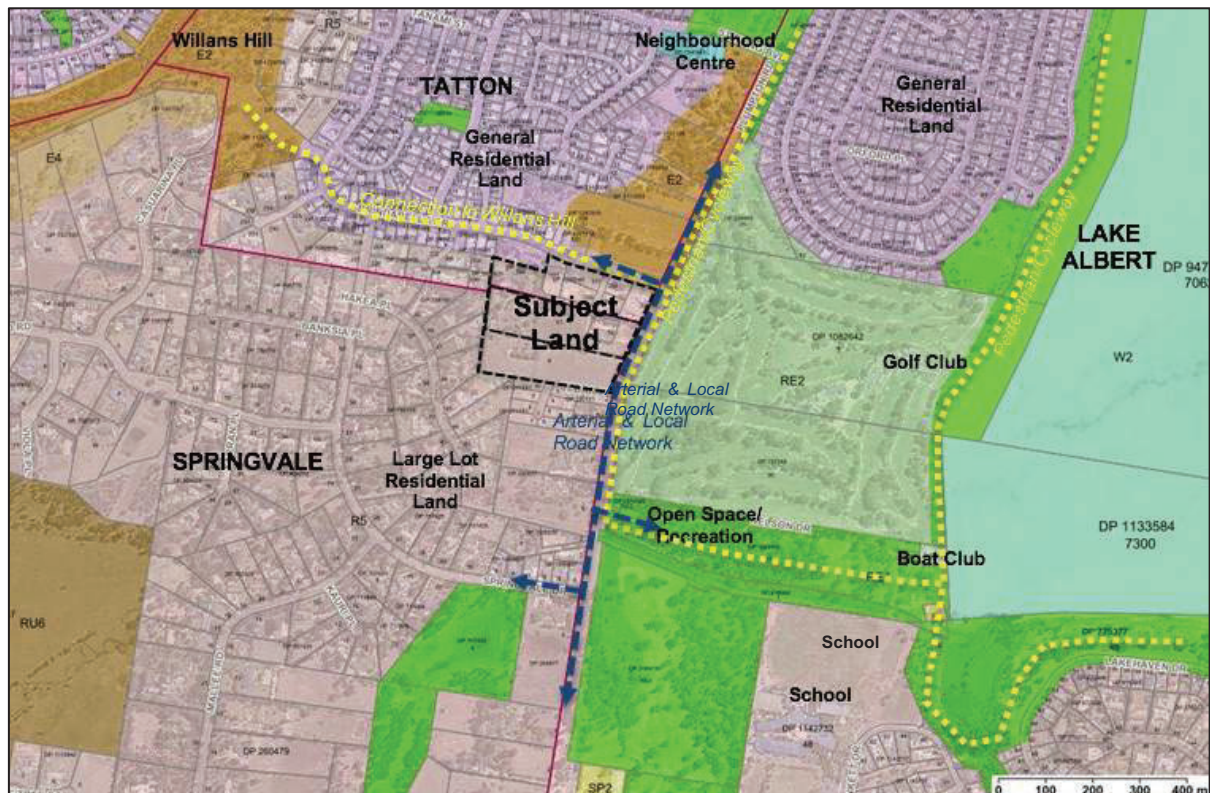


Figure 4: Strategic Analysis Map (Source: SP 2018)

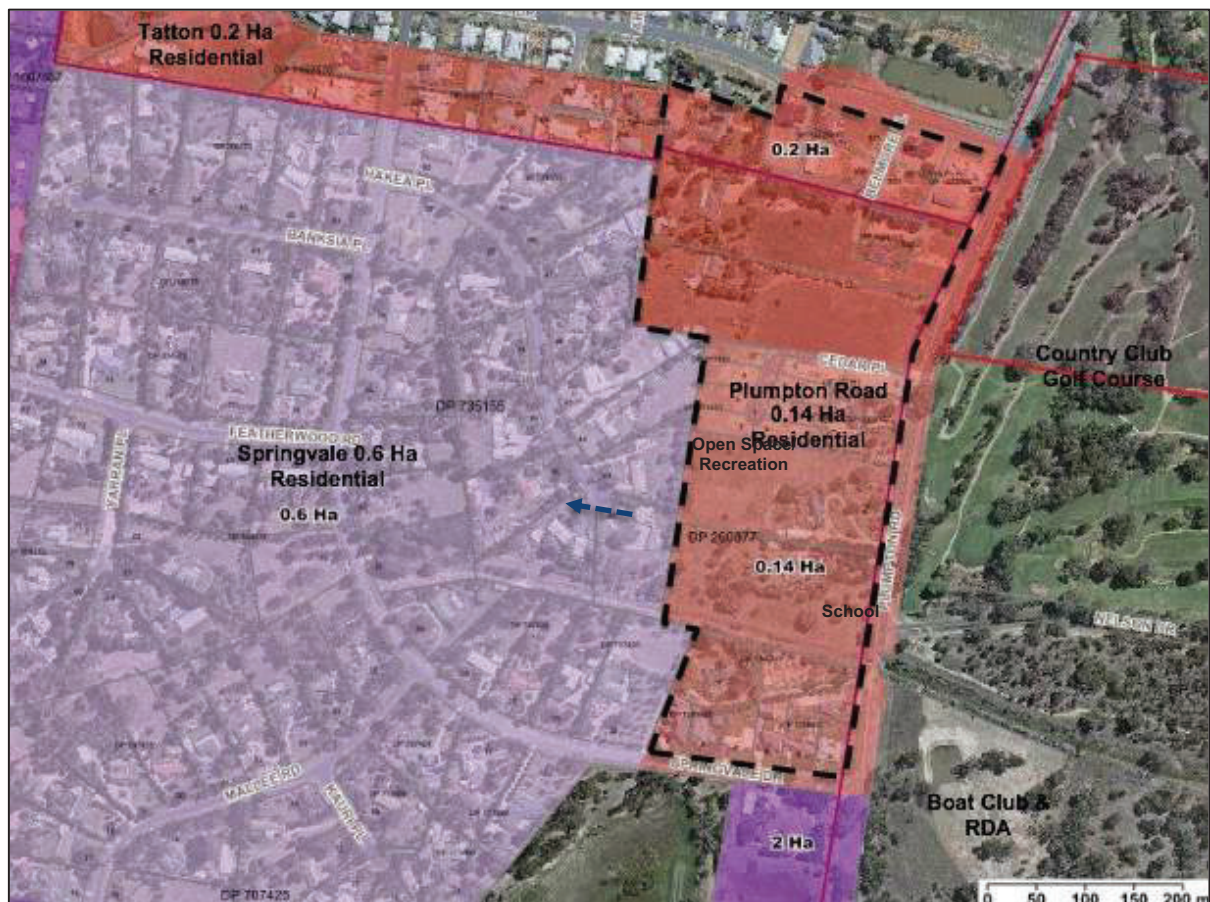


Figure 5: Precinct Analysis Map (Source: SP 2018)

Based on the above strategic & precinct analysis maps, the proposal would demonstrate:

- Consistency with the spatial form of this sector of the urban footprint
- Consistency with the subdivision pattern emerging for the surrounding area
- Opportunities to connect with essential linkages including open space, transport, community and infrastructure.

The proposal will assist in balancing the supply and type of residential land across the City as there is limited remaining stock of available land to develop at this density.

The inclusion of the above identified lots in a planning proposal would theoretically result in an additional 26 lots within the precinct. However, terrain and easement restrictions would more practically result in between 14 – 16 lots being created. This is a valuable contribution to local land supply.

Appropriate minimum lot size for the subject land has been considered in relation to key principles including:

1. General subdivision patterns in the local and surrounding area
2. Emerging subdivision pattern and local character attributes
3. Proximity to essential services
4. Lot usage and existing built improvements
5. Ensuring efficient use of limited land resources and essential infrastructure.

3.1 Need for the planning proposal

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

The planning proposal is not the result of a strategic study or report.

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

The planning proposal is considered to be the best means of achieving the objectives and intended outcomes. There is no zoning change proposed as the scale and density of the proposed minimum lot size change is consistent with the objectives of the existing R5 Large Lot Residential zoning that applies to the land.

3.2 Relationship to strategic planning framework

3.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Relevant plans include the Riverina Murray Regional Plan 2036.

The regional plan emphasises that increasing the range of housing options in existing urban areas of Wagga Wagga is a priority for the City and local area's sustained growth.

The planning proposal is consistent with relevant objectives and actions of the regional plan including those contained in Directions 22, 25 - 27. This is demonstrated by:

- The proposal providing additional large lot residential allotments that will enable an increase in the supply of housing;
- Increasing the opportunity for additional housing within an area with existing urban infrastructure in order to meet current and future demand for this housing type;
- Meeting the current demand for large lot residential parcels of land where there is a demonstrated shortage of these types of residential lots;
- Creating additional residential allotments in an area synonymous with lifestyle large residential lots that do not impact or fragment productive agricultural land,

minimises environmental impact, connected to urban infrastructure and services, and free from detrimental natural hazards.

3.2.2 Is the planning proposal consistent with a Council's local strategy or other local strategic plan?

Relevant Council local strategic planning documents include the Spatial Plan 2013-2043.

One of the key components of the Spatial Plan 2013-2043 is to plan for a growing community. Outcomes relevant to the subject land include the supply of a full range of household types and an adequate choice of housing location options. Key components and initiatives relevant to this proposal under the Spatial Plan are outlined under sections titled 'Resilient and Sustainable Built Environments', 'Plan for a Growing Community', 'Our Standard of Living' and 'Our Community Grows'. The proposal's consistency with these key components is outlined in the table below.

Table 1: Relevant Strategic Components of Wagga Wagga Spatial Plan 2013-2043

Wagga Wagga Spatial Plan 2013-2043 Extracts		
Initiative	Objective	Consistency
RESILIENT & SUSTAINABLE BUILT ENVIRONMENTS	<p><i>Accommodating population growth through adequate supplies of well planned residential, industrial and business land, providing a variety of housing options to achieve housing choice and affordability.</i></p> <p><i>Well serviced areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities.</i></p>	<p>The proposal is consistent with these strategic objectives by providing addition supply of residential land in an appropriate location to facilitate housing choice within a well serviced area.</p> <p>The proposal addresses various short, medium, long term and ongoing action timeframes as listed in the strategy.</p>
PLAN FOR A GROWING COMMUNITY	<p><i>Facilitate the provision of physical infrastructure in a coordinated and cost effective manner.</i></p> <p><i>Facilitate improved efficiency of urban infrastructure such as road networks, water supply, wastewater management, stormwater management, electricity and telecommunications.</i></p>	<p>The proposal is consistent with these strategic objectives by ensuring that existing infrastructure is accessed to ensure efficiency and sustainability.</p>
OUR STANDARD OF LIVING	<p><i>Ongoing commitment to promotion of affordable housing in locations with access to services.</i></p>	<p>The proposal is consistent with this strategic objective by promoting housing choice in a suitable location and aiming to achieve specific action items of the plan including those that ensure our standard of living is embellished.</p>
OUR COMMUNITY GROWS	<p><i>Facilitate the development of a prosperous city.</i></p> <p><i>Support viable neighbourhood centres.</i></p> <p><i>Provide flexible opportunities and appropriate locations for establishing and growing business.</i></p> <p><i>Provide opportunities for key businesses established in Wagga Wagga to grow further.</i></p>	<p>The proposal is consistent with these strategic objectives by facilitating development and aiming to achieve specific action items of the plan including those that increase flexibility of planning controls for better living outcomes.</p>

The proposal has strategic merit and is consistent with the intent of efficiently utilising available, serviceable land and avoiding further expansion of the urban footprint of the City. The proposal will facilitate infill large residential lots that will complement the existing character and emerging subdivision pattern of the area.

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

The proposal is consistent with the applicable State Environmental Planning Policies (SEPPs), as identified in the table below.

Table 2: Applicable SEPPs

SEPPs Relevant to the Planning Proposal	
SEPP Title	Consistency
SEPP55 – Remediation of Land	<p>Council does not identify the subject land as potentially contaminated land.</p> <p>The subject land is identified as having agricultural uses conducted post European settlement. This landuse is a purpose specified in Table 1 of the Contaminated Land Planning guidelines. It is considered that the potential for contamination of the subject land to be low, given the past landuse for general cropping and grazing activities. There are no storage facilities or other contaminating activities known to have occurred on the subject land. There is no evidence to suggest that the site was used for anything other than grazing and cropping.</p> <p>Subdivision of the land from farming activities to large lot residential development has resulted in no further active commercial farming activities on the land.</p> <p>It is considered that the potential for impact from contamination to be low, given that large lot residential type uses have occurred on the land and will continue with this proposal.</p>
SEPP (Vegetation in Non-Rural Areas) 2017	There are no proposals for clearing of vegetation on the subject land that would be a result of progressing this planning proposal. The proposal is consistent with this policy.
SEPP Infrastructure 2007	An electricity transmission easement and infrastructure tranverse the subject land. Any future development will have regard to the provisions of this SEPP.

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

The following table outlines the relevant s9.1 Directions and the level of consistency of this planning proposal.

Table 3: s9.1 Directions

Ministerial Directions applicable to the development	
Direction title	Consistency
3.1 Residential Zones	The proposal is consistent with this direction, increasing the variety and choice of housing types across the area. The proposal also makes efficient use of existing infrastructure services whilst minimising the impact of future development on the environment and resource lands.
3.3 Home Occupations	Consistent, the proposal does not alter provisions relating to Home Occupations.
3.4 Integrating Land Use and Transport	The proposal is consistent with this direction by ensuring greater housing choice in a location with access to a variety of transport modes that reduce dependence on cars. Additional housing in this location will make better use of existing road infrastructure. The land is accessible to existing walking and cycling networks located in the Lake Albert areas and also to Willans Hill. The site is serviced by an existing school bus network. Public transport is available in nearby Lake Albert neighbourhood areas.
5.10 Implementation of Regional Plans	The proposal is consistent with this direction by ensuring the proposal achieves relevant Goals/Directions of the Riverina Murray Regional Plan 2036, including those referring to Efficient transport and infrastructure networks and Strong, connected and healthy communities.
6.1 Approval and Referral Requirements	The proposal is consistent with this direction as it does not introduce any unnecessary provisions to the development assessment process.

6.3 Site Specific Provisions	<p>The proposal is generally consistent with this direction as it does not propose additional permissible uses other than as exist under the current land zoning, rezone the land or introduce any other development standards in addition to those that are already contained in the LEP.</p> <p>The site specific minimum lot size change is a minor inconsistency, as the existing zoning will remain unchanged and the proposal will achieve the objectives of that zone.</p>
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3.3 Environmental, Social and Economic Impact

3.3.1 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?

There is negligible likelihood that any critical habitat or threatened species, populations or ecological communities or their habitats would be adversely affected by the proposal. LEP2010 mapping indicates that there are minor areas of potential biodiversity sensitivity, however those parcels of land are currently developed for residential housing. Biodiversity impact is considered low.

OEH mapping indicates that some threatened species have been observed in the local area, however this is identified as being on the Golf Club site opposite the subject land where there exist stands of native vegetation.

The land is located within Council's *Biocertification Area*. No removal of native vegetation is proposed to facilitate the planning proposal.

The development of the subject land in accordance with the intentions of this planning proposal is unlikely to adversely impact any threatened species, populations, ecological communities or habitats in the local area.

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

The site not subject to river flooding however is partly identified as subject to overland flooding. The affectation is relatively minor and may be mitigated through appropriate design and management of overland flows across the site, as has occurred with other adjoining sites. Current available flood model mapping indicates that the majority of the eastern part of the site is affected by overland flows during a 100 year storm event. The levels provided by the model range between 0.03 and 0.21 metres, which are considered a minor impact and manageable with appropriate civil design during subdivision and dwelling construction.

The subject land is not subject to bush fire hazards.

No removal of native vegetation is proposed to facilitate the planning proposal.

There are no known items or places of European or Aboriginal culture heritage located within proximity to the subject site.

In determining the likelihood of contamination, it is understood that the subject land has been historically utilised for agricultural purposes, prior to being subdivided for residential use. There is currently no evidence of soil contamination on the site. As the site has most recently been used for large lot residential uses, it is considered that there is minimal possibility of contamination on the site.

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

Development of this land will contribute positively to the local construction industry through employment and supply of materials. Additional dwellings in the area will also

make more economic use of valuable resources and services, further contributing to ongoing income generation for local businesses and public agencies.

The proposal will contribute to building the community in the local area by increasing the population and cohort base. Additional population will assist in building stronger connections with established infrastructure including schools, neighborhood centers and transportation networks.

3.4 State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

The development is minor in nature, and the potential resulting subdivision will not produce a significant number of lots, but is consistent with infill development. As such, the existing infrastructure is considered adequate to support the planning proposal. Other infrastructure networks and services, including public transport/school bus, roads, waste management/recycling, health, education, emergency, mail and other community services, are accessible to the subject site.

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

The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter.

4 MAPPING

The planning proposal seeks to amend the following map:

- Lot Size Map - Sheet LSZ_004E

5 COMMUNITY CONSULTATION DETAILS

Community consultation will be undertaken in accordance with the Gateway determination.

6 PROJECT TIMELINE

Following lodgment of the planning proposal, Council will develop a project timeline.

18051: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	14/09/18	Rhiana Turner Student Planner	RT	For internal review
Rev 1.1 – Draft	23/11/18	Garry Salvestro Director	GS	For internal review & edit
Rev 1.2 – Edited Draft	26/11/18	Garry Salvestro Director	GS	For Council review & comment
Rev 1.3 – Edited Draft	22/03/19	Garry Salvestro Director	GS	For further Council review
Rev 1.4 – Edited Draft	04/04/19	Garry Salvestro Director	GS	For further Council review, consolidating LES info with PP.
Rev 2.0 - Final	09/04/19	Garry Salvestro Director	GS	Issued for printing & DA lodgment



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ADDENDUM

Consideration of site contamination – State Environmental Planning Policy No.55

Initial Site Evaluation

History of land use is relevant in considering whether land contamination is a potential issue. Where there is no reason to suspect contamination after acting substantially in accordance with the SEPP55 Guidelines, the proposal may be considered in the usual way. However, where there is an indication that the land is, or may be, contaminated, the appropriate procedures outlined in the SEPP55 Guidelines should be followed. The following information is provided to assist in an initial evaluation of the proposal in relation to site contamination.

Initial Evaluation Data	
Consideration of readily available information:	Response
a) <i>current zoning</i>	R5 Large Lot Residential
b) <i>permissible uses</i>	Primarily residential and other compatible uses listed within LEP2010.
c) <i>records from previous rezonings or rezoning requests</i>	No previous rezoning requests are known for the site.
i. <i>history of land uses including:</i>	Post European settlement – agricultural uses up until the 1960s. Rural residential uses from 1970s.
ii. <i>development applications & building applications</i>	Previous applications for residential subdivision, dwelling houses and outbuildings.
d) <i>aerial photo history</i>	Historic aerial photos are provided below. The land has been progressively subdivided and developed for residential housing.
e) <i>property file information & site owner information</i>	Historic information on previous development and building approvals were obtained from Council via GIPA. There are no activities relating to SEPP55 Table 1 landuses. The current landowners are not aware of any previous contaminating land use activities on the site.
f) <i>knowledge of council staff</i>	To be determined by Council during its initial evaluation of the proposal. There are no current records available.
g) <i>adjoining property information</i>	Adjoining properties have had similar historic land use including rural residential and recreation activities.
h) <i>site inspection information including photographs</i>	See photographs below. There are no obvious signs or evidence of site contaminating activities on the land based on a recent site inspection. The site is generally cleared with evidence of large lot recreational and hobby activities.
Checklist questions (from SEPP55 Guidelines)	Response
a) <i>Are there any previous contaminated land investigations available for the site? If so, what were the results?</i>	No, there are no previous contaminated land investigations available for the site.
b) <i>Is there any history of activities, as listed in Table 1 of the Guidelines, on the land, past or present?</i>	No, there is no documented history of activities, as listed in Table 1 of the Guidelines, on the land, past or present. The land was most commonly used for agricultural purposes under European settlement, prior to rezoning for rural residential purposes in the 1980s.
c) <i>Was the land at any time zoned for industrial, agricultural or defence purposes?</i>	The land would have been zoned Rural or Non Urban and potentially used for agricultural purposes.
d) <i>Is there any history of licences, past or present, regulating the use of activities listed Table 1 of Guidelines over the land?</i>	No.
e) <i>Are there any land use restrictions on the land relating to possible contamination (eg EPA or other authority)?</i>	No.
f) <i>Does site inspection data suggest a history of any activities listed in Table 1 of Guidelines?</i>	Potentially agriculture.
g) <i>Is there any information concerning contamination impacts on land immediately adjacent the site that could affect the site?</i>	No.

Historic Aerial Photos (Google Earth)



2007



2009



2014



2016



2018

Site Photos



View from Plumpton Road (Source: SP 2018)

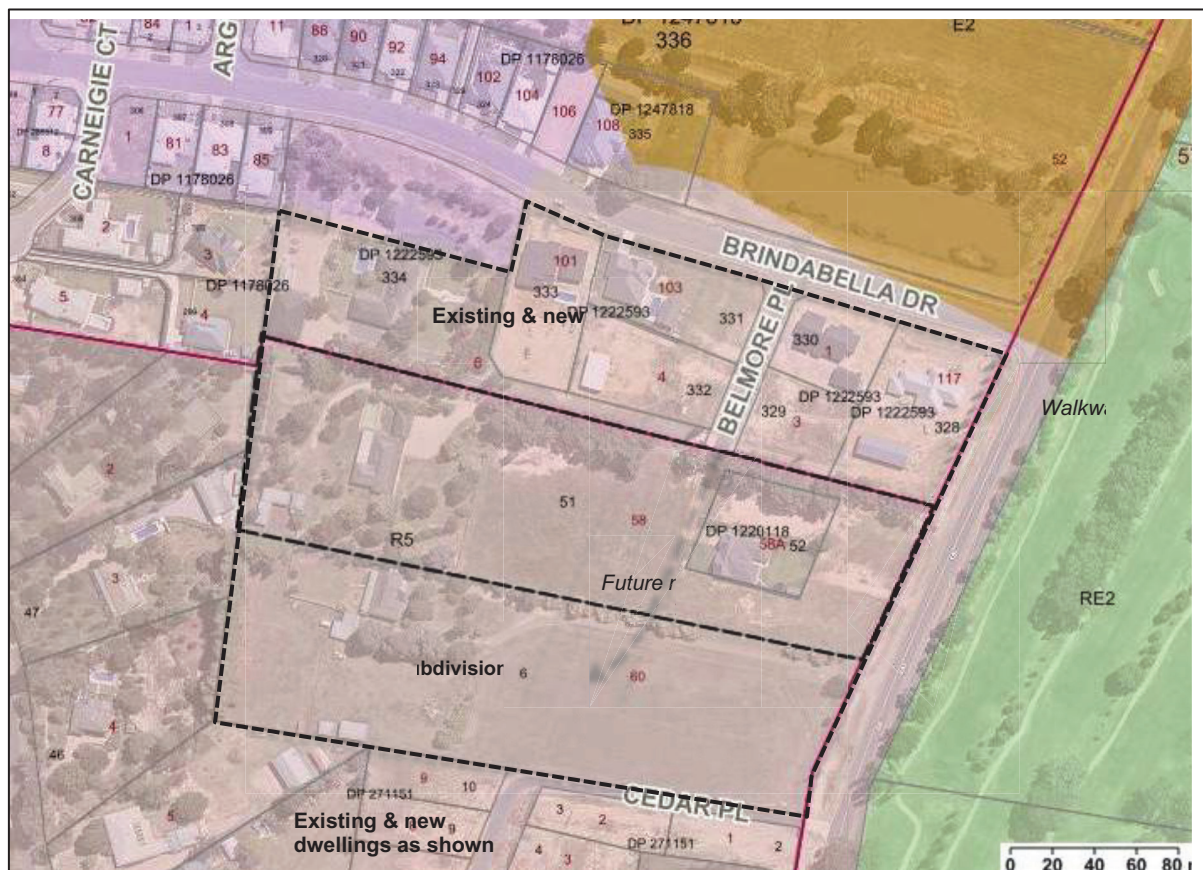


Plumpton Road Streetscape, looking NW from Golf Course (Source: SP 2018)



Belmore Place Under Construction, View S from Brindabella Drive (Source: SP 2018)

Site Analysis



Site Analysis Plan (Source: SP 2018)

The subject land is not listed in Council records as potentially contaminated.

A site inspection did not reveal any potential contamination issues on the site. Based on available information there is no reason to suspect contamination exists. It is considered that no further investigation is required and the planning proposal may be considered accordingly.