

ATTACHMENT 3

Rural Residential Zone Code Purpose and Overall Outcomes Assessment

Prepared by:

Property Projects Australia

Purpose	Applicant Response
<p><i>The purpose of the zone is to provide for residential development on large lots where Local Government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed. Development for large residential lots provides for a range of residential housing styles to meet the needs of the community. Development maintains a semi-rural landscape character and expansion of these localities does not occur.</i></p>	<p>The proposed development aligns with the purpose of the <i>Rural Residential Zone Code</i> by creating large allotments suitable for future rural residential development. These allotments are intended to be serviced with water and stormwater infrastructure connections, however, on-site effluent disposal will be utilised in the absence of reticulated sewer infrastructure surrounding the site. The configuration of the proposed development has been designed to provide additional stock to the ~4,000m² lot, semi-rural residential lifestyle coveted by the community of Gowrie.</p>

Overall Outcomes	Applicant Response
<p><i>(a) the development of large residential lots with limited provision of infrastructure and services is facilitated within this zone only;</i></p>	<p>The proposed development involves the creation of large (~4,000m²) semi-rural residential allotments that will feature reticulated water connections, stormwater infrastructure, and on-site effluent disposal systems in lieu of reticulated sewer connections due to the lack of surrounding infrastructure.</p>
<p><i>(b) development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features;</i></p>	<p>The proposed development is sited over land that has been previously lawfully cleared to facilitate agricultural practices, and as such, the site is devoid of areas which are environmentally significant.</p> <p>The proposed development protects the topographical features of the site by involving minimal earthworks centred around the establishment of the new access road and infrastructure services. Residential development over the site will integrate with the natural, gentle slope of the site (upwards from the Old</p>

	Homebush Road frontage, generally) through the considered siting of dwellings to benefit from and promote the beautiful rural vista to the east of the site.
<i>(c) development avoids areas of ecological significance;</i>	The proposed development is effectively considered to avoid areas of ecological significance where only a 10m ² grassed area in the north-western corner of the site is mapped as being affected.
<i>(d) development is designed to incorporate sustainable practices including maximising energy efficiency and encouraging sustainable transport use;</i>	<p>The proposed development involves a lot configuration that enables and promotes the future incorporation of sustainable practices (i.e. solar panels).</p> <p>The proposed development is not associated with the encouraging of sustainable transport use given the rural residential context of the site and lack of prevailing infrastructure / services.</p> <p>With that being said, the proposal is not considered to adversely impact upon the future encouragement of sustainable transport use provided this infrastructure is on-day made available to Gowrie.</p>
<i>(e) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management of the development;</i>	The proposed development site is not identified as containing any natural values of significance. With that being said, the proposed development has been designed to provide sufficient buffering to the bushland beyond the western site boundary and to cause no actionable stormwater flow nuisance to the existing gullies (lawful points of discharge) beyond the southern and western site boundaries.
<i>(f) development provides a high level of residential amenity;</i>	Fundamentally, the proposed development site represents a logical site to accommodate residential dwellings. The site features low slopes, no significant areas of value that would constrain development, benefits from a highly desirable rural vista to the east of the site, and is situated in close proximity to the townships of Gowrie and Highfields.

(g) non-residential uses may be appropriate where such uses meet the day to day convenience needs of the residential catchment in the zone or have a direct relationship and rely on the endemic characteristics of the land in which they are located. Non-residential uses are compatible with the semi-rural and low intensity residential character of the zone and are consistent with the following outcomes;

- i. non-residential uses are not located in areas with limited infrastructure and services necessary to meet the needs of the development;*
- ii. low-impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised;*
- iii. uses such as a shop, community use, health care services and veterinary services may be appropriate where the building form is of a scale consistent with the surrounding rural residential locality, and the use does not undermine the viability of other centres or services/facilities within the rural residential catchment of the use;*
- iv. low intensity rural activities are appropriate where they do not adversely impact on the amenity of the surrounding locality and are consistent with the intended character of the zone; and*
- v. adverse impacts of land use, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;*

The proposed development is solely for rural residential development, and as such, will not involve non-residential uses.

(h) development has access to development infrastructure including utility installations and essential services.

The proposed development has access to existing electrical / telecommunications infrastructure along Old Homebush Road. The proposed development will also involve a logical extension to the existing reticulated water infrastructure along Old Homebush Road and the construction of stormwater infrastructure. On-site effluent disposal systems are proposed for each of the allotments resulting from the proposed development in lieu of reticulated sewer infrastructure surrounding the site.

1 Hectare Precinct

(a) provide for a semi-rural living environment, where development is subservient to and integrates with the natural or rural landscape; and

The proposed development involves the establishment of allotments suitable for future residential development designed to encourage a semi-rural living environment.

The proposed development integrates with the prevailing rural landscape by creating allotments of a size (~4,000m²) that are anticipated in the Gowrie locality under the planning scheme. This is exemplified by **Figure 4** of the submitted planning report; which highlights the extent of land surrounding the subject site that has been developed, or is anticipated to be developed to, less than 1 hectare.

Of particular note is the unsewered Township Zoned land adjoining the subject site across Old Homebush Road to the east, which is anticipated to have a minimum lot size of 2,000m², and the Sunrise Court development adjoining the subject site to the north which has been designed to a minimum lot size of 4,000m²; similar to the proposed development.

As mentioned above, the proposed development further integrates with the prevailing rural landscape by allowing future residential development to benefit from the high quality rural vista to the east of the site; a feature that will greatly contribute to the desirability of the created allotments.

(b) facilitate lots with a minimum lot size of 1 hectare.

The proposed development is subject to impact assessment where not meeting the minimum lot size anticipated for the Rural Residential Zone (10,000m min Precinct).

It is requested that discretion is applied and other relevant matters are considered in the assessment of this Impact Assessable development application. These other relevant matters are, broadly:

- Consistency with the existing character of the locality (discussed in detail in **Section 4.1** of the Town Planning Report)
- A lack of any inappropriate impacts as a result of the development; and
- There not being any material reason for the site being required to provide a minimum lot size of 1 hectare, where the site is not constrained by infrastructure, a need to protect adjoining development, or subject to other significant constraints impacting on the ability to provide a higher density.