



## **Business Paper**

### **Special Meeting of Council**

**Wednesday 8 November 2006**

**4.00pm**

**Council Chambers, Civic Centre  
184 - 194 Bourke Street, Goulburn**

**His Worship the Mayor  
Councillors**

Dear Members

**Special Meeting of Council**

Notice is hereby given that a Special Meeting of Council will take place on **Wednesday, 8 November 2006 in the Council Chambers Bourke Street, Goulburn commencing at 4.00pm**

**Your presence is requested.**



Cr Paul Stephenson  
**Mayor of Goulburn Mulwaree Council**

# Goulburn Mulwaree Council

Special Meeting of Council – Wednesday 8 November 2006

## Agenda

**1. Apologies and Leave of Absence**

**Recommendation**

*That apologies be received and leave of absence be granted.*

**2. Disclosure of Interests**

With reference to Chapter 14 of the Local Government Act 1993, and Council's Code of Conduct, Councillors are required to declare any conflicts of interest in the matters under consideration by Council at this meeting.

**3. Division Reports**

Planning & Community Services Report.....C1 – C3

**Planning & Community Services Report to Special Meeting of Council  
to be held on 8 November 2006**

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# Planning & Community Services Report to Special Meeting of Council to be held on 8 November 2006

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## Item 1 Draft 2020 Strategy Plan and New Local Environmental Plan

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### Reporting Officer

Director Planning & Community Services – Chris Berry

### Purpose of Report

To report on the outcomes from the recent meeting with senior staff from the Department of Planning.

### Report

On 26 October 2006 a meeting was held with senior staff from the Department of Planning regarding the Draft 2020 Strategy Plan and new LEP. This meeting was a direct outcome from an earlier meeting with representatives from the Department, “Tailored Property” and Council on 18 October 2006 regarding the strategic planning for Marulan.

The purpose of the meeting was to discuss options for urban land release in the Strategy and new LEP i.e.

- Land releases as per the Parsons Brinckerhoff (PB) reports and Committee decision of 22 August 2006 (endorsed by Council 26 September 2006).
- Land releases as per Option 1 plus the inclusion of “Tailored Property” as a future land release in the 2020 Strategy Plan and protected as a “Transition” zone in the new LEP (i.e. Council resolution 17 October 2006).
- Land releases as per Option 1 plus the incorporation of three major land releases into the new LEP (i.e. “Tailored Property” and “Medway”, Marulan and the whole of Marys Mount, Goulburn).

The discussions primarily focused on the last option and whether a more aspirational approach to growth could be taken. The Department officers made it clear that land releases needed to be justified by the objectives and outcomes from the strategic planning work and Council needed to have a considered view about the most appropriate location(s) for the limited number of new lots to be released throughout the Goulburn Mulwaree LGA. Goulburn, as the main regional centre, is obviously the primary location for the focus of this growth. In the Department’s view matching supply and demand was not an exact science but nevertheless is a key element in any strategic planning work that will be examined closely by Department staff and the LEP Panel. In addition any land releases should not be in a single ownership so that alternatives exist for growth/expansion should one owner chose not to develop their land.

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Under the strategic planning work completed by Council's consultants a total of 5,600 additional persons in the next 15 years has been projected. At 2 persons per household this generates the need for an additional 2,800 dwellings. Assuming all this additional growth is directed primarily into existing and proposed land release areas with the focus firstly on Goulburn and secondly on Marulan the following breakdown by area is suggested:

| <b>Growth Area/Land Release</b>             | <b>Current Remaining Development Potential (estimated lot numbers)</b> |
|---|--|
| Marys Mount North, Goulburn                 | 1,175  |
| Marys Mount South, Goulburn                 | 383  |
| Clyde Street, Goulburn                      | 505  |
| <b>Goulburn Sub Total</b>                   | <b>2,067</b>   |
| Portland Avenue, Marulan                    | 100  |
| Brayton Road Village, Marulan               | 100  |
| Brayton Road Large Lot Residential, Marulan | 80   |
| <b>Marulan Sub Total</b>                    | <b>280</b>   |
| <b>TOTAL</b>                                | <b>2,347</b>   |
| <b>Shortfall</b>                            | <b>453</b>   |

This shortfall could be directed wholly to Goulburn or Marulan or split between the two settlements.

Adding the entire shortfall to Marulan still retains the emphasis of growth on Goulburn (i.e. greater than 2 to 1 ration in favour of Goulburn remains). Some of the shortfall could be directed to the north and south west of Marulan village (e.g. 200-300 lots initially) providing two development fronts as suggested by the Department. The 2020 Strategy Plan can identify possible future expansion adjacent to these areas (for the remaining 253-153 lots respectively) should growth accelerate beyond the current projection and this option can be protected by including the land in a "Transition" zone in the new LEP.

Clearly there are insufficient growth projections to consider any major development on the eastern side of the Hume Highway. The Department also has reservations with such an approach that would split the community either side of a major physical and psychological barrier.

The approach to managing projected development does not account for any infill or growth in the rural area. On this basis it is appropriate to take a cautious approach and provide for the staging of land releases. For Goulburn, the north side of Marys Mount Road is relatively easy to stage as the land constraints provide for four distinct neighbourhoods. It is suggested that two neighbourhoods (total 552 lots) be included directly in the new LEP with the remaining included in a "Transition" zone for future land releases when warranted. For Marulan, additional land can be preserved for future land releases adjacent to the northern expansion area that has been already included in the new LEP.

## **Planning & Community Services Report to Special Meeting of Council to be held on 8 November 2006**

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Parsons Brinckerhoff are making adjustments to the Draft 2020 Strategy Plan and Draft Goulburn Mulwaree LEP to reflect the range of amendments since September 2006. The Draft LEP and zoning maps will be circulated separately as an Enclosure immediately they are available. It is now appropriate for a s65 Certificate application to be submitted to the Department of Planning to enable the documents to be placed on public exhibition.

### **Budget Implications**

Nil. Project funded as part of the NSW Planning Reform Programs and supported by resources provided in the current Management Plan.

### **Policy Considerations**

2020 Strategy Plan will provide the policy basis for planning decisions. The new LEP will provide the statutory framework for this policy.

### **Recommendation**

That application be made for a s65 Certificate to place the Draft Goulburn Mulwaree LEP on public exhibition.

Chris Berry  
**Director Planning & Community Services**