

Large Lot Residential – Supply and Demand Analysis and Strategy

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Griffith City Council



PREPARED FOR: GRIFFITH CITY COUNCIL

BY: GRIFFITH CITY COUNCIL

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Acronyms and Abbreviations

Abbreviation **Definition**

Council	Griffith City Council
DA	Development Application
Department	Department of Planning, Industry and Environment (DPIE)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
GCC	Griffith City Council
GLEP	Griffith Local Environmental Plan 2014
ha	hectare
LGA	Local Government Area
Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
SEPP	State Environmental Planning Policy
Strategy	Griffith Large Lot Residential Supply and Demand Analysis and Strategy

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1 Introduction

1.1 Purpose

The purpose of this Strategy is to examine the supply and demand of R5 – Large Lot Residential zoned land and lifestyle lots in the Griffith Local Government area (LGA) and provide recommendations regarding candidate sites identified as part of the drafting of the Griffith Local Strategic Planning Statement (LSPS).

The objective of this Strategy is as follows:

- carry out a comprehensive review of the supply of R5 zoned land in Griffith including a locational analysis.
- understand the demand for R5 zoned lands, locational preferences and any new trends.
- pursue reduced minimum lot sizes in transition areas to support rural lifestyle lots, hobby farms and reduce land use conflict at zone interfaces.
- consider candidate sites identified during the drafting of the Griffith LSPS.
- review the zoning of urban – rural fringe areas at the western extent of the Griffith urban area.
- provide the basis for Council to zone additional lands for the purpose of R5 – Large Lot Residential and to rezone existing R5 zoned lands for other purposes as identified in the Griffith LSPS.

1.2 Background

The Griffith Housing Strategy 2019 (Housing Strategy) included a detailed assessment of urban residential land supply with a focus on affordable housing. The recommendations of the Housing Strategy are progressively being implemented including reviewing the Griffith Local Environmental Plan 2014. The Housing Strategy did not carry out a review of R5 Zoned lands, low-density residential lands and rural lifestyle / small holdings lots. As such, the Housing Strategy lacks the strategic basis for zoning additional R5 zoned lands or amending the minimum lot size for RU4 –Primary Production Small Lots zoned lands.

Council recently carried out a ‘Call for Submissions’ for landowners, developers and residents to request amendments to Council’s Strategic Plans and documents and to inform the preparation of the LSPS. Council received 36 submissions, 11 of which requested either an R5 zone or a low-density residential zone. Other submissions requested a reduction in the minimum lot size to facilitate rural lifestyle lots. The LSPS identified some areas which should be investigated for additional large lot residential lands and low-density residential lots.

1.3 Scope and Limitations

This Strategy provides a supply, demand and suitability analysis of R5 - Large Lot Residential Lands based on:

- strategic planning documents:
 - Griffith Local Strategic Planning Statement (2020)
 - Griffith Land Use Strategy: Beyond 2030 (2013)
 - Griffith Growth Strategy 2030 (2000)
- public submissions to the previous strategic planning documents
- aerial imagery
- spatial database (mapping)
- records database
- internal and local knowledge
- questionnaire and interviews with real estate industry; and
- targeted site visits

The analysis looks at the broad suitability of candidate sites for large lot residential use, however, this should not be construed as providing an in-principle support for future development required to be provided with development consent from a consent authority. The report provides some recommendations for rezoning certain lands and adjusting the minimum lot size for other lands. The Strategy would assist in providing the strategic basis to inform a planning proposal to be submitted Council and the Department of Planning, Industry and Environment (the Department).

1.4 Large Lot Residential Zone – Background

In Griffith, land presently zoned R5 is primarily located on the urban rural fringe of the city and villages. Lands zoned R5 were for the most part previously zoned 1(c) under the GLEP 2002. All lands zoned 1(c) were transitioned into the R5 zone in the 2014 LEP (see **Section 2.1**). At the time, Council did not rezone any additional lands R5. As such, the supply of R5 zoned land has been static since 2002.

Traditionally in Griffith, the R5 zone has been used to develop lots with an area of between 3000 – 4000 m² for fully serviced land and 4000-5000 m² for only partially serviced land (water only). Some areas with higher potential environmental sensitivity have been developed for 6000 – 15,000 m² lots, including Mancini Drive and Fawcett Drive near Lake Wyangan.

1.5 RU4 – Primary Production Small Lots Zone - Background

The RU4 – Primary Production Small Lots zone has been utilised in Griffith to transition a number of previous zones to the Standard Instrument, including the former:

- 1(d) General Expansion zone
- 1(e) Rural Industry and Employment zone
- 1(g) Rural Mixed Use zone
- 1(h) Rural Small Holdings zone
- 1(i) Investigation zone

The zone objectives for each of these zones in the 2002 LEP varied as did the permissible uses. In 2014, Council transitioned these zones and some land zoned 1(c) Rural Residential into the RU4 – Primary Production Small Lots zone. The zone is presently utilised for a range of uses and acts as a buffer of small holdings between the built up urban area in the LGA and the large scale farming operations in the RU1 – Primary Production zone.

In particular, the 1(d) General Expansion zone which was transitioned into the RU4 zone permitted rural residential expansion based on the satisfaction of the following specific zone objective:

- (d) To enable the subdivision and use of the land for urban, rural residential, highway service and industrial purposes where:*
- (i) urban structure planning has been undertaken over the area and adopted by the Council, and*
 - (ii) appropriate infrastructure and facilities are available to the land or can be provided to the land in a manner that does not create an unreasonable and uneconomic demand for the provision or extension of such infrastructure and facilities, and*
 - (iii) the Council is satisfied that sufficient demand exists for the release of land for the particular purpose for which it is intended to be developed, and*
 - (iv) To enable planning flexibility to achieve the other objectives of the zone by providing detailed guidelines through development control plans.*

Large areas zoned 1(d) general expansion in the 2002 LEP were located around the Lake Wyangan Catchment, including on Mallinson Road and Jones Road and in South Griffith. These lands were in 2002 strategically identified for future development. Unfortunately, the standard instrument LEP required Council to transition this zone into the RU4 – Primary Production Small Lots zone which removed the future residential development potential from the lands. However, this transition was based on a comprehensive land use strategy (see **Section 2.3**).

2 Strategic Context – Large Lot Residential

2.1 Griffith Local Environmental Plan 2014 (GLEP 2014)

R5 – Large Lot Residential Zone

The R5 Large Lot Residential zone (R5 zone) is described by the NSW Department of Planning, Industry and Environment (the Department) as providing *‘residential housing in a rural setting, often adjacent to towns or metropolitan areas’*.

R5 - Zone Objectives:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

Minimum Lot Sizes

The GLEP 2014 includes minimum lot sizes for land within the R5 Zone which are generally 3000m² for land connected to Council’s reticulated sewer network and 4000 m² for land not connected to Council’s reticulated sewer network.

Land Use Permissibility

The R5 zone is larger reserved for single detached dwellings.

RU4 – Primary Production Small Lots

The RU4 Primary Production Small Lots zone (RU4 Zone) is described by the Department as a zone which *‘would ordinarily be applied to land that is in existing small rural holdings where it is intended that the land will continue to be used for primary production purposes.’* However, in regional centres, the zone has been used effectively as a buffer between urban areas and larger agricultural operations on RU1 – Primary Production zoned lands and as a replacement of the Rural Small Holdings zones which pre-dated the introduction of the Standard LEP Instrument.

RU4 - Zone Objectives:

- *To enable sustainable primary industry and other compatible land uses.*

2.3 Griffith Land Use Strategy – Beyond 2030

The Griffith Land Use Strategy – Beyond 2030 (LUS) informed and provided the strategic context for the preparation of the GLEP 2014. Based on a review of existing zoned lands and development potential, at the time it was determined that there was a surplus of lands for the purposes of rural residential development and therefore no additional land supply was provided. Since then, many areas have been developed and some areas have continued to sit undeveloped even after 20-30 years of being zoned for rural residential purposes.

Several areas previously zoned 1(d) – General Expansion (Rural Residential) were transferred into the RU4 – Primary Production Small Lots zone and thus the land lost the potential future status for rural residential development. This was in reaction to the supply and demand analysis in the LUS, which was based on reduced sales and take up of these types of lots between 2009-2013. As such, no additional lands were rezoned to R5 in 2014.

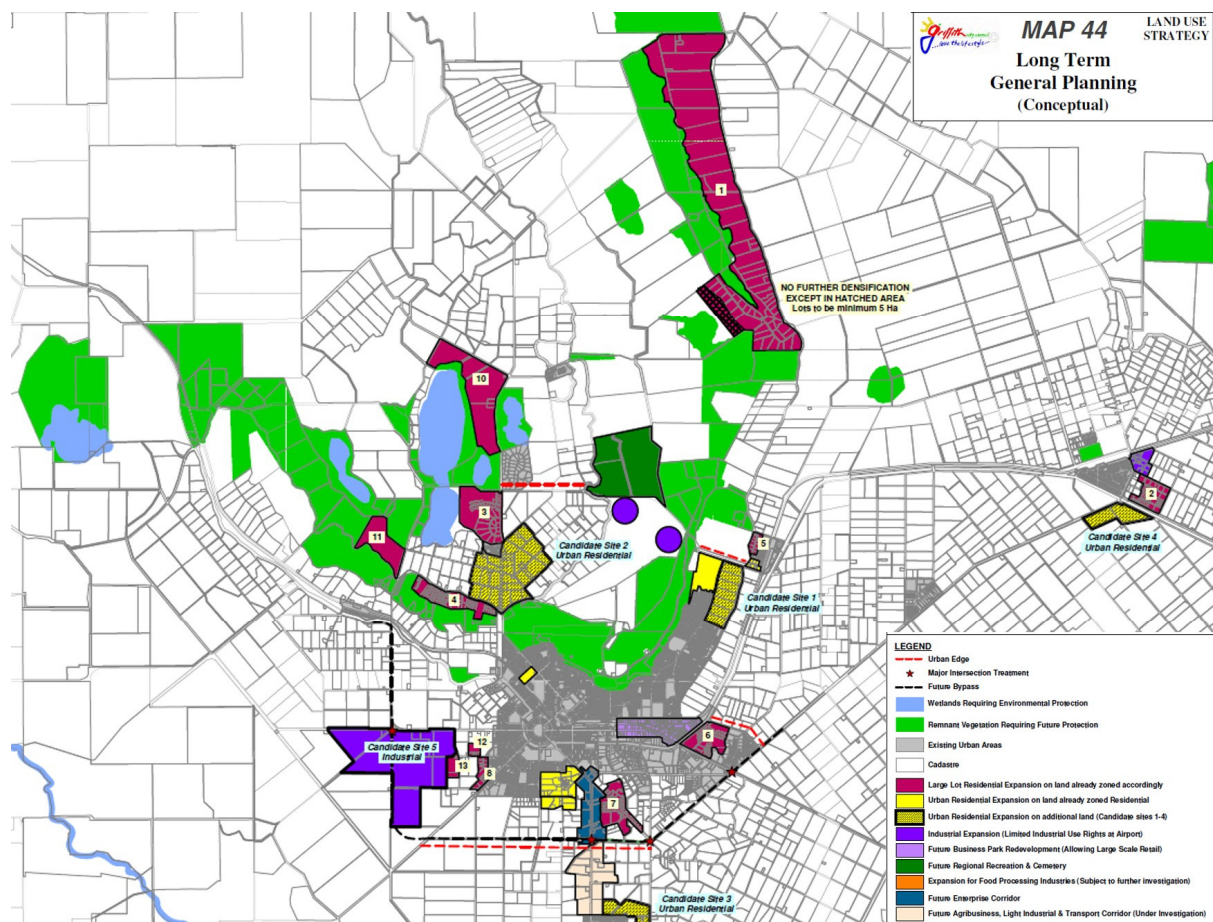


Figure 2 - Beyond 2030 Growth Strategy Long Term Planning Map

2.4 Griffith Local Strategic Planning Statement

The Griffith Local Strategic Planning Statement proposed the following Action:

ACTION 11.3B – REVIEW THE SUPPLY AND DEMAND FOR R5 ZONED LAND AND INVESTIGATE THE RELEASE OF ADDITIONAL LANDS IN

CLOSE PROXIMITY TO URBAN AND VILLAGE AREAS (SHORT TERM)

R5 Zoned land is a popular alternative to a standard urban lot in Griffith and caters for families seeking larger lots in close proximity to urban and village areas and not surrounded by agricultural enterprises which could cause land use conflict. Demand for R5 zoned land in Griffith has been increasing in recent years and this trend is expected to continue based on demographic trends and the thriving economy of Griffith.

Some existing R5 zoned lands, zoned in either 1994 or 2002 have not been developed and are located in less attractive locations than other serviced lands closer to urban and village areas. Council will carry out a review of R5 zoned land in Griffith with a view of releasing additional lands for large lot residential in identified investigation areas (refer to the Structure Plans).

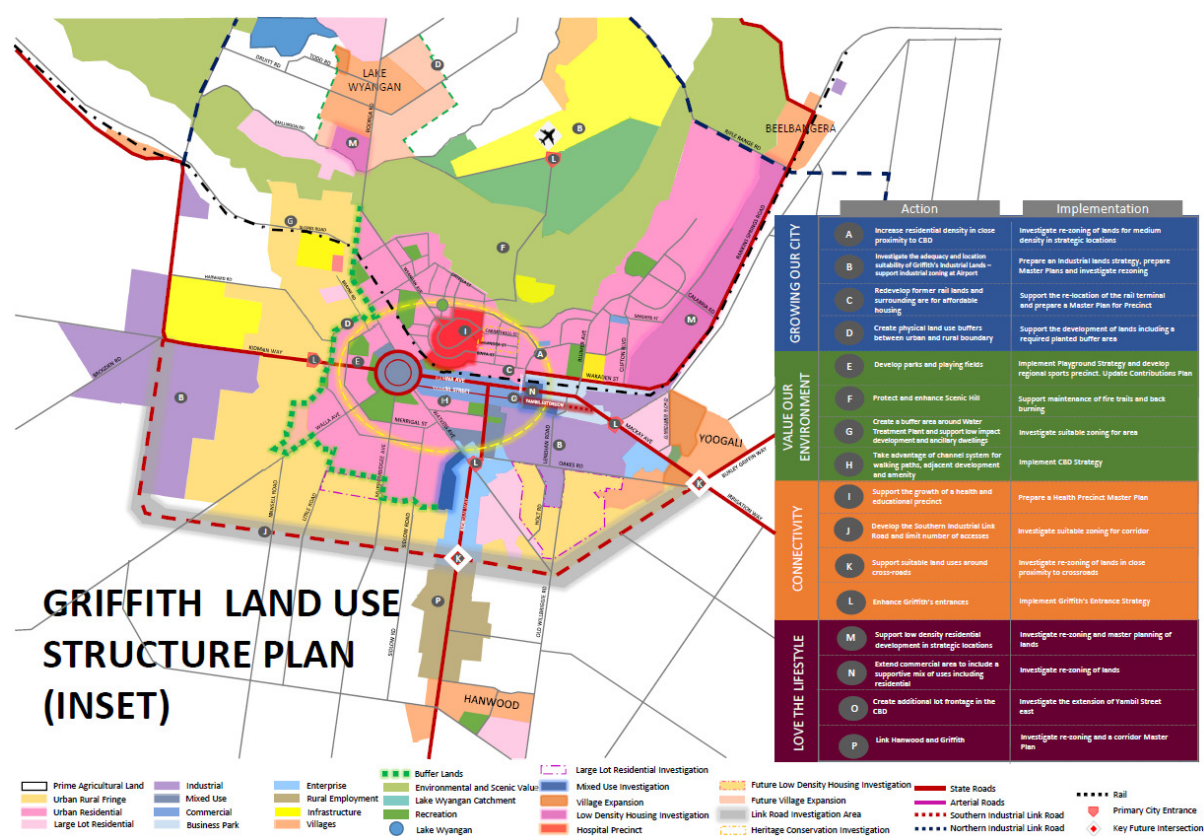


Figure 3: LSPS Structure Plan

2.5 Griffith Housing Strategy

The Griffith Housing Strategy 2019 provided a comprehensive review of housing needs for the community with a focus on affordable housing. The Strategy did not specifically look at Large Lot Residential lands or provide a strategy for releasing additional R5 zoned lands. Council is actively pursuing the recommendations in the Strategy to increase the supply of affordable housing including seeking amendments to the LEP and DCP's.

This Strategy provides the strategic backing for potential rezoning of land to R5 to fill the gaps in the Griffith Housing Strategy.

Through the release of additional R5 zoned lands, it is expected that some of the recommendations of the Housing Strategy can be facilitated, including:

- Opening up housing stock in urban areas for sale, redevelopment and rental with people relocating to R5 zoned lands – most prospective purchasers of R5 Zoned land or dwellings would not be first home buyers and would most likely own a dwelling in other areas of Griffith.
- Adding housing diversity.

2.6 Riverina Murray Regional Plan

“The Riverina Murray is one of the most significant locations for freight and logistics in Australia, with major intermodals and corridors servicing the eastern seaboard of Australia. With access to the Port of Melbourne, the region’s producers have strong connections to export markets and will continue expand as the nation’s food bowl. More housing and a greater choice in housing throughout the Riverina Murray will give communities greater flexibility to accommodate an ageing population and seasonal workers.”

Griffith is identified as a regional centre in the Regional Plan. As a regional centre, the Regional Plan suggests Griffith will accommodate growth over the next 20 years and that “investment in major services, facilities and industrial activity will distribute the benefits of growth across all centres in the region.”

The following Directions are applicable to large lot residential development:

Direction 25 – Build housing capacity to meet demand

Actions

25.1 Prepare local housing strategies that provide housing choice and affordable housing.

25.2 Facilitate increased housing choice, including townhouses, villas and apartments in regional cities and locations close to existing services and jobs.

25.3 Align infrastructure planning with land release areas to provide adequate infrastructure.

25.4 Locate higher-density development close to town centres to capitalise on existing infrastructure and to provide increased housing choice.

Direction 26: Provide greater housing choice

Actions

26.1 Remove planning barriers to provide a range of low-care and independent seniors’ accommodation options across the region.

26.2 Promote opportunities for seniors and disability housing by reviewing the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 to identify opportunities to make it more applicable for private developers in regional areas.

26.3 Promote opportunities for retirement villages, nursing homes and similar housing needs of seniors in local land use strategies.

26.4 Locate new housing for seniors in close proximity to existing services and facilities, and on land free from hazards.

26.5 Promote ageing-in-place by adopting elements of Livable Housing Australia's Livable Housing Design Guidelines in development controls for housing, where possible.

26.6 Release guidelines to help councils plan and manage seasonal and itinerant worker accommodation.

26.7 Promote incentives to encourage greater housing affordability, including a greater mix of housing in new release areas.

Direction 27: Manage rural residential development

Actions

27.1 Enable new rural residential development only where it has been identified in a local housing strategy prepared by council and approved by the Department of Planning and Environment.

27.2 Locate new rural residential areas:

- in close proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewerage and waste services and social and community infrastructure;*
- to avoid or minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and*
- to avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards.*

27.3 Manage land use conflict that can result from cumulative impacts of successive development decisions

This Strategy would provide the necessary strategic merit to enable new rural residential development as per Action 27.1 of the Regional Plan. The relevant actions in the Regional Plan will be considered as part of a review of potential candidate sites for R5 rezoning.

2.7 Other Government Policies

Department of Primary Industries – Agriculture – ‘Right to Farm’

DPI published the NSW Right to Farm Policy in 2015 which is entrenched in the Riverina Murray Regional Plan. The purpose and intent of the policy is to permit farmers to undertake lawful agricultural practices without conflict of interference arising from complaints from neighbours.

Right to Farm is especially important in Griffith due to the economic importance of our agricultural sector and the location of farms in close proximity to residential areas. The Policy is relevant to this strategy for the following reasons:

- New large lot residential release areas should not limit the productivity of agricultural lands or create potential land use conflicts.
- Minimise the length of interface between agricultural lands and urban lands and create physical or special buffers or barriers between uses.
- Avoid rezoning lands which would be considered prime agricultural lands due to their soils, location, topography and general suitability.
- Consider prevailing winds when locating new large lot residential areas.

2.8 Ministerial Planning Directions

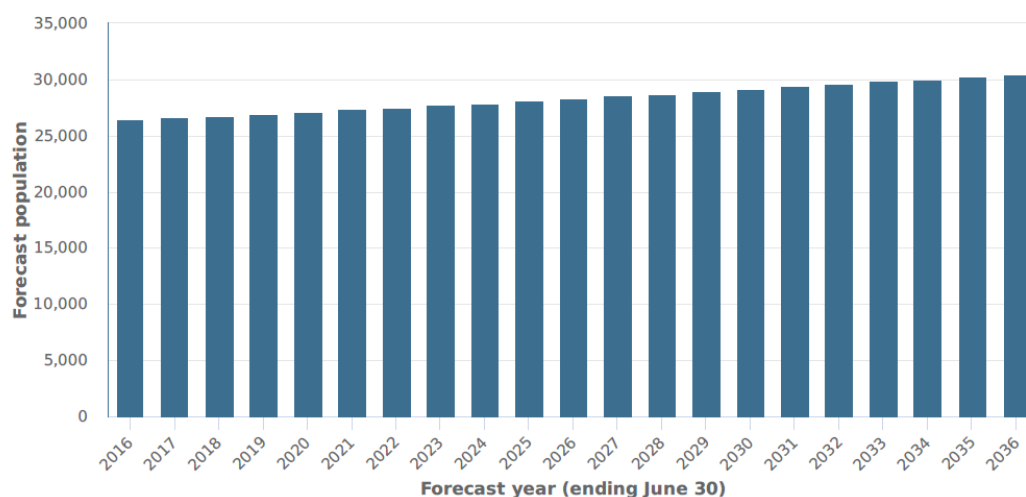
Section 9.1 of the EP&A Act provides that any direction of the Minister is to be taken into account in the preparation of a planning proposal. The Strategy has been prepared having regard to the relevant Ministerial Directions to facilitate planning proposals to rezone land.

3 Demographics

3.1 Population

The population in Griffith is forecasted to grow to 30,507 by 2036 – an increase of 4,081 persons (15.44% growth) at an average annual change of 0.72 – 0.8%.

Figure 4: Population change - Griffith 2016-2036 (source: .id)



3.2 Population and Age Structure

Between 2016 and 2026, the age structure forecasts for Griffith (Total) indicate a 12.2% increase in population of children under working age, a 18.6% increase in population of residents at retirement age, and a 3.5% increase in population of residents of working age (see **Table 1**).

Table 1: Forecasted age structure - 5 year age groups (source: .id)

Griffith (Total) - Total persons								Change between 2016 and 2036
		2016		2026		2036		
Age group (years)		Number	%	Number	%	Number	%	Number
0 to 4		1,450	7.7	1,624	8.0	1,717	7.9	+267
5 to 9		1,313	7.0	1,509	7.5	1,595	7.4	+282
10 to 14		1,204	6.4	1,319	6.5	1,438	6.6	+234
15 to 19		1,165	6.2	1,241	6.1	1,363	6.3	+198
20 to 24		1,208	6.4	1,328	6.6	1,417	6.5	+209

25 to 29	1,539	8.2	1,456	7.2	1,538	7.1	-1
30 to 34	1,374	7.3	1,395	6.9	1,483	6.8	+109
35 to 39	1,143	6.1	1,348	6.7	1,392	6.4	+249
40 to 44	1,134	6.0	1,209	6.0	1,273	5.9	+139
45 to 49	1,128	6.0	1,123	5.6	1,261	5.8	+133
50 to 54	1,090	5.8	1,076	5.3	1,150	5.3	+60
55 to 59	1,044	5.6	1,044	5.2	1,063	4.9	+19
60 to 64	971	5.2	986	4.9	1,008	4.6	+37
65 to 69	811	4.3	911	4.5	945	4.4	+134
70 to 74	638	3.4	866	4.3	906	4.2	+268
75 to 79	611	3.3	730	3.6	825	3.8	+214
80 to 84	458	2.4	560	2.8	712	3.3	+254
85 and over	496	2.6	508	2.5	597	2.8	+101
Total persons	18,777	100.0	20,232	100.0	21,682	100.0	+2,905

3.3 Dwellings

The number of dwellings in Griffith City is forecasted to grow from 10,410 in 2016 to 12,154 in 2036, with the average household size rising from 2.63 to 2.64 by 2036 (see **Table 2**).

Table 2: Population, household and dwelling forecasts (source: .id)

Griffith City	Forecast year				
Summary	2016	2021	2026	2031	2036
Population	26,426	27,320	28,306	29,372	30,507
Change in population (5yrs)		894	985	1,066	1,134
Average annual change		0.67%	0.71%	0.74%	0.76%
Households	9,911	10,210	10,582	10,976	11,388
Average household size	2.63	2.63	2.63	2.63	2.64
Population in non-private dwellings	398	418	438	458	478

Dwellings	10,410	10,805	11,239	11,693	12,154
Dwelling occupancy rate	95.21	94.49	94.15	93.87	93.70

3.4 Household Type

The dominant household type is expected to remain 'Couple families with dependents' to 2036 representing 30.8% of the housing supply. However, 'Couples without dependents' is expected to increase to 27.4% representing a large portion of potential housing supply demand (see **Table 3**).

Table 3: Forecasted household types (source: .id)

Griffith (Total)		2016		2026		2036		Change between 2016 and 2036
Type		Number	%	Number	%	Number	%	Number
Couple families with dependents		2,272	31.5	2,381	31.0	2,545	30.8	+273
Couples without dependents		1,918	26.6	2,095	27.2	2,258	27.4	+340
Group households		219	3.0	230	3.0	240	2.9	+21
Lone person households		1,872	25.9	2,006	26.1	2,165	26.2	+293
One parent family		747	10.3	783	10.2	831	10.1	+84
Other families		194	2.7	198	2.6	211	2.6	+17

3.5 Conclusions

Based on a review of the demographic trends in Griffith including age structure, dwelling types and additional dwelling units required to 2036, it is considered that the LGA is well suited to support development of R5 zoned lands for the following reasons:

- large increases in cohorts which would build houses on R5 zoned land between the ages of 35 -50
- the retention of the dominant household type being 'Couple families with dependents'
- the expected need for 1744 additional dwelling units to 2036.

4 Planning Principles

4.1 Benefits of Large Lot Residential Growth

The following are some of the benefits and opportunities in ensuring a sufficient supply of R5 zoned land is available for development and justification for the inclusion of lands reserved for large lot housing in Griffith.

- 1) Increases housing stock elsewhere for sale or rent.
 - The potential purchasers of R5 zoned lots often own a dwelling elsewhere in the LGA. Through the development of an additional dwelling on an R5 lot, their previous home would be available to someone to rent or purchase. Oftentimes these dwellings would be located in accessible urban locations. As such, the development of R5 lands would have the benefit of opening up much needed housing stock to support the findings of the Griffith Housing Strategy 2019.
- 2) Attract professional or small business owners (tradesman) to Griffith with larger homes at lower prices than in larger metropolitan areas.
 - Workers in metropolitan areas looking for a 'tree change' often are also looking to purchase larger homes which are more affordable than what they can access in Sydney or Melbourne. Based on the median price of houses in the Eastern Suburbs of Sydney (\$1,749,639 – as at October 2021), a potential 'tree change' candidate can purchase or development a large five bedroom dwelling on a R5 zoned lot.
- 3) Providing housing diversity and choice with large lot residential as a popular alternative to urban living.
 - R5 zoned lots have sufficient land area for ancillary sheds, outbuildings and pools which are often unavailable to homeowners in urban areas.
- 4) Provide lifestyle lots between 1 and 3 ha in area with the potential for privacy, rural landscape and views and a wider range of activities (with a lower risk of impacting neighbours) including hobby farming, keeping a larger number of pets, having sheds and equipment, running small businesses (subject to permissibility).
- 5) Provide buffers between urban areas and smaller primary production farms with larger lots and landscape buffers.

4.2 Key Issues and Challenges for Large Lot Residential

There are several issues or challenges identified in rezoning or developing R5 zoned land. The list below has been used to both assess the existing supply of R5 zoned land (see **Section 5**) and potential candidate sites for rezoning (see **Section 7**).

a) Addressing the Ministerial Directions – in particular Direction 1.5

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal that:*
- (a) will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or*
 - (b) changes the existing minimum lot size on land within a rural or environment protection zone.*

What a relevant planning authority must do if this direction applies

- (4) *A planning proposal to which clauses 3(a) or 3(b) apply must:*
- (a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement*
 - (b) consider the significance of agriculture and primary production to the State and rural communities*
 - (c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources*
 - (d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions*
 - (e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities*
 - (f) support farmers in exercising their right to farm*
 - (g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses*
 - (h) consider State significant agricultural land identified in State Environmental Planning Policy (Primary Production and Rural Development) 2019 for the purpose of ensuring the ongoing viability of this land*
 - (i) consider the social, economic and environmental interests of the community.*
- (5) *A planning proposal to which clause 3(b) applies must demonstrate that it:*
- (a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses*
 - (b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains*
 - (c) where it is for rural residential purposes:*
 - i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres*
 - ii. is necessary taking account of existing and future demand and supply of rural residential land.*

b) Protecting existing and future road, rail and airport infrastructure from conflict

Road Infrastructure

Council has prioritised the construction of heavy vehicle by-pass routes to avoid B-doubles and road train trucks entering urban areas. New candidate sites should be located in areas which do not impact any by-pass routes or existing classified roads to avoid potential impacts including consideration of the NSW Road Noise Policy

Rail Infrastructure

Any candidate sites for rezoning should consider potential impacts on existing rail infrastructure and the potential for increase in land use conflict including noise and vibration and impacts on future dwellings.

Airport Infrastructure

Consideration of the Obstacles Limitation Surfaces (OLS) Plan for the Griffith Airport and the ANEF contours is important when assessing the suitability of land for R5 zoned lands

c) Protecting growth of other land uses – avoiding land use conflict or land

Council should consider existing zoned lands and the potential for land use conflict between industry and employment lands in assessing the suitability of land for R5 zoning. Buffers or development controls should be provided which provide physical and distance barriers between new R5 zoned land and existing industry and employment lands zoned lands. Council must also consider the need for future urban residential land. The suitability of candidate sites for the potential future urban growth of Griffith must be carefully considered in rezoning lands. The following general principles should be considered in assessing candidate sites for R5 zoning:

- Favour locations that are least likely to generate land use conflicts taking into account potential growth of higher impact activities.
- Provide adequate separation distances between potential conflicting land uses and incorporate buffers in any residential land.
- Maximise safety of road and rail infrastructure by minimising new access points or crossings of key routes.

d) Avoid Natural Hazards

Flooding

The Flood Planning Area established in Griffith Flood Studies and Risk Management Plans (as updated and adopted) must be considered in determining the suitability of R5 zoned lands. Flood affected lands should be generally be avoided (especially high hazard areas) or have a low priority for R5 zoned lands.

Bushfire

Bushfire is another natural hazard that should be avoided or minimised for proposed large lot residential areas. Bushfire risk is highlighted on the bushfire prone land map prepared by the Rural Fire Service ('RFS'). Council must consider the Planning for Bushfire Protection 2019 Guide when identifying lands for R5 zoning.

e) Protecting the natural environment

In assessing the suitability of any proposed R5 lands, the natural environment should be considered, particularly where environmentally sensitive areas such as biodiversity, watercourses, riparian corridors, wetlands or groundwater are involved.

f) Proximity to existing or future services and employment lands

Land within a 5 km radius of the Griffith CBD or within 1 km of the centre of a village should be promoted for the location of R5 zoned lands to ensure that future residents have ease of access to services and to decrease dependence on motor vehicles. Whilst rural areas accept a degree of travel is a necessity, residential uses should not be so distant that they result in substantial extra private car trips, the need for additional cars and their costs, and potential isolation of families and lower socio-economic groups who may not have sufficient access to private transport.

g) Maximising use of existing infrastructure / utilities

Roads

The cost of providing infrastructure to address Council's engineering requirements for subdivision, access and efficient layouts is one of the key constraints to development. Proximity to urban areas and villages reduces the demand on private car movements and associated road impacts. A further road issue is ensuring that new subdivisions have an appropriately located access point to main roads with good sight-lines to minimise impacts on road safety, particularly along classified roads with heavy vehicles. Ideally, a nominated site has access to a secondary road (other than a classified road) and the existing intersection with the classified/main road is safe.

Utilities

Ease of access to water, sewer, telecommunications and electricity are important considerations in developing or rezoning lands for residential purposes including large lot residential. Ideally candidate sites should have access to all required services, however, the use of on-site sewerage management systems is appropriate for larger lots or in areas outside of Council's serviced areas (nominated in the Development Servicing Plans) which it would be uneconomical or inefficient to extend sewer.

The following general principles should be considered in assessing candidate sites for R5 zoning in terms of infrastructure:

- Lands have access to good quality sealed roads, or the development of the rezoned lands could cater for road upgrades.
- Access to classified roads is avoided.
- Multiple road frontages can minimise the need for looping internal roads.
- Good sight lines and traffic safety can be provided
- The soils are able to support on-site sewage management and there are sufficient buffers to watercourses and sensitive environmental areas.

5 Supply Analysis – R5 Zoned Lands

5.1 Overview

A detailed review of the existing supply of vacant and undeveloped R5 zoned land was carried out to better understand the suitability and robustness of R5 land to meet future demands.

5.2 Methodology

The entire supply of R5 zoned lands was analysed using Council's mapping system, Council's record management system, strategic planning maps and other resources including recent aerials to understand the following:

- The areas of land which are fully developed to discount from total supply.
- To understand which localities have an area of 1.5 ha to be included in supply analysis.
 - 1.5 ha area was chosen as it provides sufficient lands to subdivide at least one additional lot based on minimum lot sizes.
- To identify the developable area of each undeveloped areas of R5 zoned land.
- To understand:
 - the potential hazards (bushfire, flooding, contamination etc.) and buffer areas which are impacting the areas.
 - Buffer areas include industries, wastewater treatment plants, frost fans and active agricultural lands.
 - the constraints that may impact the future development of the lands
 - Shape, frontage and type and status of road (classified / local, sealed / unsealed), vegetation, canals etc.
- Identify if the areas are serviced by Council's water and sewer services.
- To understand the existing use of the lands.
- The number of years the lands have been zoned R5 or equivalent and have remained undeveloped.
- Whether any development application for subdivision or residential development is active.
- An assessment against the Planning Principles in **Section 4**.

Based on this comprehensive review, a recommendation is provided as to whether to include, exclude or only include a portion of the total potential lot yield of each area in the supply of R5 zoned lands (see **Table 4**). The potential lot yields were calculated based on 20% of the total lot area required for roads and other infrastructure including detention basins and in

consideration of the minimum lot size in the GLEP. Alternatively, the lot yield of any approved and active development applications for the site were used.

5.3 Area Specific Supply and Location Analysis

A total of 16 parcels or clusters of undeveloped R5 zoned lands are available in the Griffith LGA in six localities:

- Hanwood, Yoogali – Watkins Avenue;
- Yoogali – Gardiner Road;
- Lake Wyangan - South Lake Road;
- Lake Wyangan - Mallinson Road;
- Lake Wyangan - Boorga Road;
- Griffith – Walla Avenue; and
- Yenda.

The majority of these parcels were zoned for rural residential development in 1994 and for various reasons have remained undeveloped. In 2014, during the Standard Instrument LEP amendments, only one portion of land was identified for rezoning as there was an active development consent over the site for large lot residential development (Site 10 on the eastern side of Lake Wyangan). An overview of each R5 zoned precinct is provided below followed by an assessment of each undeveloped area.

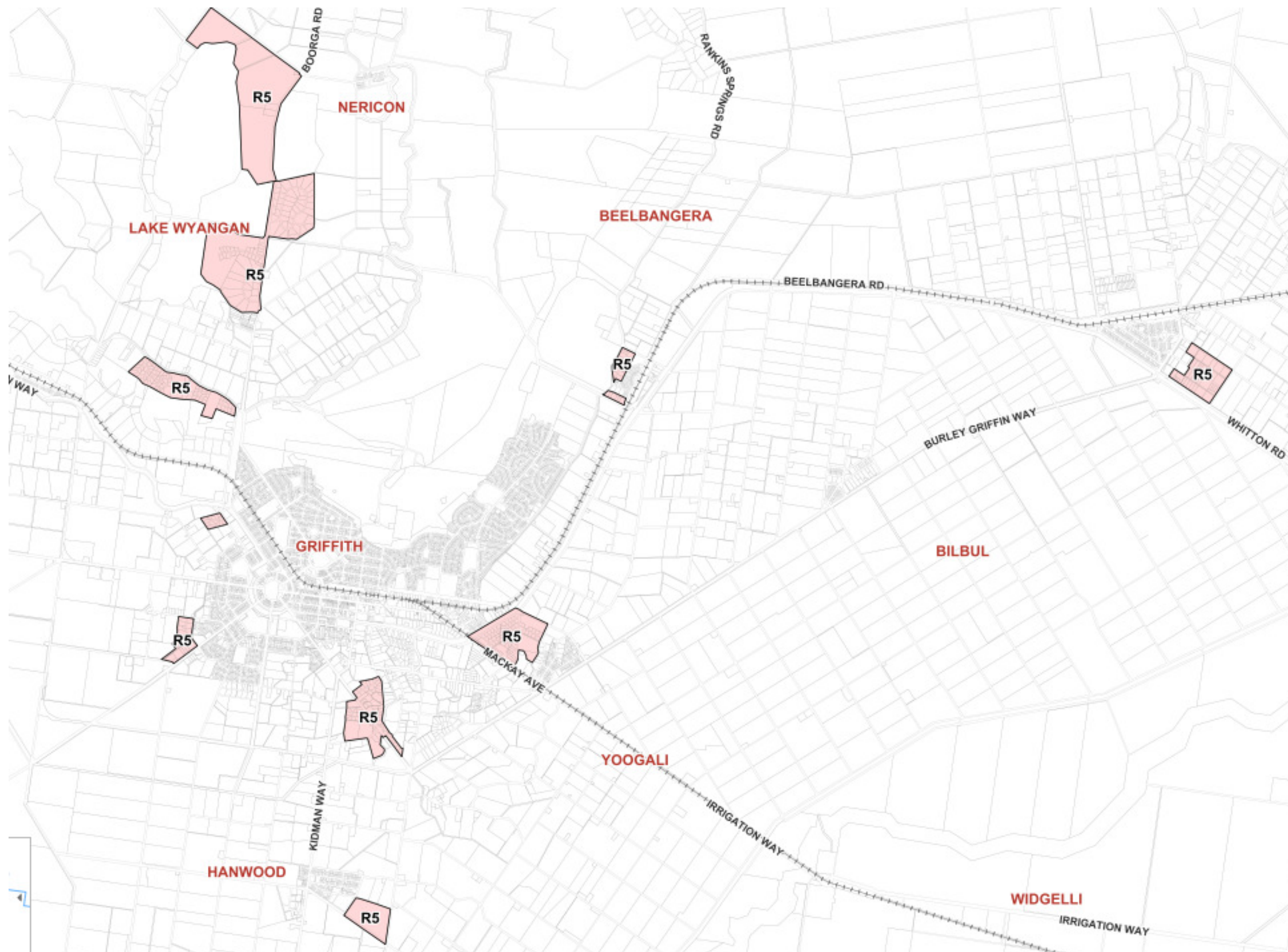
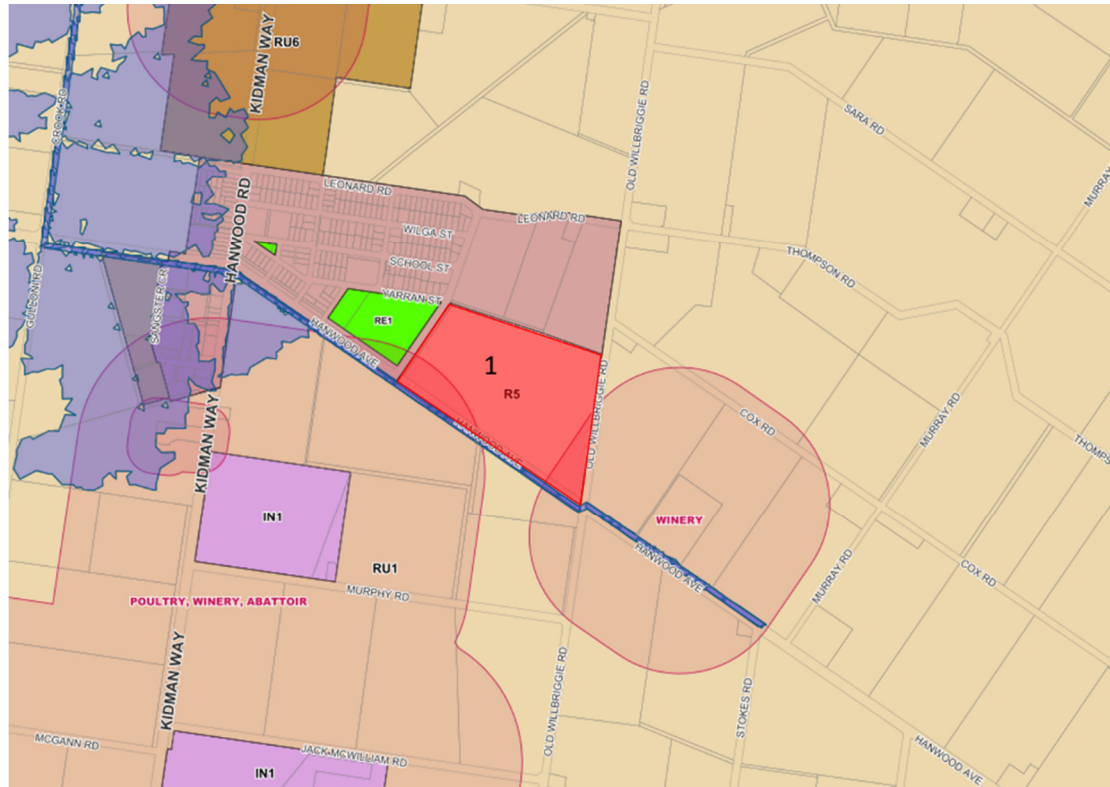


Figure 5: R5 Zoned Lands in Griffith

Overview of Zoned R5 – Large Lot Residential Parcels



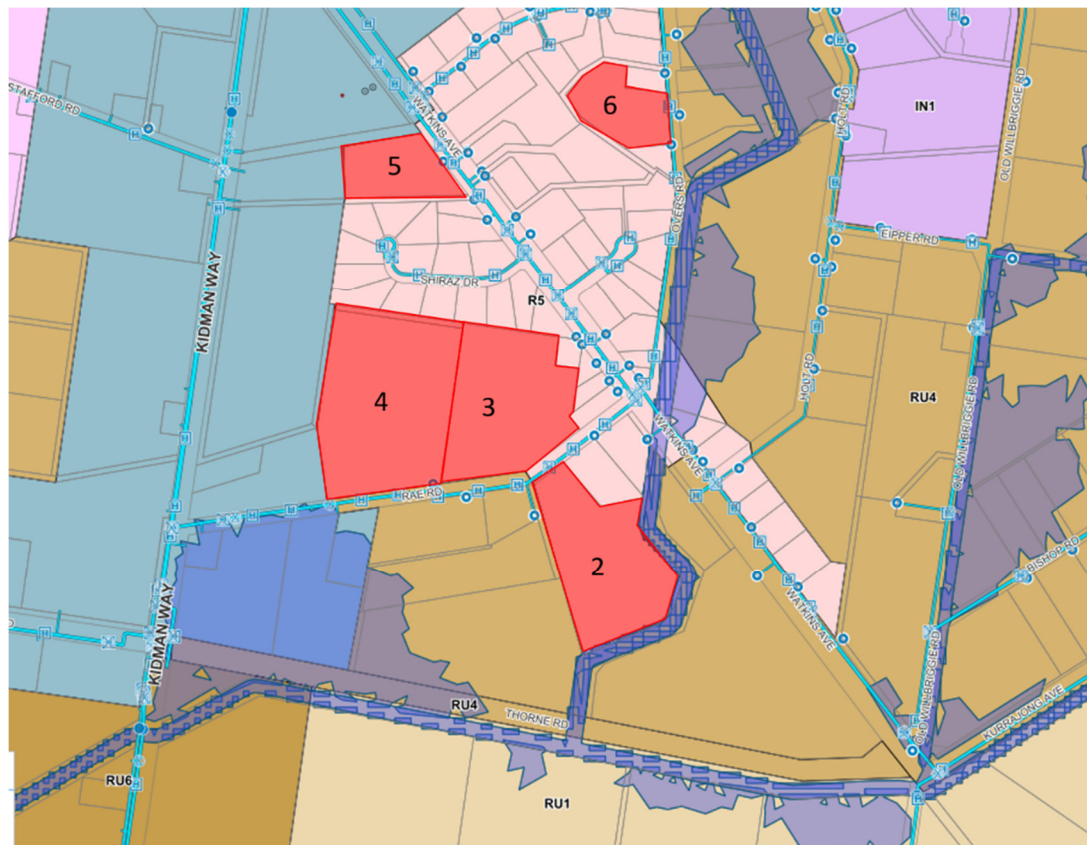
HANWOOD

The Hanwood R5 zoned lands are located at the south-western extent of the Hanwood Village on a single parcel of land which is presently used for horticulture and viticulture. The lot is around 28 ha and has frontage to Hanwood Avenue and Old Willbriggie Road, both of which are local Council sealed roads. The site contains a single dwelling with farm buildings in the south-western corner.

The lot is located in close proximity to the Hanwood Oval, Baiada processing facility and the Mino and Co winery. Council's reticulated water service is available to the site in Hanwood Avenue. Council's sewer service is located within 280 m of the site at the corner of Yarran Street and Club Street. The site is within Council's Development Servicing Plan area for water and sewer services.

The lot has been zoned for Large Lot Residential purposes since 2002.

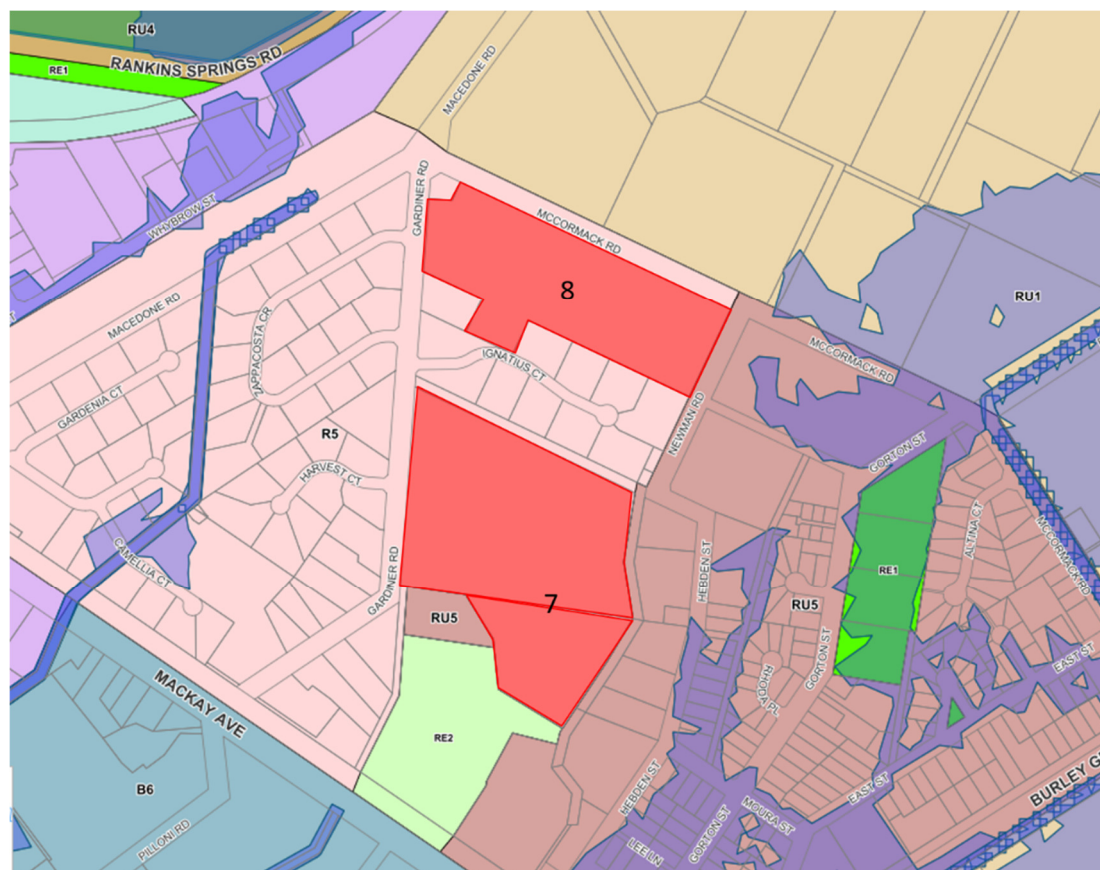
The lots to the north of the site represent the Hanwood Village expansion lands with the potential for an additional 150 dwelling lots with a minimum lot size of 700 m² in Stage 1.



YOOGALI – WATKINS

The Yoogali R5 - Watkins Avenue Precinct has been popular for developers over the last 20 years, especially the lots with frontage to Watkins Avenue. The area was zoned for large lot residential purposes in 2002. The area offers partially serviced (water only) large residential lots with lot areas of between 4000 – 5000 m². Most of the lands with frontage to Watkins Avenue have been subdivided with large dwellings constructed. There are very few vacant lots, all of which have been sold by developers to residents. Most of the undeveloped lots have development approvals for the construction of a dwelling.

The precinct contains only five undeveloped portions of land. The portions identified as 4 and 5 on the Figure have active development consents for 4000 m² lots.

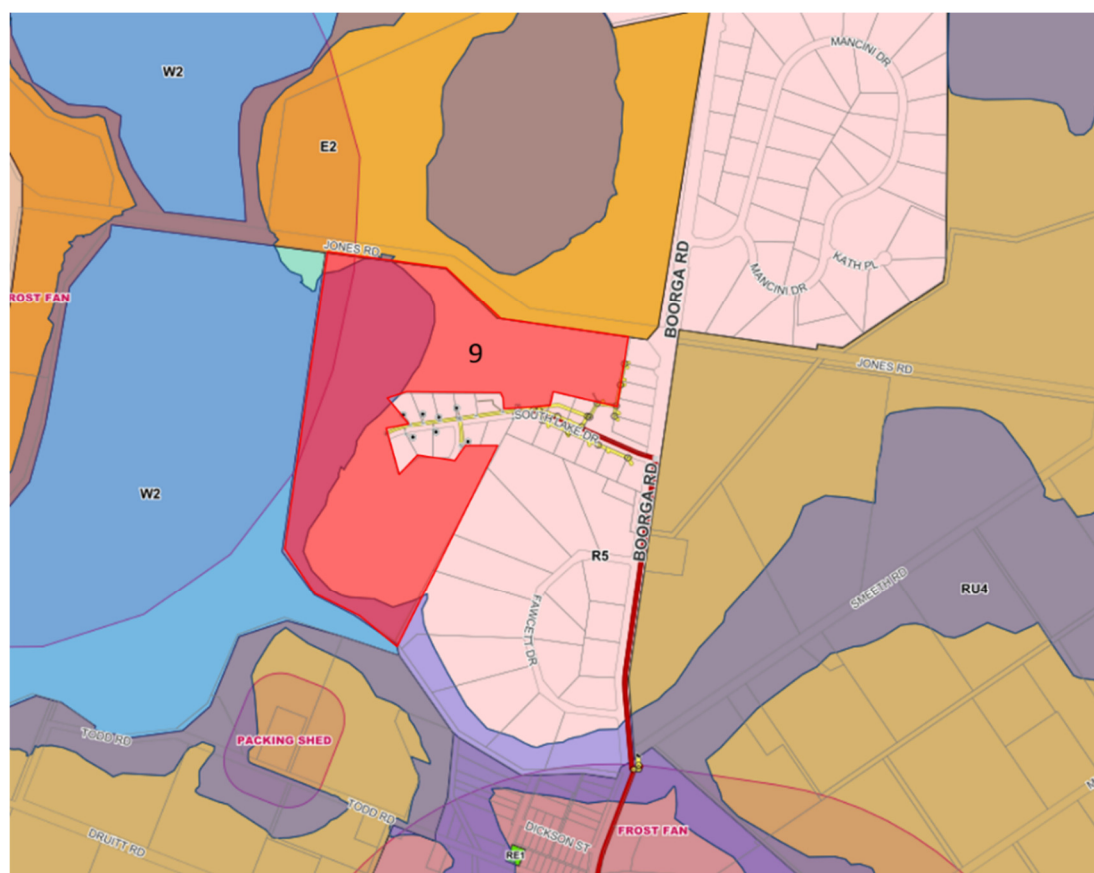


YOOGALI – GARDINERS ROAD

The Yoogali R5 Precinct has been popular for developers over the last 20 years. The area offers fully serviced large residential lots with an area of between 3000 – 4000 m². Most of the land in this area has been subdivided with large dwellings constructed. The area is at the western extent of Griffith adjacent to the Yoogali Village. There are very few vacant lots, all of which have been sold by developers to landowners. Most of the undeveloped lots have development approvals for the construction of a dwelling.

The precinct contains only two undeveloped larger portions, both on the western side of Gardiner Road and adjacent to the eastern boundary of the Yoogali Village. Both portions are presently utilised for active horticultural operations.

As part of the Griffith LSPS, Council identified both of these areas as potential Village Expansion lands. Should these lands be rezoned to RU5 – Village a minimum lot size of 700 m² would apply to the lands. An Urban Release Clause would be utilized to ensure master planning exercise occurred prior to the submission of development applications.

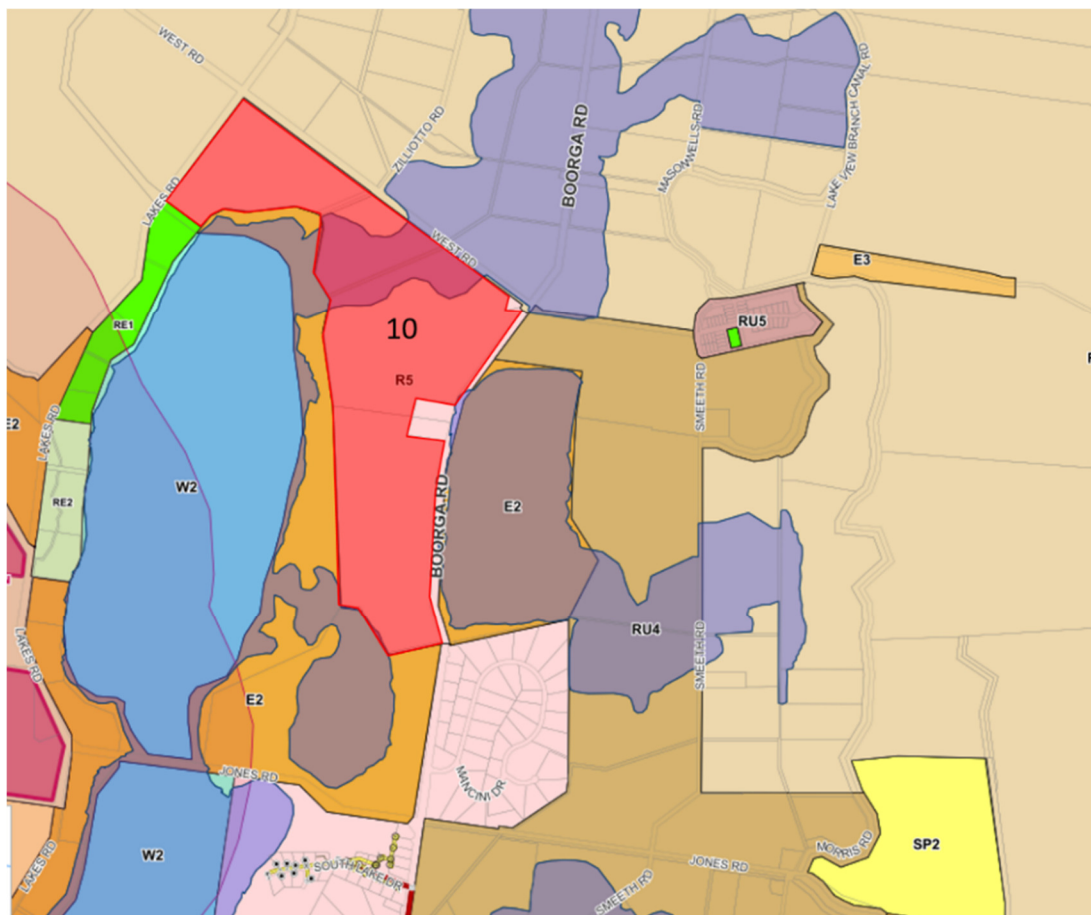


LAKE WYANGAN – SOUTH LAKE DRIVE

The Lake Wyangan – South Lake Drive R5 Precinct is the remaining lands to be developed from the original Pelican Shores development in the late 90's. The initial development of the lands took place in the early 2000's at which time around 20 lots were subdivided. The further subdivision of the residual lands has not occurred since. A new developer took over the site in 2016, however only two additional lots have been created. It is expected that additional stages will be constructed soon.

The site was connected to Council's reticulated sewer service in 2016 after a pumping station was constructed within the subdivision. There are some site constraints that must be considered in the further development or subdivision of the site including an identified Aboriginal Cultural Heritage site, flooding and salinity.

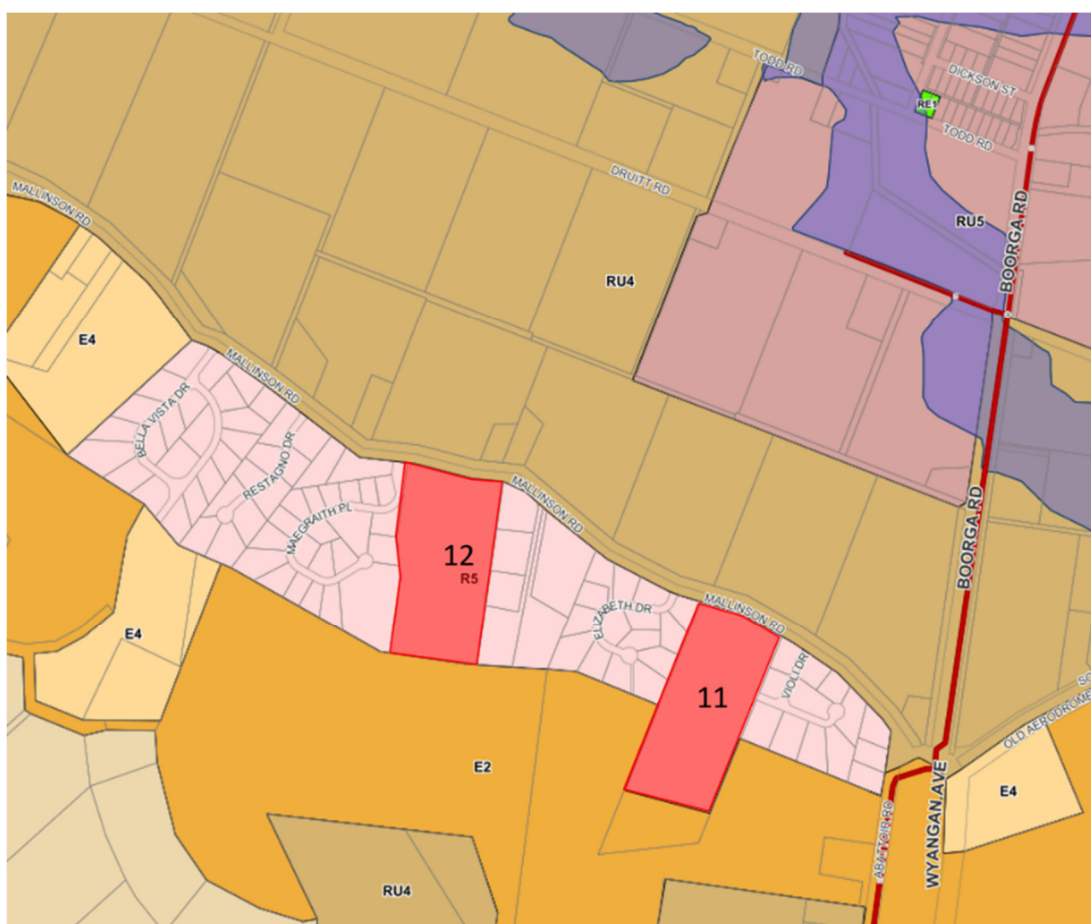
Based on the previously approved subdivision plans under S38/1999, the site could facilitate the development of approximately 88 additional lots.



LAKE WYANGAN – BOORGA ROAD

The Lake Wyangan – Boorga Road R5 Precinct was identified for Large Lot Residential in the 2001 Growth Strategy 2030. The site has been subject to a number of development applications, including most recently a 34 lot large lot residential subdivision with lots utilising AWTS for onsite sewage – all in excess of 1 ha. Recently, an LEP amendment was gazetted to permit additional lots with an area of 1 ha on AWTS's subject to the completion and results of a Catchment Study of Lake Wyangan looking at the potential impacts of wastewater and stormwater flows.

This area has held the bulk of the R5 zoned land supply in the Griffith LGA since it was rezoned in 2014. However, based on the recent LEP amendment and the active development consent on the site, the lot yield potential can be considered to have decreased.

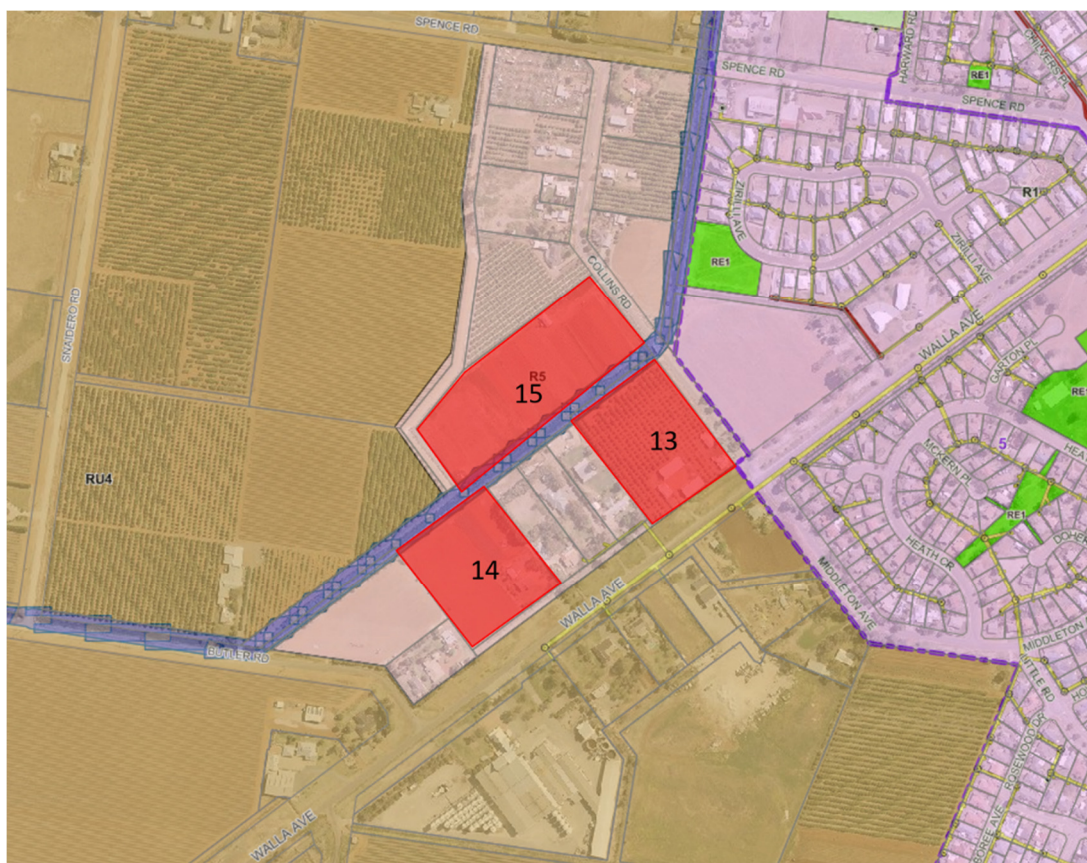


MALLINSON ROAD

There are two undeveloped portions of land zoned R5 along Mallinson Road. These lots were zoned for rural residential development with lot sizes of around 4000 m² in 1994. The area was also identified for rural residential development in the 2001 Growth Strategy 2030.

The site identified as 11 (Lot 479 DP 751743) on the plan is cleared and utilised for a single dwelling. No development proposals have been received for this site since it was zoned for rural residential purposes in 1994. The site has access to Council's reticulated potable water system in Mallinson Road.

The site identified as 12 (Lot 478 DP 751743) on the plan is currently an operational citrus farm. No development proposals have been received for this site since it was zoned for rural residential purposes in 1994. The site has access to Council's reticulated potable water system in Mallinson Road.



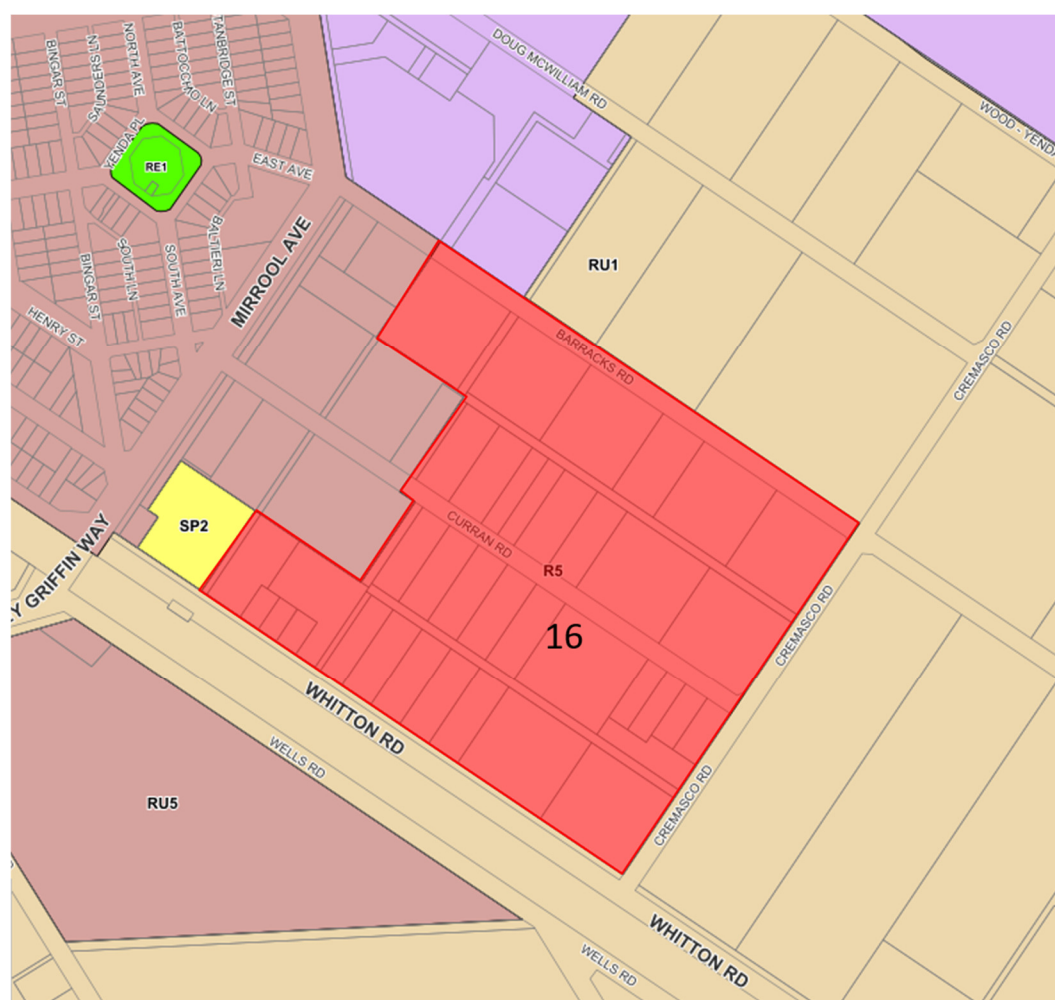
WALLA AVENUE

There are three parcels of land on Walla Avenue which have a suitable area for further development (in excess of 1.5 ha). The lots are located at the urban-rural fringe of Griffith and in close proximity to existing viticulture operations and a winery (Calabria Wines). The area was zoned for rural residential purposes in 1994.

The site identified as 13 (Lot 2 DP 790173) on the plan is currently utilised for residential and agricultural uses including two large sheds and two dwellings. The site has an area of 1.832 ha. The site has access to Council's water and sewer services and has dual frontage to Walla Avenue and Collins Road. The owner of the site has requested that Council rezone the land to R1 – General Residential.

The site identified as 14 (Lot 2163 DP 723175) on the plan is currently utilised for a small agricultural operation and a single residential dwelling. The site has an area of 1.825 ha. The site has access to Council's water and sewer services and has frontage to Walla Avenue.

The site identified as 15 Lot 848 DP 751709 on the plan is currently utilised for a small agricultural operation and a single workers cottage. The site has an area of 2.72 ha. The site has access to Council's potable water service in Collins Road.



YENDA

The R5 zoned lands in Yenda are located to the east of the village between Whitton Road and Barracks Road. The area is flood prone and contains a mixture of large rural residential holdings, agricultural uses and a grain handling facility. The Yenda Water Treatment Plant is located to the west of the area. Council's potable water infrastructure is available in Curran Road and Whitton Road. Council's sewer infrastructure is not available in the area.

The area has been zoned for rural residential uses since 1994. Over the years some lots have been further subdivided, however the overall take-up has been low.

Table 4 - Suitability and Constraints Analysis – Existing R5 Zoned Lands

#	Precinct	Property Description	Year Zoned	Approved DA?	Area	Existing use	Council Services	Hazards – Flooding, Bushfire, Contamination	Environmental Sensitivity	Distance to Griffith CBD	Other Constraints to development	Potential Lot Yield	Recommendation – inclusion of Lot Yield in Supply	Supply to be included
1	Hanwood	LOT: 155 DP: 751709	2002	69/2014 and 212/2014 – Two Lot Subdivision - Lapsed	28.23 ha	Viticulture and horticultural (oranges)	<ul style="list-style-type: none"> Council's water service available in Hanwood Avenue and Andreatta Road. A Council owned sewer pump station proposed to the north in the Sewer DSP. 	<ul style="list-style-type: none"> Not flood prone Not bushfire prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices. 	5.5 km	<ul style="list-style-type: none"> Active agriculture operations to the east and south. Within 250 m of a winery to the east and 430 m from Baiada Poultry Processing Facility. 	47 Lots	Exclude from supply calculations as there has been no development on the site and no development applications submitted for future development since 2002.	0
2	Yoogali – Watkins Avenue	LOT: 3 DP: 1260675	2002	Nil	5 ha	Agricultural	<ul style="list-style-type: none"> Council's water service available in Rae Road. Council's sewer not available 	<ul style="list-style-type: none"> A portion of the rear of the site adjacent to the channel is flood prone. Not bushfire prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices. 	2.5 km	<ul style="list-style-type: none"> Rae Road unsealed and would need to be sealed. Adjacent to an open channel. Active agricultural operations to the west. 	7 Lots	Include	7
3	Yoogali – Watkins Avenue	LOT: 1694 DP: 39647	2002	Nil	5.8 ha	Agricultural	<ul style="list-style-type: none"> Council's water service available in Rae Road Council's sewer service not available 	<ul style="list-style-type: none"> Not flood prone Not bushfire prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices 	2.7 km	<ul style="list-style-type: none"> Sewer not connected to the site Rae Road unsealed and would need to be sealed 	9 lots	Include	9
4	Yoogali – Watkins Avenue	LOT: 530 DP: 751709	2002	DA 282/2020 – 16 Lot subdivision	7.6 ha	Agricultural	<ul style="list-style-type: none"> Council's water service available in Rae Road Council's sewer service not available 	<ul style="list-style-type: none"> Not flood prone Not bushfire prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices 	2.5 km	<ul style="list-style-type: none"> Sewer not connected to the site Rae Road unsealed and would need to be sealed Location adjacent to B6 Zoned land to the west – potential for land use conflict. Open channels to the north and west. Retention of existing dwelling and sheds limited development potential. 	16 lots	Include	16
5	Yoogali – Watkins Avenue	LOT: 525 DP: 751709	2002	DA 109/2020 – 5 additional lots	2.02 ha	Vacant	<ul style="list-style-type: none"> Council's water service available in Watkins Avenue Council's sewer service not available 	<ul style="list-style-type: none"> Not flood prone Not bushfire prone No evidence of past contaminating activities. 	<ul style="list-style-type: none"> Some non-native vegetation, highly degraded from past agricultural practices 	1.8 km	<ul style="list-style-type: none"> Sewer not connected to the site Surrounded by drainage network and channels 	5 lots	Exclude – lots sold and construction commenced	0
6	Yoogali – Watkins Avenue	LOT: 524 DP: 751709	2002	Nil	1.94 ha	Residential Lifestyle Lot	<ul style="list-style-type: none"> Council's water service available in Watkins Avenue Council's sewer service not available 	<ul style="list-style-type: none"> Not flood Prone Not bushfire prone No evidence of past contaminating activities. 	<ul style="list-style-type: none"> Some native vegetation 	2.0 km	<ul style="list-style-type: none"> Sewer not connected to the site Surrounded by drainage network Large house, gardens and greenhouses take up a large portion of the site 	2 lots	Exclude from supply calculations due to its use as a lifestyle lot including large existing dwelling.	0
7	Yoogali – Gardiner Road	LOT: 1092 DP: 751709 and LOT: 389 DP: 751709	1994	Nil	10.4 ha	Agriculture	<ul style="list-style-type: none"> Council's water service available in Gardiner Road and Hebden Street Council's sewer service 	<ul style="list-style-type: none"> Not flood prone Not bushfire prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices 	3.0 km	<ul style="list-style-type: none"> Sewer not connected to the site Irregular shape Lack of frontage to Hebden Street 	17 lots	Exclude from supply calculations – propose re-zoning to RU5 as per LSPS	0

							available in Hebden Street							
8	Yoogali – Gardiner Road	LOT: 1972 DP: 44528	1994	Nil	6.8	Agriculture	<ul style="list-style-type: none"> Council's water service available in McCormack Road and Gardiner Road Council's sewer service available 270 m from site in Hebden Street 	<ul style="list-style-type: none"> Not flood prone Not bushfire prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices 	3.0 km	<ul style="list-style-type: none"> Sewer not connected to the site Irregular shape Active agricultural operations to the north – buffers required limiting lot yield 	11 lots	Exclude from supply calculations – propose re-zoning to RU5 in LSPS	0
9	Lake Wyangan – South Lake Road	LOT: 146 DP: 1214737	2002	S38/1999(4) – active DA with a lot layout for an additional 88 lots.	50 ha	Cleared land adjacent to the foreshore of South Lake	<ul style="list-style-type: none"> Council's water and sewer service connected to the site 	<ul style="list-style-type: none"> Partially flood prone. Not bushfire prone 	<ul style="list-style-type: none"> Located adjacent to South Lake and Campbells swamp. Stormwater from the site partially discharges to Campbell swamp – WSUD measures required Known Aboriginal cultural heritage sites. 	7 km	<ul style="list-style-type: none"> Salinity issues Must provide water allocation to Campbell's swamp Ongoing management requirements Partially bushfire prone Lack of development in 15 years Strict conditions of consent due to location near South Lake and Campbell's swamp. 	88 lots	Include 100% as development consent being acted upon	88
10	Lake Wyangan – Boorga Road	LOT L02 & 104 DP: 1018460; LOT 309 & 610 DP: 751743	2014	DA 439/2007 – 53 Lot Subdivision (Lapsed) DA 95/2017 – 34 Lot Subdivision	177 ha	Agriculture	<ul style="list-style-type: none"> Council's water service connected to the site Council's sewer service located in Boorga Road around 1.3 km from the site. 	<ul style="list-style-type: none"> Partially flood prone Not bushfire prone 	<ul style="list-style-type: none"> Located adjacent to Lake Wyangan. Council is preparing a stormwater and wastewater strategy for the Lake Wyangan Catchment to protect the lake from the impacts of future development 	7.7 km	<ul style="list-style-type: none"> Some salinity issues Lack of development of the lands since 2007 when the 'Sunset Waters' development application was submitted. Some flood prone land. Over 7km from Griffith CBD Located close to farms with frost fans 	120 lots	Include 50%	60
11	Lake Wyangan – Mallinson Road	LOT: 479 DP: 751743	1994	Nil	10.3	Cleared land with a house	<ul style="list-style-type: none"> Council's water service connected to the site Council's sewer service located in Boorga Road. 	<ul style="list-style-type: none"> Not flood prone Bushfire prone 	<ul style="list-style-type: none"> Located between large patches of remnant native vegetation. 	3.7 km	<ul style="list-style-type: none"> Partially bushfire prone Large house and shed would limit development potential Lack of development in 26 years Sewer not connected to the site 	17 lots	Exclude from supply calculations as there has been no development on the site and no development applications submitted for future development since 1994.	0
12	Lake Wyangan – Mallinson Road	LOT: 478 DP: 751743	1994	Nil	7.8 ha	Agriculture	<ul style="list-style-type: none"> Council's water service connected to the site Council's sewer service located in Boorga Road. 	<ul style="list-style-type: none"> Not flood prone Bushfire prone 	<ul style="list-style-type: none"> Remnant native vegetation and dwelling located at the south-east corner of the site. 	4.2 km	<ul style="list-style-type: none"> Partially bushfire prone Sewer not connected to the site Lack of development in 26 years. 	12 lots	Exclude from supply calculations as there has been no development on the site and no development applications submitted for future development since 1994.	0
13	Griffith – Walla Avenue	LOT: 2 DP: 790173	1994	Nil	1.8 ha	Agriculture with dwellings and sheds	<ul style="list-style-type: none"> Council's water service connected to the site Council's sewer service located in Walla Avenue. 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices 	1.9 km	<ul style="list-style-type: none"> The site is located immediately adjacent to the south-western R1-General Residential boundary and has connection to Council's water and sewer service and good road connections. Provides an optimal location for rounding out development to better utilise the services in the area. 	3 lots	Exclude – proposed to rezone to R1 as 'rounding out' development	0
14	Griffith – Walla Avenue	LOT: 2163 DP: 723175	1994	Nil	1.8 ha	Agriculture	<ul style="list-style-type: none"> Council's water service connected to the site Council's sewer service located in Walla Avenue. 	<ul style="list-style-type: none"> Floodway within the channel. Not bushfire prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices 	1.9 km	<ul style="list-style-type: none"> Lack of development in 26 years. Adjacent to active agricultural operations to the west – buffers required limiting lot yield Located across from an active winery. 	2 lots	Exclude from supply calculations as there has been no development on the site and no development applications submitted	0

													for future development since 1994.	
1 5	Griffith – Walla Avenue	LOT: 848 DP: 751709	1994	Nil	2.72 ha	Agriculture	<ul style="list-style-type: none"> Council's water service connected to the site Council's sewer service located in Walla Avenue. 	<ul style="list-style-type: none"> Floodway within the channel. Not bushfire prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices 	1.9 km	<ul style="list-style-type: none"> Lack of development in 26 years. Adjacent to active agricultural operations to the west – buffers required limiting lot yield 	4 lots	Exclude from supply calculations as there has been no development on the site and no development applications submitted for future development since 1994.	0
1 6	Yenda	Various	1994	Various – 3 -4 lots in locality have been subdivided for .5 ha lots.	N/A	Various rural uses	<ul style="list-style-type: none"> Council's water service available in the area Council's Sewer service not available to the area presently. 	<ul style="list-style-type: none"> Flood prone Not bushfire prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Mainly cleared paddocks with native vegetation in the road reserves and around the houses. 	1 km from Yenda CBD	<ul style="list-style-type: none"> Lack of development in 26 years. Lack of demand for R5 lots in locality Flood prone Conflicting land uses in the locality Contains active agriculture farms Cremasco Road is unsealed other roads are narrow. 	45 lots	Exclude from supply calculations as there has been no development on the site and no development applications submitted for future development since 1994.	0
TOTAL		180												

6 Demand Analysis

6.1 Overview

A detailed review of the demand for R5 – Large Lot Residential lots considering historical data, local knowledge and development approvals is provided in this section.

6.2 Methodology

To better understand the demand for large lot residential lots the following approaches were taken:

- Discussions with developers, landowners and the general public during community consultation of the Growing Griffith to 2045 project and drafting of the Griffith LSPS.
- Survey sent out to Real Estate Industry in Griffith to better understand demand, preferred lot sizes, location preferences and suitability of existing supply.
- A review of Council's data management systems to understand the number of lots being subdivided per year for large lot residential lots and the number of dwellings approved per year on R5 lots over the last 7 years.

6.3 Community Consultation and Public Input

In 2019, Griffith City Council embarked on a community consultation and education program surrounding land use planning and received submissions from the general public on their vision for growth in Griffith and their aspirations for the future development of their lands. Council received over 35 submissions and took detailed notes during consultation sessions with key stakeholders and the public. Several of the submissions and input provided during consultation suggested that Griffith had an under supply of developed R5 – Large Lot Residential lands and requested specific precincts and lots be investigated for potential rezoning. A summary of the submissions as they relate to R5 zoned lands, rural lifestyle lots or rural – urban fringe lands is as follows:

- Additional rural residential lands are needed in south Griffith.
- R5 zoned lands should have lot sizes reduced to between 2000 m² and 3000 m².
- The lands zoned R5 which have not been developed in many years should be back zoned and additional lands opened up elsewhere in the LGA.
- Minimum lot sizes in RU4 – Primary Production zoned lands at the periphery of urban and village areas should be reduced to support lifestyle lots.

The Draft Large Lot Residential Supply and Demand Analysis and Strategy was placed on public exhibition between 12 November 2021 and 10 December 2021. A total of four submissions were

received. The Strategy has been amended based on the information or requests in some of these submissions, including:

- Reduce the minimum lot size for Candidate Site 1 from 3000 m² to 2000 m² for lots that are connected to Council sewer.
- Reduce the minimum lot size of the lands on the south side of Mallinson Road including the land at the end of Bella Vista Drive zoned E4 – Environmental Living to reflect historical development pattern and rectify an error which occurred in the mapping exercise for the drafting of the GLEP in 2014.

Input from Real Estate Industry

A comprehensive list of individuals in the real estate industry in Griffith was compiled and a survey sent out to gauge the demand for rural residential lots and lifestyle lots and seek information on potential buyer's preference on location. The location of existing zoned R5 lands were provided to those in the real estate industry. The following questions were asked:

1. How many inquiries do you receive each week regarding large lot residential availability?
2. What areas of Griffith are the most sought after for large lot residential development from the inquiries you receive?
3. What size of lot do you see the most demand for presently in Griffith? Rank from 1-5
 - 500 m² – 800 m²
 - 800 m² – 1300 m²
 - 1300 m² – 3000 m²
 - 3000 m² – 5000 m²
 - 5000 m² +
4. What areas of Griffith do believe are well suited for large lot residential expansion? Rank from 1-6
 - Mallinson Road
 - Oakes Road
 - Around Lake Wyangan
 - Former Pelican Shores to Lake Wyangan Village
 - Watkins Avenue
 - Macedone Road / Gardiner Road Area

The survey results indicate the following:

- Real estate agents receive between 6-10 inquires per week about rural residential lot availability
- Mallinson Road and Watkins Avenue areas are the most sought after by those which inquire
- 3000 – 4000 m² lots are ranked second in sought after size of lots.
- There was a general indication from agents that additional R5 zoned land is necessary to support demand immediately and in the future
- There was a general sense that Griffith also lacks supply of larger lifestyle lots between 1 and 2 ha in area.

6.4 Development on R5 Zoned Land

A review of Council's data management systems was carried out to understand the number of lots being subdivided per year (DA Approved) for large lot residential lots and the number of dwellings approved (DA or CDC) per year on R5 lots over the last 7 years.

Table 5: R5 Zoned Land Development 2014-2020

Year	Lots Created – DA Approved	Lots Developed
2014	28	15
2015	0	18
2016	106	19
2017	37	21
2018	2	19
2019	0	21
2020	12	25

Total	173	138
Average	25	20

The data shows that on average around 25 lots are created on R5 zoned land per year and 20 lots are developed per year in Griffith on R5 zoned land. The demand for these lots appears to be increasing and based on discussions with the real estate and development industry in Griffith, there is expected to be a further increase in demand in the next five years for additional R5 zoned lots.

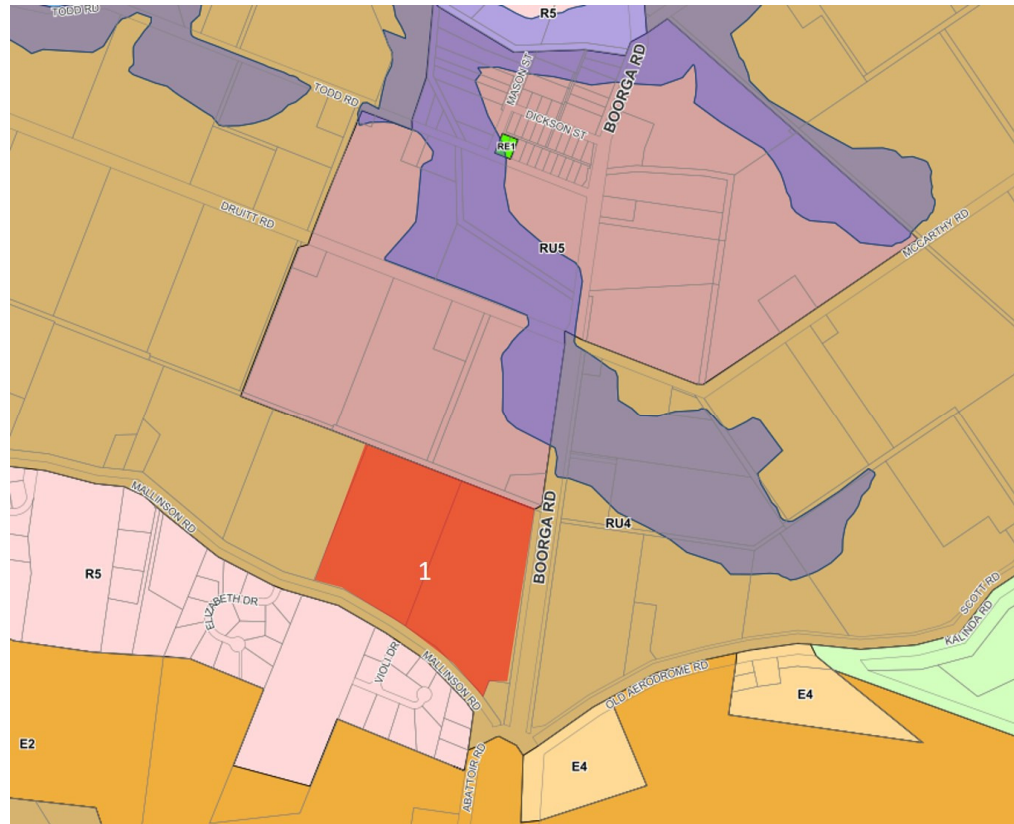
6.5 Results and Needs Analysis

Based on the recorded demand for development of R5 zoned lots, local knowledge and discussions with the development industry in Griffith it appears that there is a need to supply between 20 - 25 lots / year for large lot residential housing to ensure an adequate supply is available to meet existing and projected demands. To be conservative, and for the purposes of comparing demand to supply, the upper demand for the development of 25 lots per year on R5 zoned lands has been selected. Therefore, around **250 additional lots** are required to appease demand over the next 10 years.

The review carried out in Section 5 indicates that based on the current supply of R5 zoned lands and the projected development of these lands over the next ten years (based on locality, buyer preferences and constraints), a total of **180 lots** would be available to appease the projected demand. Therefore, an additional **70 lots** are required to meet projected demands over the next ten years. As such, Council should be in a position to release additional R5 zoned lands and provide additional opportunities for lifestyle lots and therefore a review of potential candidate sites is provided in **Section 7**.

7 Candidate Sites

During the preparation of the Local Strategic Planning Statement, Council carried out a comprehensive consultation exercise and called for detailed submissions from residents, developers, key stakeholders and agencies. Based on a thorough review of the submissions some lands were identified in the LSPS for large lot residential development and others were considered to have merit, but were not specifically identified and mapped in the LSPS. Collectively, these lands are considered “Candidate Sites” and have been described in this section and assessed against the planning principles identified in Section 4 in the table below.



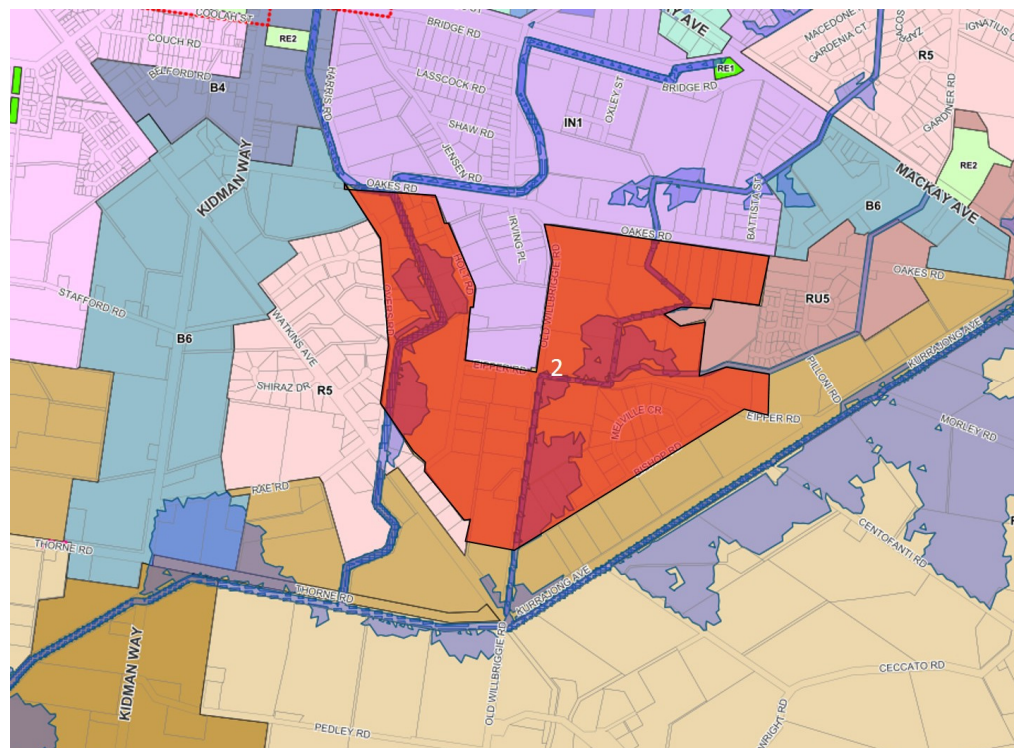
CANDIDATE SITE 1 – MALLINSON ROAD

The Mallinson Road candidate site was envisioned for Rural Residential development in GS 2030 back in 2001. The site was then identified for “General Expansion – Rural Residential” to be released between 2006 and 2010. However, due to the approval and re-zoning of the former ‘Sunset Waters Lands’ which created an over-supply of rural residential lots, the lands were instead zoned RU4 – Primary Production Small Lots.

The owners of the site have prepared a subdivision design for the development which has been catered for in the Lake Wyangan Master Plan. Council has previously resolved to permit development of the site utilising AWTS units rather than extending Council sewerage.

The site is surrounded by predominantly rural residential development and future village expansion lands to the north, east and west. The realignment of Mallinson Road has been envisioned by the Master Plan and would support the development of the lands. The location of larger allotments in this location has been envisioned to transition from the urban areas of Griffith to the expanded Lake Wyangan Village.

The rezoning of the site from RU4 – Primary Production Small Lots to R5 – Large Lot Residential should be supported.



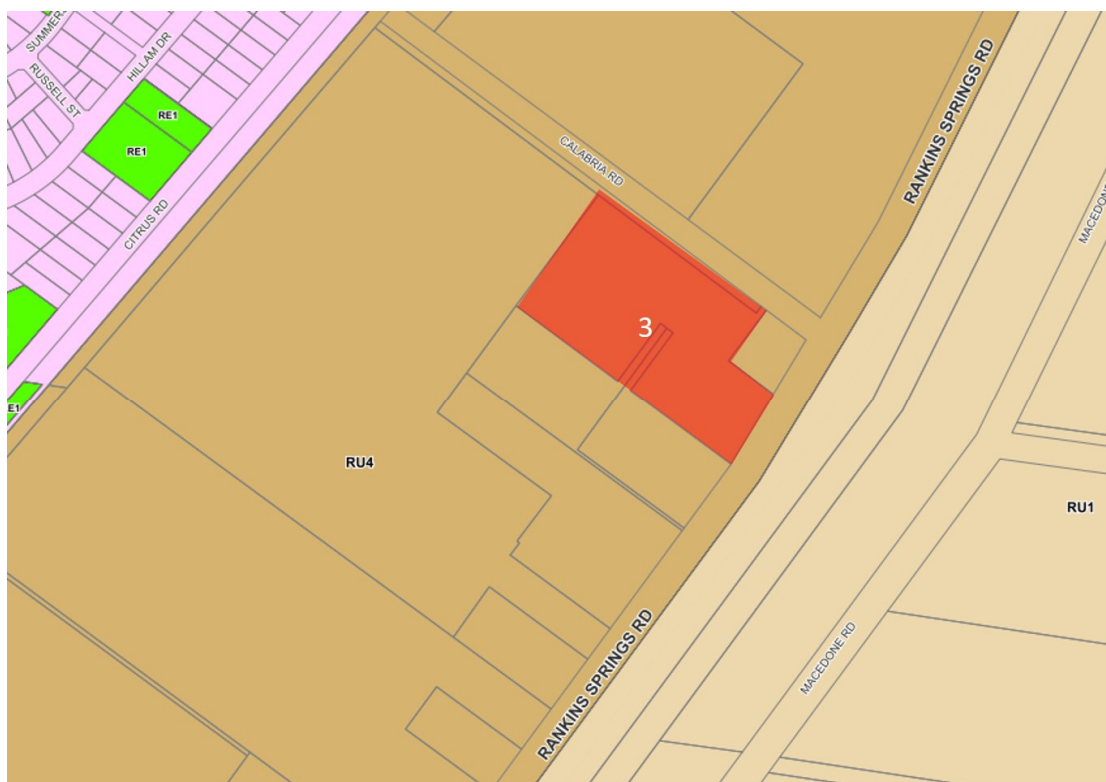
CANDIDATE SITE 2 – Oakes Road – Old Willbriggie

The candidate site is located in close proximity to the Griffith urban area. The site contains several rural residential sized allotments with single dwellings, some small citrus orchards and several larger (2ha -5ha) vacant underutilised lots. The site is located in proximity to part of the Jensen Road Industrial area. The Griffith LSPS identified these lands for Large Lot Investigation as the area is in close proximity to the Griffith CBD and other employment lands.

Some of the owners of larger parcels have prepared subdivision plans in the past as up until 2002, the area was zoned - 1 (C) Rural Residential (which is the equivalent to the present R5 – Large Lot Residential zone). Several of the owners have submitted that they were not well informed of the rezoning of the site to 1(h) Rural Small Holdings which occurred in 2002. Prior to 2002, several of the land holdings in the area were subdivided for rural residential development including Melville Crescent and lots with frontage to Oakes Road and Watkins Avenue.

Development Applications for the future subdivision of the land holdings within the site would need to be accompanied by a Detailed Site Investigation for contamination and a Land Capability Assessment for effluent disposal utilizing AWTS units. The sustainable disposal of effluent would be a contributing factor in lot size selection for this area. Buffers around industrial lands would need to be provided as well.

Some of the site is considered flood prone land for the 1 in 100 year flood

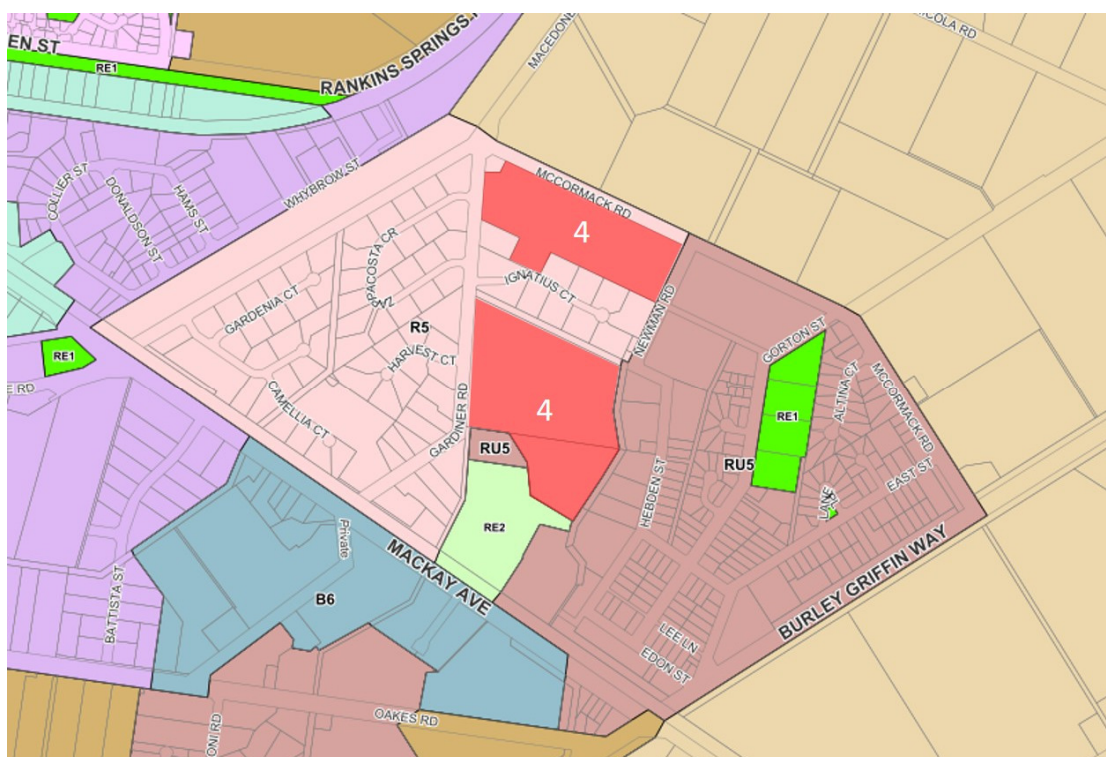


CANDIDATE SITE 3 – Calabria Road

The candidate site is located on Calabria Road to the east of Collina. The site is presently zoned RU4 Primary Production with a minimum lot size of 3 ha. The owner has requested a reduction in the minimum lot size to 1 ha to permit the realization of the master plan developed for the site.

Part of the site is considered flood prone land for the 1 in 100 year flood event, however the flood affectation can be catered for through the existing subdivision design and floor height requirements for habitable buildings.

The owners have proposed to reduce the minimum lot size of the site to permit the subdivision of Lot 3 DP 1258641 into three lots including one lot for the existing dwelling and two new lifestyle lots. The two new lots have already been catered for in the master planning of the site.

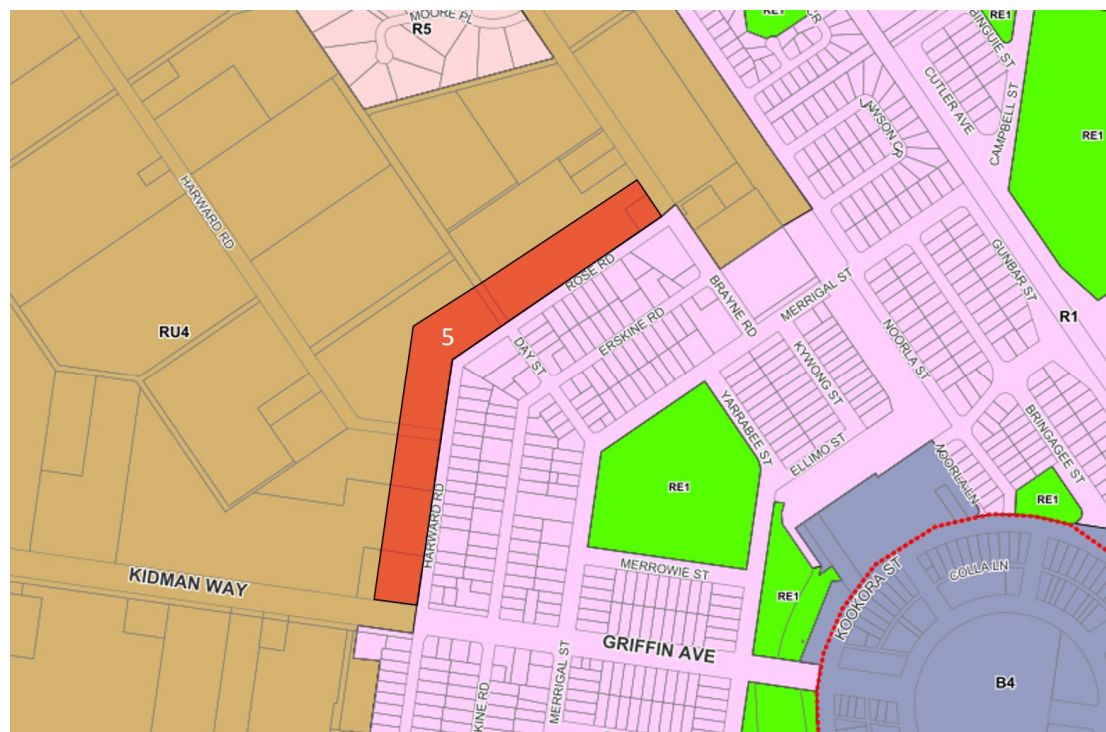


CANDIDATE SITE 4 – Yoogali Village Infill

The candidate site is located on Gardiner Road adjacent to the Yoogali Village. The Griffith LSPS proposed to rezone these lands to RU5 Village to achieve a planning priority of ‘Growing the Village’s’ and provide suitably located and sized growth areas for Yoogali.

The candidate site includes three lots: Lot 389 and 1092 DP751709 and Lot 1972 DP44528. The candidate site is located to the west of the Yoogali Village separated by other vacant lot on Hebden Street which are presently zoned RU5. The site is within Council’s Development Servicing Plan for Water and Sewer. Council’s reticulated water service is available in Gardiner Road, while Council’s sewer service is located in Hebden Street including a pump station.

An Urban Release overlay would be applied to the land to ensure master planning occurs including the provision of road and drainage upgrades and open space.



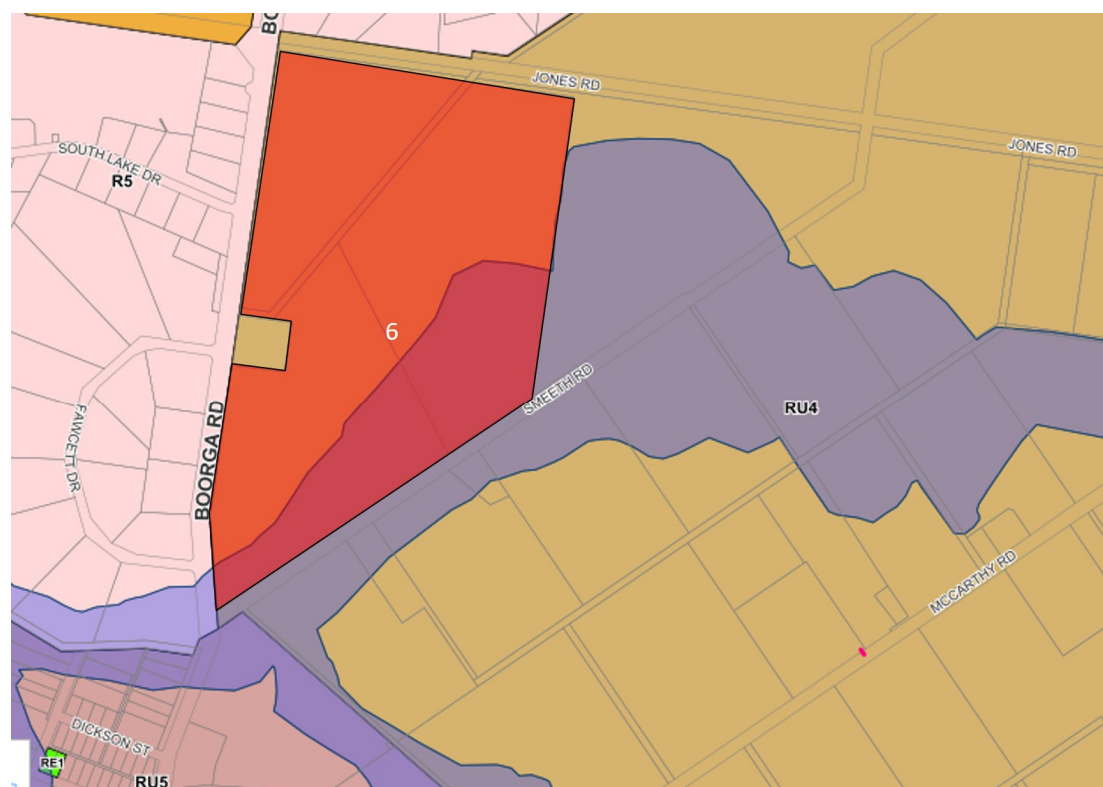
CANDIDATE SITE 5 – West Griffith – Harward / Rose Road

The candidate site is located along Harward Road and Rose Road in West Griffith zoned RU4 – Primary Production Small Lots. The site contains a number of lots which are to the immediate west of the extent of the Griffith urban area. The Griffith LSPS identified the need for a physical buffer between existing small vineyard and citrus farms and the existing West Griffith urban areas:

ACTION 4.2B – CREATE PHYSICAL LAND USE BUFFERS BETWEEN URBAN AND RURAL ZONES AND SUPPORT STRATEGIC REZONING OF LANDS (SHORT TERM)

At the edge of Griffith's urban areas there are stark boundaries between horticulture and viticulture plantings and urban residential neighbourhoods. To decrease this existing impact, some development of existing farms at the urban-rural fringe should be supported to include buffer areas and uses to decrease this land use conflict. This includes lands at the western extent of Griffith along Harward Road and Rose Road. Structure Planning or Master Planning for new release areas should also include buffer areas.

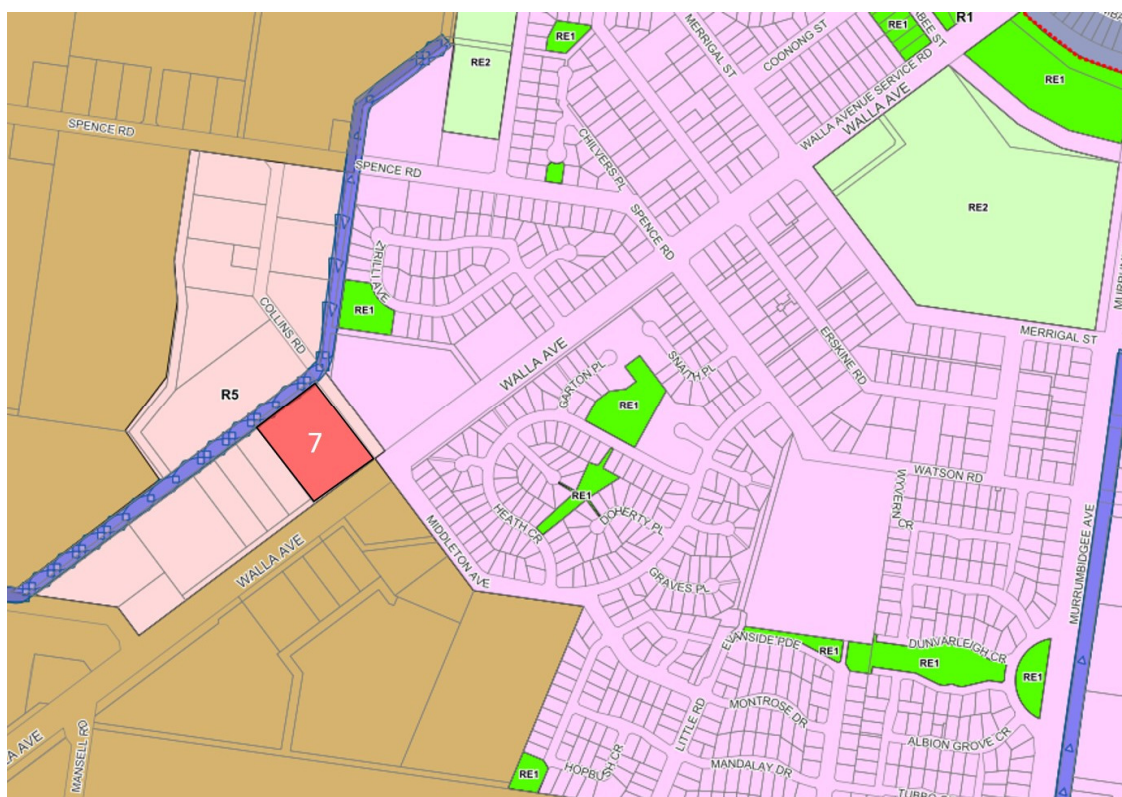
As part of the future development of these lands a 20-30 m wide vegetative buffer adjacent to the farming operations would be required to be planted and maintained with native species with heights exceeding 8 metres at maturity. Habitable buildings would be required to be located to the front of the lots near Harward Road / Rose Road. Development Applications for the future subdivision of the land holdings within the site would need to be accompanied by a Detailed Site Investigation for contamination and detailed servicing plan.



CANDIDATE SITE 6 – Boorga Road – Jones Road

The candidate site is located to the north of the Lake Wyangan Growth area and is presently zoned RU4 – Primary Production Small Lots. The site is surrounded to the north and west by rural lifestyle lots which have an area of between 1 ha and 5 ha. The site contains three lots with frontage to Smeeth Road, Boorga Road and Jones Road – Lot 1 and 2 DP848433 and Lot 11 DP 1233350. Council's reticulated water service is available to the site. The site is outside the boundaries of the Griffith Development Servicing Plan area. A portion of the site along Smeeth Road is considered flood prone. The lands are underutilized and not planted for intensive plant agriculture like the other farms to the south and east.

Submissions have requested a reduced minimum lot size in this area to 2 ha and for the lots to be used for rural lifestyle lots. Development Applications for the future subdivision of the land holdings within the site would need to be accompanied by a Detailed Site Investigation for contamination and Land Capability Assessment for effluent disposal and a flood study for lots affected by the 1 in 100 year flood level.

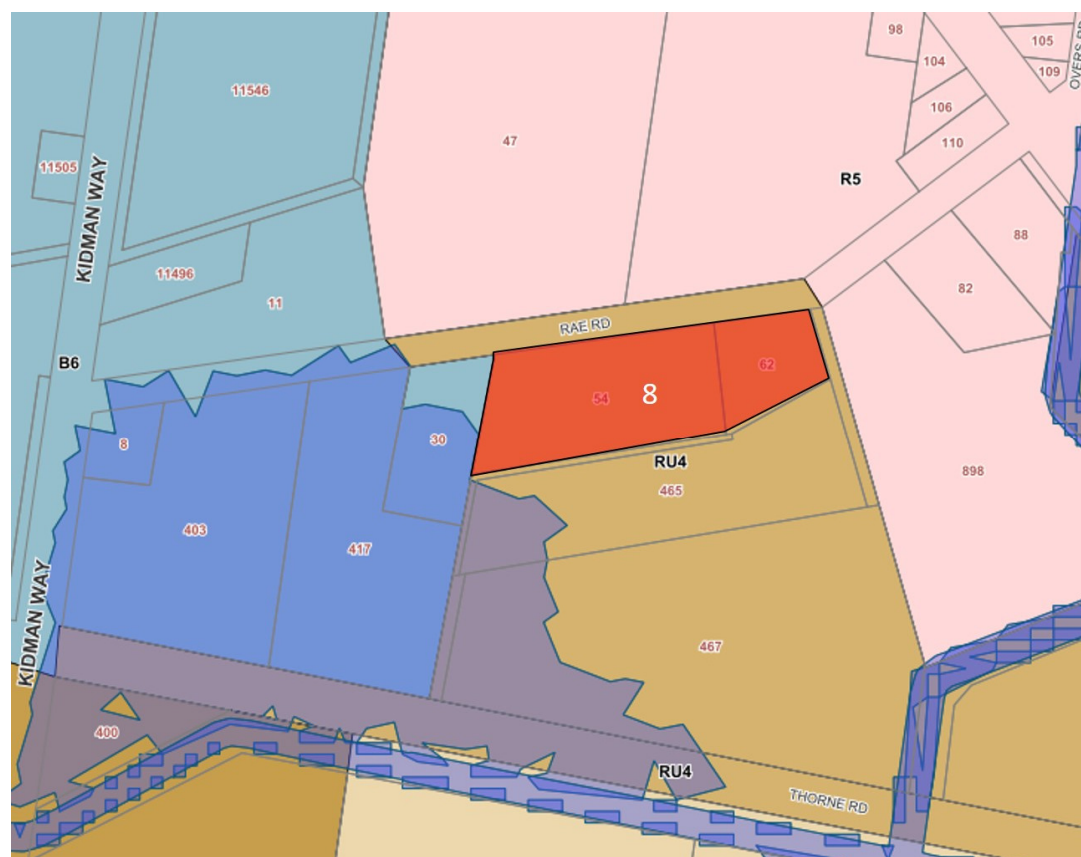


CANDIDATE SITE 7 – Walla Avenue

The candidate site is located in the south-western extent of the Griffith Urban area and is presently zoned R5 – Large Lot Residential. The site is legally described as Lot 2 DP790173 and has an area of 1.83 ha with frontage to Collins Road and Walla Avenue. The site is presently zoned R5. The owners have requested a rezoning to R1- General Residential with a minimum lot size of 600m². MI's drainage network is located to the north of the site. The site presently contains some citrus plantings.

Council's water service is available and connected to the site. Council's sewer service is available to the site and located in Walla Avenue. The site is located within the Water and Sewer Development Servicing Plan areas for Griffith.

The site is not considered flood prone. Development Applications for the future subdivision of the land holdings within the site would need to be accompanied by a Detailed Site Investigation for contamination

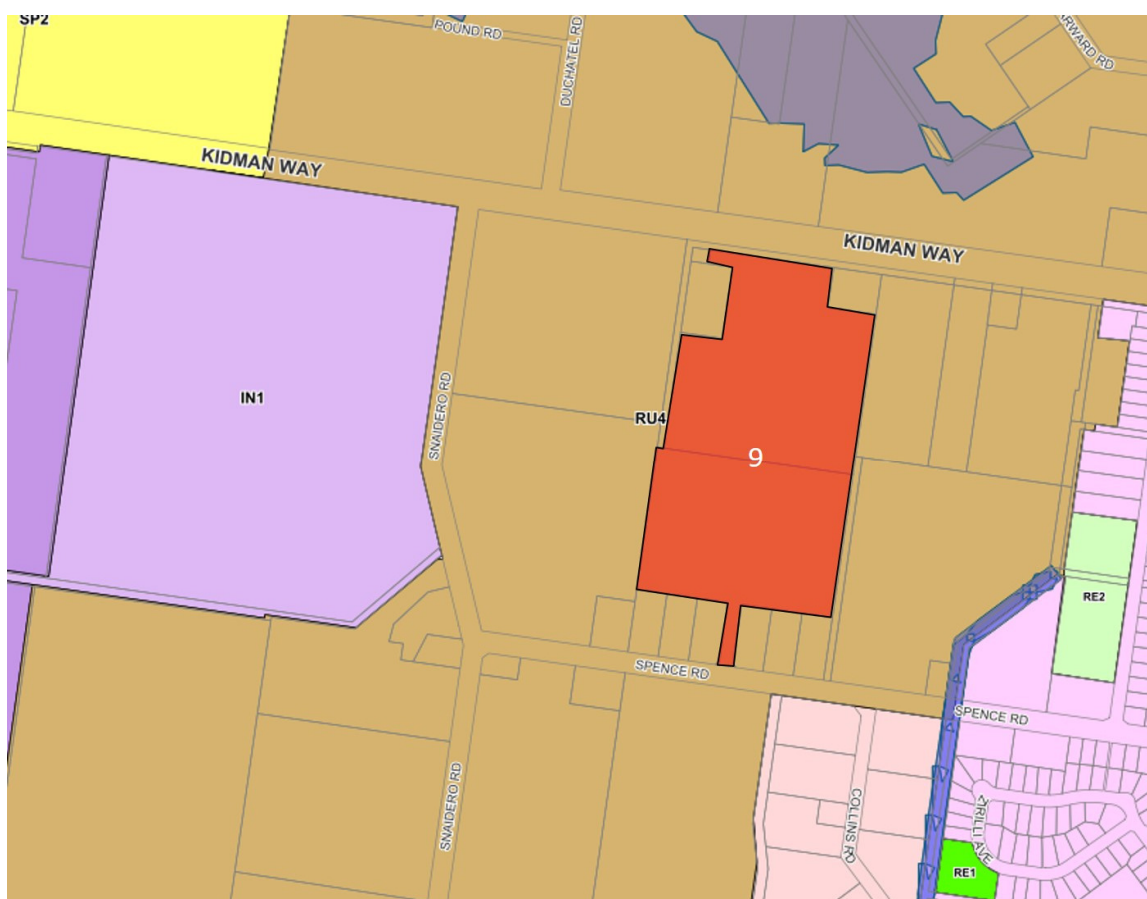


CANDIDATE SITE 8 – Rae Road

The candidate site is located on Rae Road adjacent to the existing R5 zoned lands on the northern side of Rae Road and along Watkins Avenue. The site contains two lots legally described as Lot 994 and 995 DP 751709 with an area of 2.85 ha and around 280 m of frontage to Rae Road. The land is presently zoned RU4 – Primary Production Small Lots. The owner has requested the site be rezoned to R5- Large Lot Residential with a minimum lot size of 4000 m².

Council's water service is available and connected to the site. Council's sewer service is not available to the site. Development Applications for the future subdivision of the land holdings within the site would need to be accompanied by a Land Capability Assessment for the disposal of effluent.

The site is not considered flood prone.

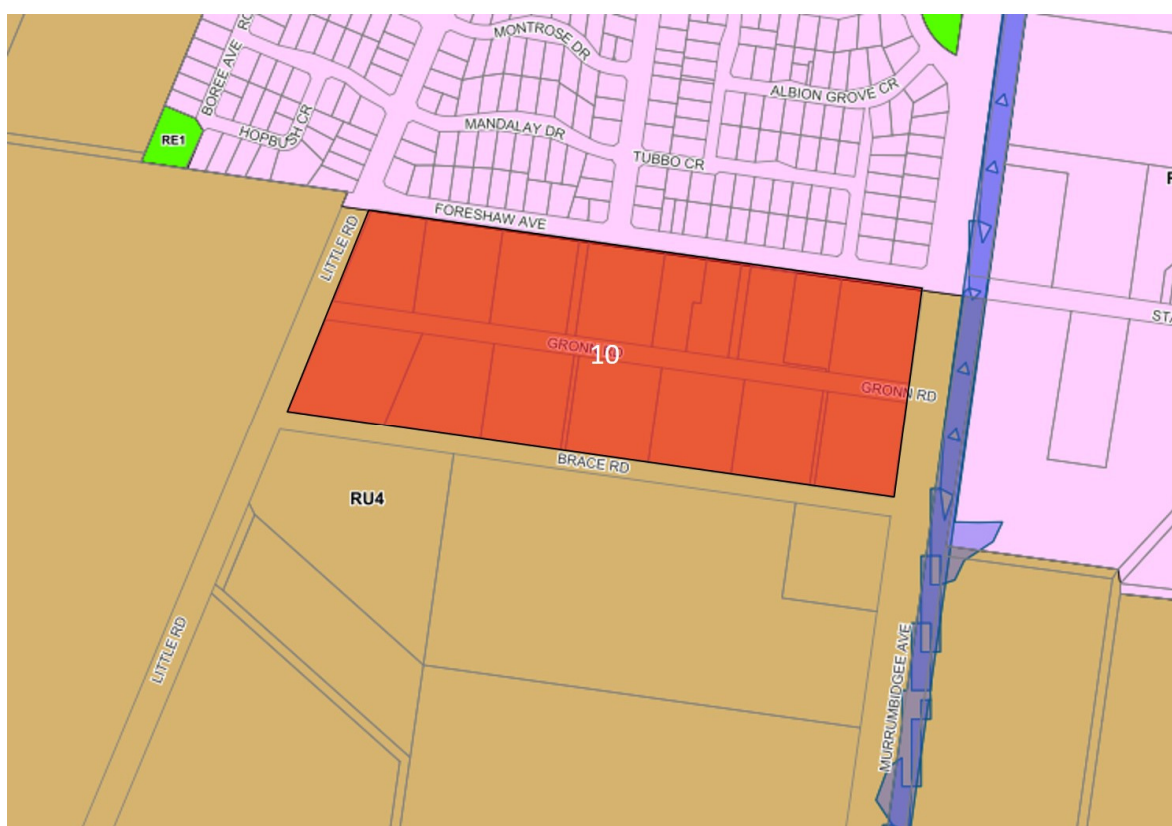


CANDIDATE SITE 9 – Spence Road and Kidman Way

The candidate site is located between Spence Road and Kidman Way to the west of the Griffith urban area. The site contains two lots legally described as Lot 7 DP 1098946 and Lot 2216 DP 723198 and has an area of around 13 ha. The site has frontage to Spence Road with an existing 21 m wide access handle. The site also has 180 m of frontage to Kidman Way. The site is presently zoned RU4 – Primary Production Small Lots with a minimum lot size of 5 ha. Six lots along Spence Road were previously subdivided to permit light and rural industries with ancillary residential development under clause 18 of the 2002 Griffith Local Environmental Plan. The owner has requested a reduction in the minimum lot size from 5 ha to 1 ha.

Council's water services are available and connected to the site. Council's sewer service is not available to the site. Development Applications for the future subdivision of the land holdings within the site would need to be accompanied by a Land Capability Assessment for the disposal of effluent.

The site is not considered flood prone.



CANDIDATE SITE 10 – Foreshaw Road – Brace Road

The candidate site is located between Foreshaw Road and Brace Road. The site contains a number of lots with an average area of around 0.8 ha. The majority of these lots contain a single dwelling, however, some are vacant and some contain two dwellings. Submissions relating to these lands requested a rezoning to R5 – Large Lot Residential and a reduction in the minimum lot size in this area to 3000 – 4000 m². A portion of these lands were zoned Rural Residential in the 1994 GLEP. In 2002, the lands were rezoned to 1(d) General Expansion – Residential. In 2014, Growing Griffith: Beyond 2030 and the 2014 GLEP rezoned the lands back to a rural zone.

Council's water services are available and connected to the area. Council's sewer service is not available to the area, however, it could be extended from Murrumbidgee Estate to the north. Development Applications for the future subdivision of the land holdings within the site would need to be accompanied by a Land Capability Assessment for the disposal of effluent.

The site is not considered flood prone.

Table 6 - Suitability and Constraints Analysis – Candidate Sites

#	Precinct	Property Description	Zone	Area	Existing use	Council Services	Hazards – Flooding, Bushfire, Contamination	Environmental Sensitivity	Distance to Griffith CBD and other built up areas	Other Constraints to development	Strategic Merit	Potential Lot Yield	Recommendation – inclusion of Lot Yield in Supply	Supply to be included
1	Lake Wyangan	Lot 115 DP751743 and Lot 727 DP46245	RU4	18.2 ha	Viticulture and horticultural (oranges)	<ul style="list-style-type: none"> Area within Council DSP for water and sewer. Council's reticulated water service is available in Mallinson Road. Sewer could be extended to site as part of the Lake Wyangan Master Plan. Development could proceed on AWTS units. 	<ul style="list-style-type: none"> Not flood prone Not bushfire prone Contamination investigation complete, site is suitable for residential land use. 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices 	<ul style="list-style-type: none"> 4.3 km to CBD. Part of Lake Wyangan Growth Area for large lot residential. 	<ul style="list-style-type: none"> Mallinson Road to be improved and intersection with Boorga Road re-aligned as part of the Lake Wyangan Master Plan. 	<ul style="list-style-type: none"> The site was previously designated for rural residential development in the 2001 GS 2030 Land Use Strategy. The lands were later identified as being part of the Lake Wyangan Growth Area in Growing Griffith: Beyond 2030 Land Use Strategy. The Master Plan for the Lake Wyangan Growth Area adopted by Council identifies these lands as being developed for Large Lot Residential purposes. 	36 Lots	<ul style="list-style-type: none"> Rezone to R5 and reduce minimum lot size to 4000 m² without sewer and 2000 m² with sewer. 	36
2	Watkins Avenue, Old Willbriggie and Oakes Road Area	Various Lots – refer to Plan	RU4	139 ha	Rural residential, some horticulture and vacant former paddocks	<ul style="list-style-type: none"> Area outside Council DSP for sewer, but within DSP area for water. Council's reticulated water service is available throughout the area. Development could proceed on AWTS units. 	<ul style="list-style-type: none"> Some of the area is flood prone. Not bushfire prone. Potential sources of contamination – past agricultural uses. 	<ul style="list-style-type: none"> Limited native vegetation Mostly degraded from past urban and agricultural practices. Potentially high water table 	1 – 2.5 km to CBD	<ul style="list-style-type: none"> Industrial lands to the north and potential for land use conflict Eipper Road is unsealed. 	<ul style="list-style-type: none"> The site was previously zoned 1 (c) Rural Residential in the 1994 GLEP. In 2002, Council rezoned the lands to 1 (h) – Rural Small Holdings which permitted 1 ha lot sizes. Several of the lots within the area are constrained from being developed due to size and shape. There are some larger parcels which are ideal for development and the landowners have progressed subdivision designs. The present zoning, being for primary production is not considered suitable given close proximity to urban areas and the existing size of the land holdings. 	64 Lots – if all land holdings were further developed	<ul style="list-style-type: none"> Rezone to R5 and reduce minimum lot size to 4000 m² without sewer and 3000 m² with sewer. 	20
3	Calabria Road	Lot 3 DP 1258641	RU4	2.87 ha	Rural Residential	<ul style="list-style-type: none"> Council's reticulated water service is available in Calabria Road and Rankins Springs Road. Development could proceed on AWTS units. Stormwater discharge to 	<ul style="list-style-type: none"> A portion of the site is considered flood prone, however a future building on the site could be constructed to achieve Council's Floor Height Policy Not bushfire prone Contamination investigation complete, 	<ul style="list-style-type: none"> Cleared site, no vegetation and highly degraded from past agricultural practices 	<ul style="list-style-type: none"> 3.7 km from CBD In close proximity to Collina 	<ul style="list-style-type: none"> None, the site has been master planned to subdivide an additional 2 lots as part of DA 246/2015. 	<ul style="list-style-type: none"> The subdivision of an additional two lots on this site would not negatively impact the future development of the surrounding landholdings for low-density residential development as envisioned in the LSPS. 	2	<ul style="list-style-type: none"> Reduce minimum lot size to 1 ha to permit an additional two lots on the land holding. 	2

						Rankins springs Road.	site is suitable for residential land use							
4	Yoogali Village Infill	Lot 389 and 1092 DP751709 and Lot 1972 DP44528	R5	17 ha	Horticulture	<ul style="list-style-type: none"> Area within Council DSP for water and sewer. Council's reticulated water service is located in McCormack Road and Gardiner Road Council's sewer network is located in Hebden Street. 	<ul style="list-style-type: none"> Not flood prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Limited native vegetation Mostly degraded from agricultural practices. Potentially high water table. 	2.0 km	<ul style="list-style-type: none"> Gardiner Road and Mackay Avenue intersection and conflict with rail line. Hebden Street unsealed 	<ul style="list-style-type: none"> The site has been identified in the Griffith LSPS for future Village Expansion to support additional homes in Yoogali. A rezoning from R5 to RU5 was envisioned in the LSPS. The site represents the two largest land holdings for village expansion. Master Planning of the area would be required prior to its release for village expansion including services and road network. 	Reduction of R5 Lot supply by 28 lots	<ul style="list-style-type: none"> Rezone the site from R5 to RU5 and reduce the minimum lot size to 700m² Require master planning of the lands through an Urban Release Clause in the GLEP 2014. 	
5	West Griffith – Harward/Rose Road	Various Lots	RU4	2.02 ha	Viticulture	<ul style="list-style-type: none"> Council's sewer services available, but require detailed designs to extend sewer across Harward / Rose Road Council's reticulated water service is available in Harward Road. 	<ul style="list-style-type: none"> Not flood prone Potential contamination from agricultural uses 	<ul style="list-style-type: none"> Highly degraded from existing agricultural practices No native vegetation 	1.4 km	<ul style="list-style-type: none"> Sewer connections may be an issue, however, low pressure sewer is an option 30 m planted native vegetation buffer required adjacent to existing viticulture. 	<ul style="list-style-type: none"> The site has been identified in the Griffith LSPS for permitting additional residential lots with vegetative buffers established between viticulture operations. A Planning Proposal was submitted by the Applicant and the Department of Planning requested additional strategic merit prior to Gateway Determination which has been provided in this Strategy and the LSPS. 	<ul style="list-style-type: none"> No additional R5 lots, but around 20 additional R1 – General Residential Lot 	<ul style="list-style-type: none"> Rezone a strip of land on the western side of Rose Road and Harward Road to R1 – General Residential. Insert a site specific clause requiring the planting of a 30 m wide native vegetation buffer. 	
6	Boorga Road – Jones Road	Lot 1 and 2 DP848433 and Lot 11 DP1233350	RU4	52 ha	Vacant and grazing lands	<ul style="list-style-type: none"> Council's sewer services not available to the site, but a pump station is located to the south across Smeeth Road which could be utilised. Council's reticulated water service is available in Boorga Road and Smeeth Road 	<ul style="list-style-type: none"> A portion of the lands are flood prone and a small area of the site with frontage to Smeeth Road is considered a floodway. Potential contamination from agricultural uses 	<ul style="list-style-type: none"> Limited native vegetation Mostly degraded from agricultural practices. Potentially high water table. Some native vegetation 	2.0 km	<ul style="list-style-type: none"> Sewer not connected to the site Surrounded by drainage network Large house, gardens and greenhouses take up a large portion of the site 	<ul style="list-style-type: none"> The site is located between the Lake Wyangan Growth Area to the south and R5 zoned lands to the west and north. Permitting large lifestyle / hobby farm lots in this locality would be in keeping with surrounding uses and zoning. The site was previously identified for Rural Residential expansion in the Growth Strategy 2030 in 2020 	<ul style="list-style-type: none"> 15-20 lifestyle lots No R5 lots 	<ul style="list-style-type: none"> Reduce the minimum lot size from 5 ha to 2 ha 	
7	Walla Avenue	Lot 2 DP790173	R5	1.83 ha	Horticulture and dwellings	<ul style="list-style-type: none"> Area within Council DSP for water and sewer. Council's reticulated water service is located in Walla Avenue. Council's sewer network is located in Walla Avenue. 	<ul style="list-style-type: none"> Not flood prone Potential contamination from past agricultural uses 	<ul style="list-style-type: none"> Highly degraded from agricultural practices 	1.5 km	<ul style="list-style-type: none"> Site located in proximity to an active winery Active agricultural operations at northern boundary which are zoned R5 	<ul style="list-style-type: none"> The site has frontage to two local roads and all services are available. The site is in close proximity to Griffith CBD The site is located at the existing urban boundary of Griffith. 	<ul style="list-style-type: none"> No additional R5 lots, but around 15 additional R1 – General Residential Lots 	<ul style="list-style-type: none"> Exclude from supply calculations – propose rezoning to R1 – General Residential. 	0

						<ul style="list-style-type: none">MI's drainage network available.Council's drainage network in Walla Avenue.								
8	Rae Road	Lot 994 and 995 DP 751709	RU4	2.85 ha	Dwellings and home industries	<ul style="list-style-type: none">Area within Council DSP for water.Council's reticulated water service is located in Rae Road.No access to Council's sewerRae Road to be upgrade between Kidman Way and Watkins Avenue	<ul style="list-style-type: none">Not flood pronePotential contamination from past agricultural uses	<ul style="list-style-type: none">Cleared site, no vegetation and highly degraded from past agricultural practices	3.0 km	<ul style="list-style-type: none">Sewer not connected to the site	<ul style="list-style-type: none">The site is surrounded to the east and north by R5 zoned land.Rae Road to be upgraded to support additional development.Good frontage to Rae Road.Existing zoning no representative of lot existing lot size and location.	4 lots	<ul style="list-style-type: none">Rezone to R5 and reduce minimum lot size to 4000 m² without sewer and 3000 m² with sewer.	4
9	Spence Road and Kidman Way	Lot 7 DP 1098946 and Lot 2216 DP 723198	RU4	13 ha	Agriculture	<ul style="list-style-type: none">Area not within Council DSP for sewer.Council's reticulated water service is located in Spence Road and Kidman Way	<ul style="list-style-type: none">Not flood pronePotential contamination from past agricultural uses	<ul style="list-style-type: none">Cleared site, no vegetation and highly degraded from agricultural practices	<ul style="list-style-type: none">2.2 km	<ul style="list-style-type: none">The site is located in close proximity to industries including Baiada's Hatchery and Bruno Altin. The site is close to Councils sewer treatment plant and sale yards.	<ul style="list-style-type: none">The owner seeks to reduce the minimum lot size from 5 ha to 1 ha this would add an additional 10 dwellings in this area.The area of Griffith has never been strategically identified for large lot residential.The owner has the option of submitting a Concept development application and subdivide lots to be used for depots with ancillary dwellings in a work / live arrangement. This is could be carried out subject to Council approval under Clause 4.2 F of the GLEP.	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">No action	
10	Foreshaw Road – Brace Road	Various Lots	RU4	13 ha	Rural Residential	<ul style="list-style-type: none">Area within Council DSP for water and sewerCouncil's reticulated water service is available in Gronn Road and Foreshaw Road.Council's sewer service in Braeburn Avenue.Foreshaw Road is sealed and Gronn Road is unsealed.	<ul style="list-style-type: none">Not flood pronePotential contamination from past agricultural uses	<ul style="list-style-type: none">Small patches of Native Vegetation - highly degraded from past agricultural practicesPotentially high water table.	<ul style="list-style-type: none">2.2 km	<ul style="list-style-type: none">The site is located in close proximity to existing agricultural uses.	<ul style="list-style-type: none">The site is located at the existing urban boundary of Griffith.The site was previously zoned 1 (c) Rural Residential in the 1994 GLEP. In 2002, the Council rezoned the lands to 1 (d) – General Expansion (Residential).In 2014 the Griffith LUS did not identify it as an area for residential development.	<ul style="list-style-type: none">8	<ul style="list-style-type: none">Reduce minimum lot size to 1 ha without sewer and 3000 m² with sewer.	8
Total														70

8 Other Amendments

During the public exhibition of the draft Large Lot Residential Supply and Demand Analysis and Strategy and further review by Council and number of other amendments to the Griffith Local Environmental Plan 2014 were identified.

8.1 Correction of Mapping Error along Mallinson Road

The lands along the south side of Mallinson Road have been developed historically for large lots residential subdivisions with lot sizes being 4000 m² without connection to Council's sewer system. During the drafting of the Griffith LEP in 2014 the lands were erroneously identified as having a minimum lot size of 1 ha. It is therefore recommended that this error be rectified through a planning proposal.

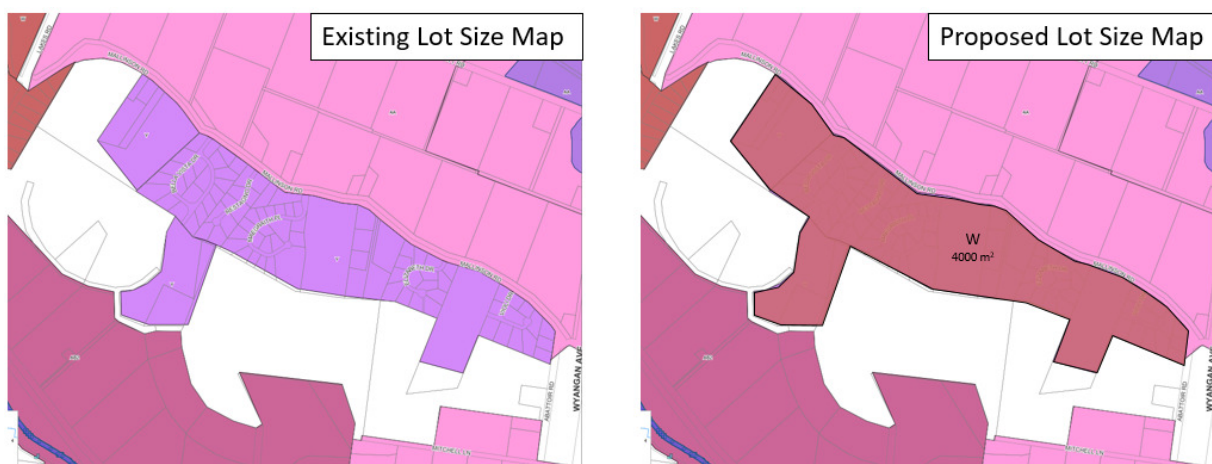


Figure 6 - Rectify Error in Mapping - Mallinson Road R5 Lands

9 Recommendations

Based on the comprehensive review of the Candidate sites in Section 7, the following recommendations have been made regarding potential rezoning or adjustment to minimum lot sizes.

- CANDIDATE SITE 1: Rezone to R5 and reduce minimum lot size to 4000 m² without connecting to Council's sewer service and 2000 m² with a connection to sewer
- CANDIDATE SITE 2: Rezone to R5 and reduce minimum lot size to 4000 m² without connecting to Council's sewer service and 3000 m² with a connection to sewer
- CANDIDATE SITE 3: Reduce minimum lot size to 1 ha to permit an additional two lots on the land holding.
- CANDIDATE SITE 4: Rezone the site from R5 to RU5 and reduce the minimum lot size to 700m².
- CANDIDATE SITE 5: Rezone a strip of land on the western side of Rose Road and Harward Road to R1 – General Residential. Insert a site specific clause requiring the planting and maintenance of a native vegetation buffer adjacent to active viticulture or horticulture operations.
- CANDIDATE SITE 6: Reduce the minimum lot size from 5 ha to 2 ha.
- CANDIDATE SITE 7: Rezone to R1 – General Residential
- CANDIDATE SITE 8: Rezone to R5 and reduce minimum lot size to 4000 m² without connecting to Council's sewer service and 3000 m² with a connection to sewer.
- CANDIDATE SITE 9: No action proposed.
- CANDIDATE SITE 10: Rezone to R5 and reduce minimum lot size to 4000 m² without connecting to Council's sewer service and 3000 m² with a connection to sewer.
- OTHER AMENDMENT: Reduce the minimum lot size of the lands on the southern side of Mallinson Road and the E4 zoned lands at the end of Bella Vista Drive to 4000 m² without connecting to Council's sewer service.

Should the recommendations be adopted by Council, a Planning Proposal would be submitted to the Department of Planning, Industry and Environment to rezone the relevant Candidate Sites.

It is further recommended that an R5 – Large Lot Residential land monitor be established by Council to track development and ensure a suitable supply of land is available.