

## APPENDIX E      Sketch maps and explanatory text to accompany discussion of major proposed zoning changes in Chapter 8

**Site no 1 - Eastern Residential** - bounded by the Young road, Melaleuca Street and Gallipoli Street cottages on west.

### Existing development status and land uses

A dwelling and outbuildings, with landscaped approaches and surrounds, occupy the central section of this site. The bulk of the holding is vacant and undeveloped, with occasional grazing and agistment. It is currently zone 1(b) Rural - Main Road frontage.

### Existing environmental condition

The original native vegetation has long been cleared, with no paddock trees. Scattered remnant tree species are evident along fence lines. Around the homestead there is substantial introduced vegetation and tree stands. There is no standing water. The site slopes gently to the north and south from a shallow ridge line, with excellent building land and the potential to exploit good solar access and views of distant hills to the north. There are no known threatened species: DNR (July 06) inspection produced no adverse comments of development constraints.

### Existing socio-economic value

The site has marginal agricultural value, with significant potential for urban housing.

### Proposed zoning

R1 General Residential: approximate area of 8.37 ha will yield in the order of 50-70 lots.

### Likely environmental impacts of full development under proposed zoning

Any residual agricultural value will gradually be lost as roads, services and dwellings are constructed. Introduced gardens and landscaping will replace existing pasture. The existing homestead gardens may be retained in part, depending on final design. There are no risks to threatened species or habitats. The proximity to the industrial zone to the south may necessitate the introduction of a buffer zone or boundary set-back at the detailed design stage.

### Socio-economic consequences of development under proposed zoning

The site is ideally located to accommodate residential development. Incoming residents will be close to schools, sporting fields, hospital, TAFE and local employment.

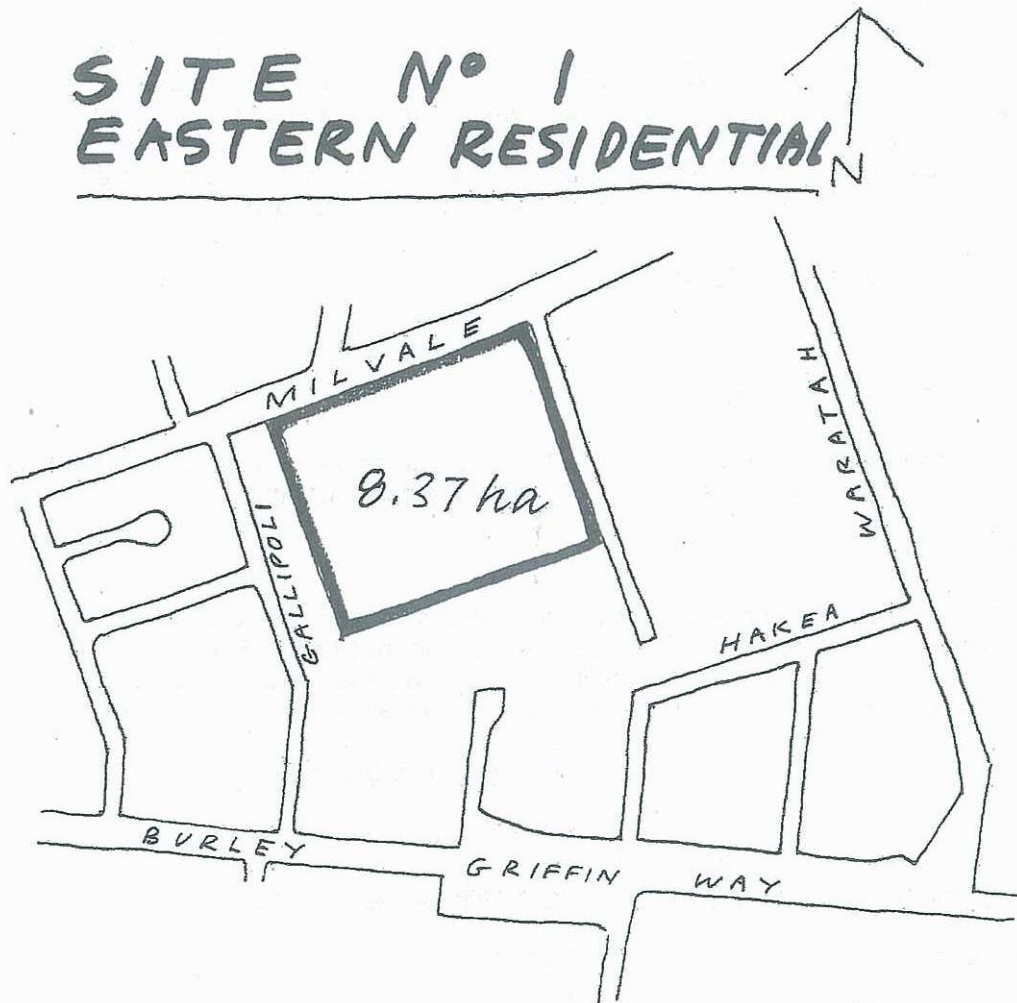
### Overview: justification for proposed zoning change

The land can be fully serviced, with excellent aspect and amenity. It adjoins existing housing, with no environmental impediments. It is in single ownership and can be developed in stages. It will enhance market choice and contribute to supply over the next 10-15 years.

### Services Status:

- Reticulated water available
- Sewer extension required (gravity feed is possible)

# SITE N° 1 EASTERN RESIDENTIAL



TEMORA SHIRE PLANNING REVIEW 2006

Preliminary sketch showing site  
of major zoning proposal

SITE No. **1**



**Site no. 2 - Eastern Industrial - Stages 2, 3 and 4 - east of Nixon Park and Greyhound Park; south of Burley Griffin Way; extending south to railway.**

Existing development status and land uses

These sites are zoned variously under the current LEP as 4(a) Industrial - 1.27 ha; 1(a) Rural - 14.76 ha, and 1(b) Rural - Main Road frontage - 22.6 ha. Overall the lands covered thus are at a transitional stage with a scatter of small-scale farming, dog-training enterprises and local service industry including a concrete batching plant. It is unsuitable for residential use due to proximity to future industry, with poor drainage and a generally southerly aspect. Native vegetation has long since been removed, to be replaced by ramshackle rural structures on remnant farming properties.

Existing environmental condition

Poor.

Existing socio-economic value

The land has fragmented ownership and is low value as farmland. It has suffered neglect, with no incentives for improvement being available under the existing zoning.

Proposed zoning

In the longer term this land is proposed to be released for general industry in 3 stages, following the completion and take up of the first stage which is described below (Site 7). Until such times as Stage 1 is completed the zoning of Site No. 2 will remain unchanged. In due course, future amendments to the new LEP will introduce an IN 1 - General Industrial zone across all of the properties involved.

Likely environmental impacts of full development under proposed zoning

There will be no change to the existing zonings at this stage.

Socio-economic consequences of development under proposed zoning

There will be no change to the existing situation.

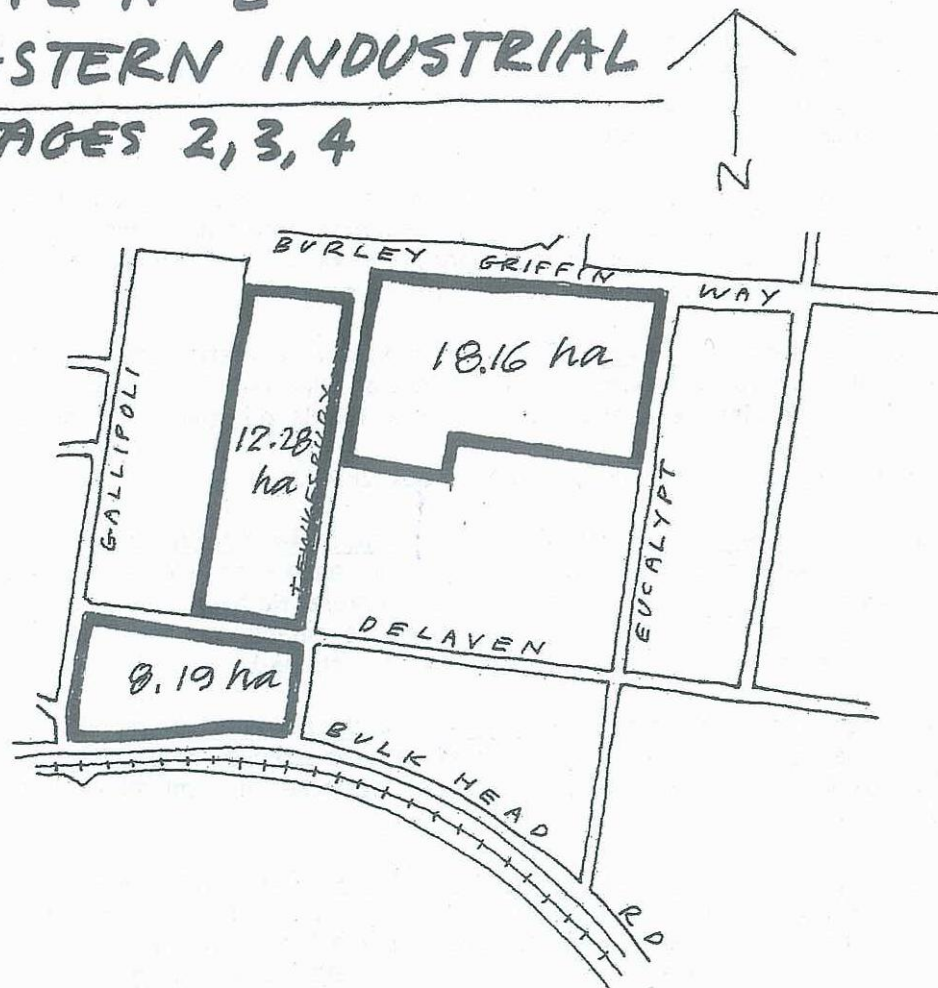
Overview: justification for proposed zoning change

Until such time as a future LEP amendment is proposed, justification will not be an issue. At that time the Council will undertake appropriate studies in support of the amendment.

Services Status:

- Reticulated water available
- Sewer extension required (gravity feed is possible)

**SITE NO 2**  
**EASTERN INDUSTRIAL**  
**STAGES 2, 3, 4**



TEMORA SHIRE PLANNING REVIEW 2006

Preliminary sketch showing site  
of major zoning proposal

SITE No. **2.**



**Site no. 3 - South-eastern Special Activities - between Cootamundra Road and railway, in south-eastern part of town**

Existing development status and land uses

This land has been and currently is in use for bulk grain storage in bunkers and silos, with direct access to rail and main road. It comprises a total of 26.413 ha of which 14.38 ha is zoned 1(a) Rural and 12 ha is zoned 5(a) Special Use under the current LEP. The land zoned rural has long since ceased to have value as productive farmland.

Existing environmental condition The entire site is dominated by grain storage bunkers, sheds, silos, roadways and hard standing areas for vehicles, augers and other machinery required for grain handling. An electricity substation lies on a site opposite to west. The Cootamundra railway borders the site on the north. A small remnant area at the northern extremity is occasionally cropped.

Existing socio-economic value The area comprises an operating grain handling establishment and terminal managed by Graincorp/Preston and is an important facility serving the economy of the Shire and region. Despite the rural zoning its value as farmland is marginal at best.

Proposed zoning SP1 Special Activities; 26.4 ha

Likely environmental impacts of full development under proposed zoning The area will gradually see the consolidation and expansion of existing grain handling and storage operations with the corresponding loss of a small area of remnant pasture. No habitats are at risk. Adverse impacts if any will be seasonal, largely associated with traffic movement, dust and disturbance. No dwellings are or will be affected. The few remaining trees will be retained.

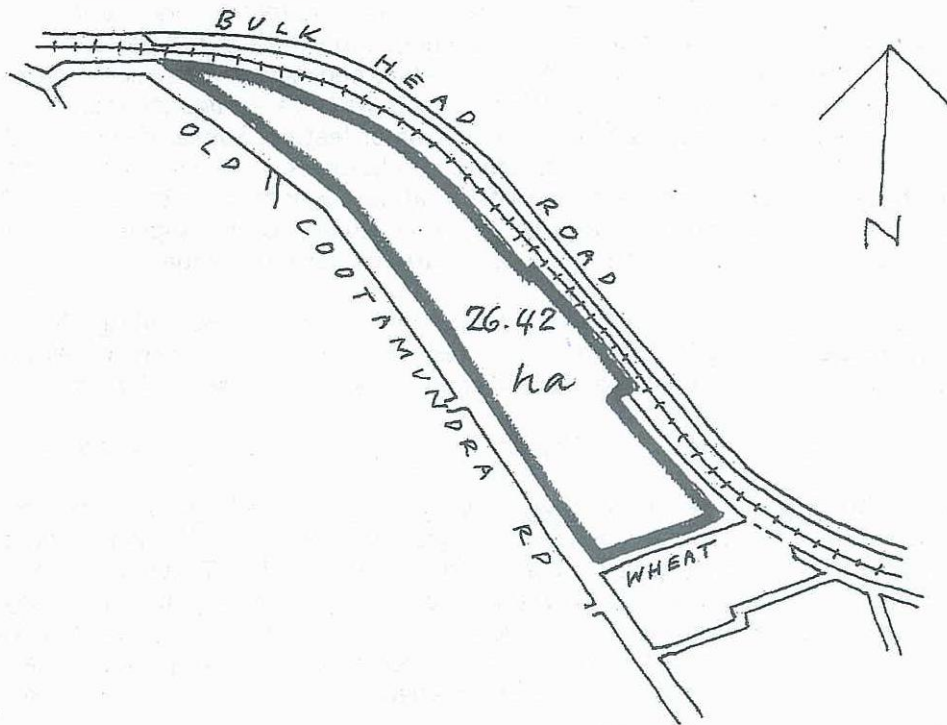
Socio-economic consequences of development under proposed zoning It is likely that a small number of seasonal jobs will be created, associated with the strengthening of Temora's role as a major regional grain handling centre. The loss of a small existing pocket of farmland at north will have virtually no impact on the Shire's economy.

Overview: justification for proposed zoning change The change is justified to support the planned expansion of existing uses due to anticipated future demand for grain handling and storage facilities with road and rail access. The site is already approaching full development status for these purposes and a return to rural use is both unrealistic and strategically unacceptable.

Services Status:

- Reticulated water available
- On-site disposal of effluent required (minimum lot size of 40ha)

# SITE N° 3 SOUTH EASTERN SPECIAL ACTIVITIES



TEMORA SHIRE PLANNING REVIEW 2006

Preliminary sketch showing site  
of major zoning proposal

SITE No. 3.



**Site no. 4 - Western Special Activities** on western edge of town, bounded by Griffith railway, Mirrool Road, existing industry on east, and Briar Street on west; Pine Street cuts across the site internally.

**Existing development status and land uses** The site has a total area of some 68.72 ha. Zonings under the current LEP consist of 11.9 ha zoned 1(a) Rural; 55.48 zoned 1(b) Rural - main road frontage; 3.5 ha zoned 4(a) Industrial; and the small balance zoned Special use. Land in the eastern sector is already developed and is in use as a major grain handling storage establishment with associated buildings and infrastructure. A pocket of pastureland lies in the central sector adjoining Mirrool Road (TR 307). Grain bunkers and silos have been established on the west. There are several pockets of underutilized land within the sector generally, the bulk of which is in single corporate ownership.

**Existing environmental condition** The environmental condition is a reflection of the mixed uses currently in evidence, with considerable areas of cleared land and remnant vegetation along fence lines and along unmade roads. This vegetation has recently been inspected by DNR personnel and it is understood that there are no significant conservation values endangered as a result of a zoning change. The intensive agri-industrial development on the east, with its large storage structures, sheds, maintenance workshops and vehicle parking areas, is a major feature. Similar development on the west fronting Briar Street reflects the shift from pasture to agri-business. A busy trunk road flanks the southern boundary, while to the north lies the Griffith railway. A paddock in the centre is being farmed pending the planned expansion of the enterprise. No urban residential development adjoins the site and adverse environmental impacts on residential amenity are not currently evident.

**Existing socio-economic value** The entire establishment is the result of significant private investment and forward planning by a major regional agri-business. The company is Temora-based, employs many local people, and is a customer of numerous local businesses and suppliers.

**Proposed zoning and area covered** SP 1 Special Activities; whole site (68.7 ha) to be included.

**Likely environmental consequences of full development under proposed zoning** As the existing enterprise grows and expands, remnant farmland will gradually be replaced by industry and service/storage operations with the possible construction of a rail siding. These works will proceed under an approved master plan. The relatively large site in single ownership allows for long range expansion planning to proceed with confidence. Potential adverse impacts on surviving natural vegetation and fauna habitats will be ameliorated by appropriate landscaping and site management which will include the retention of existing tree cover wherever possible (especially along Pine Street and the westward extension of Quartz Street).

**Socio-economic consequences of development under proposed zoning** Marginal agricultural land will be developed for high-value industrial and service operations serving farms and agri-businesses throughout the Shire and beyond. Additional jobs will be created, thereby strengthening the local economy and Shire community generally.

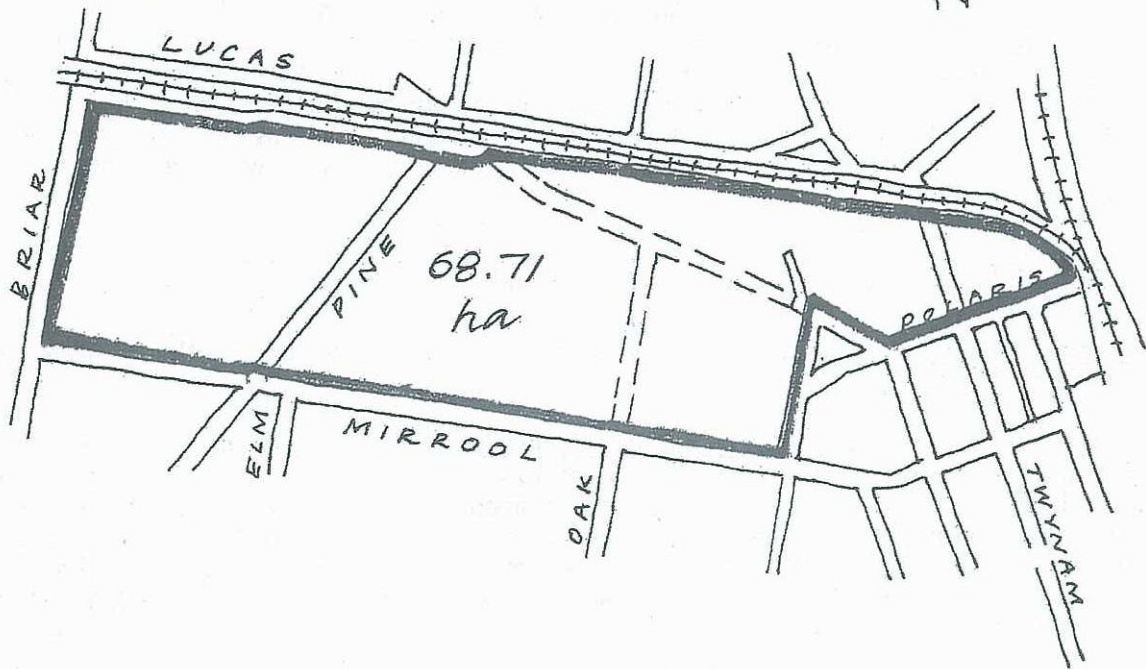
**Overview: justification for proposed zoning change** This area has already been the subject of a provisional master plan and is covered by long term expansion and investment plans prepared by the current proprietors. The site is ideal to service the long term needs of farmers in the western half of the Shire in particular. The existing and proposed future developments are vital elements in the economy of the Shire and need to be supported. Potential adverse environmental impacts to flora and fauna can be minimised or eliminated by careful planning and compliance with relevant Council and State controls. On balance the gradual conversion of remnant farmland to the proposed agri-business is justified, given the important role which the enterprise currently plays and will continue to play in the regional economy.

#### **Services Status:**

- Reticulated water available
- On-site disposal of effluent required (minimum lot size of 40ha)



**SITE N° 4**  
**WESTERN SPECIAL**  
**ACTIVITIES**



TEMORA SHIRE PLANNING REVIEW 2006

Preliminary sketch showing site  
of major zoning proposal

SITE No **4.**



**Site no. 5 - Northern Enterprise Corridor** - north of town, bounded on the east by the railway and Trungley Road; on the west by Airport Road; and Kitchener Road to the south

**Existing development status and land uses** The total area of the corridor is 74.86 ha. Existing zones under the current Temora LEP are 1(a) Rural - 37.19 ha; 1(b) Rural Main Road frontage - 25.17 ha; 1(c) Rural Residential - 5.8 ha; and 4(a) Industrial - 6.7 ha. Existing development is a mix of remnant pastureland and small-scale cropping; small agri-businesses; transport operators; scattered 'farm lets'; vacant blocks; storage yards; an olive farm; horse breeding and training; and other related uses. Many of the properties have dwelling houses which are occupied by owners and/or managers.

**Existing environmental condition** Between Trungley Road and the Barmedman Road a drain cuts the site, flowing to the south across gently sloping terrain. The area is generally level in southern sector, rising to the north. The mixture of land uses has created an area of varying environmental quality with several properties reflecting poor maintenance over time. Vegetation consists in the main of scattered trees along fence lines, domestic gardens, and the occasional cluster of shade trees. One property in the central area opposite the entrance to the airport estate has substantial and well managed tree cover. The majority of properties have dwellings associated with the on-site business or residual farm.

**Existing socio-economic value** Area is popular with small home-based businesses serving the rural sector, and with small-scale service industry, and is the only such area in Temora.

**Proposed zoning and area covered** B6 Enterprise Corridor with dwelling entitlement over the entire 74.86 ha site.

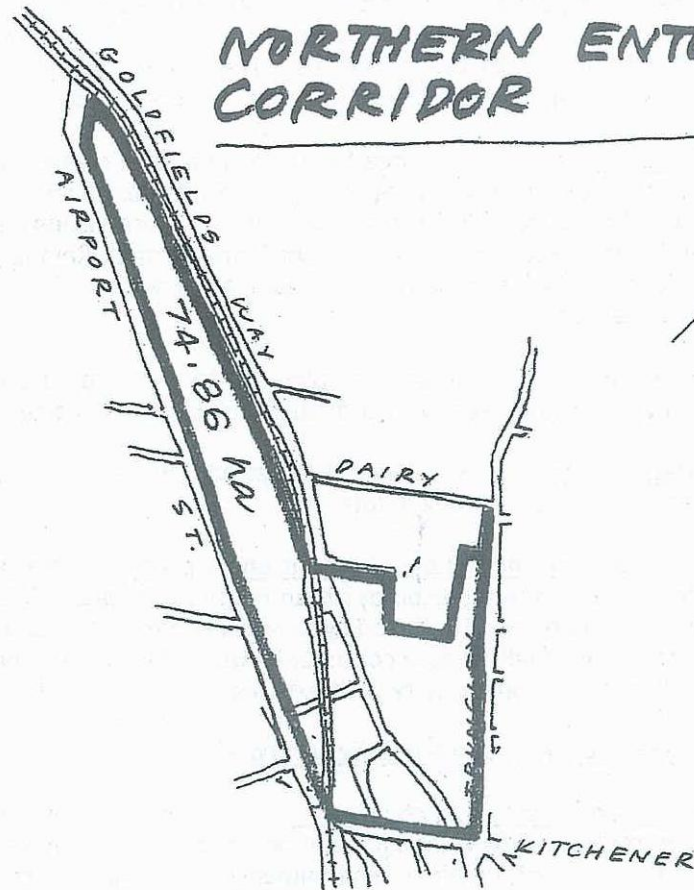
**Likely environmental consequences of full development under proposed zoning** Change will be gradual as owners upgrade, remove rubbish and improve their properties. New dwellings and new landscaping will gradually replace the old. Given the importance of this area as the northern gateway to the town, improvements to the highway landscaping will be a priority for both owners and Council. Industrial and commercial buildings will be required to comply with a development control plan yet to be prepared. Agriculture will probably continue sporadically on the low-lying marginal land in the eastern sector south of Gidgee Street.

**Socio-economic consequences of development under proposed zoning** Generally positive.

**Overview: justification for proposed zoning change** This area - already partly developed - offers the only significant scope for the town to cater for the smaller industry and service / transport operators who need compact sites with the potential to live and work on the same property (consistent with the Council's strategic objective). The sector is currently in a transitional phase and notwithstanding the rural zoning has no future as agricultural land. A fragmented small ownership pattern within a strongly linear precinct with well defined boundaries calls for a unified zoning over the entire area. It is also anticipated that the proposed zoning will offer an incentive for quality development in this gateway location.

**Services Status:**

- Reticulated water available
- On-site disposal of effluent required (minimum lot size of 40ha)

**SITE N° 5****NORTHERN ENTERPRISE  
CORRIDOR**

TEMORA SHIRE PLANNING REVIEW 2006

Preliminary sketch showing site  
of major zoning proposal

SITE No. **5.**



**Site no. 6 - Northern Residential** - bounded by Kitchener, Bundawarra, Chifley and existing residential development

**Existing development status and land uses** This area lies in the northern growth corridor of the town as identified in the strategic plan. The eastern sector consists entirely of farmland; the western sector accommodates several small farms with dwellings and outbuildings. The total area is 32 ha of which 28 ha are zoned 1(a) Rural under the current LEP. The land is generally level, draining to the north and enjoying a pleasant aspect with views of distant timbered hills.

**Existing environmental condition** The area has long-since been cleared of native vegetation with the exception of boundary trees and a small regrowth pine plantation in the centre of one of the blocks, off French Street. Advice from DNR is that there are no conservation values at stake. The eastern area and several small paddocks in the west are being farmed. Remnant vegetation within the boundary road reservations is of value as habitat corridors, along with scattered paddock trees and exotic varieties in private gardens.

**Existing socio-economic value** In strategic planning terms the area offers land ideally suited to conversion from rural to urban use in step with community needs and housing demands.

**Proposed zoning and area covered** R1 General Residential - 32 ha; potential yield (net after allowing for roads, open space, etc) is 150-200 lots

**Likely environmental consequences of full development under proposed zoning** The existing agricultural uses will be progressively replaced by urban housing, streets, infrastructure and introduced landscaping. Road traffic will increase. Dedicated cycle ways and footways can be incorporated into the detailed plan of subdivision. BASIX will ensure consistency with official sustainability and housing design criteria. A future DCP will provide connectivity with existing development on the immediate west.

**Socio-economic consequences of development under proposed zoning**

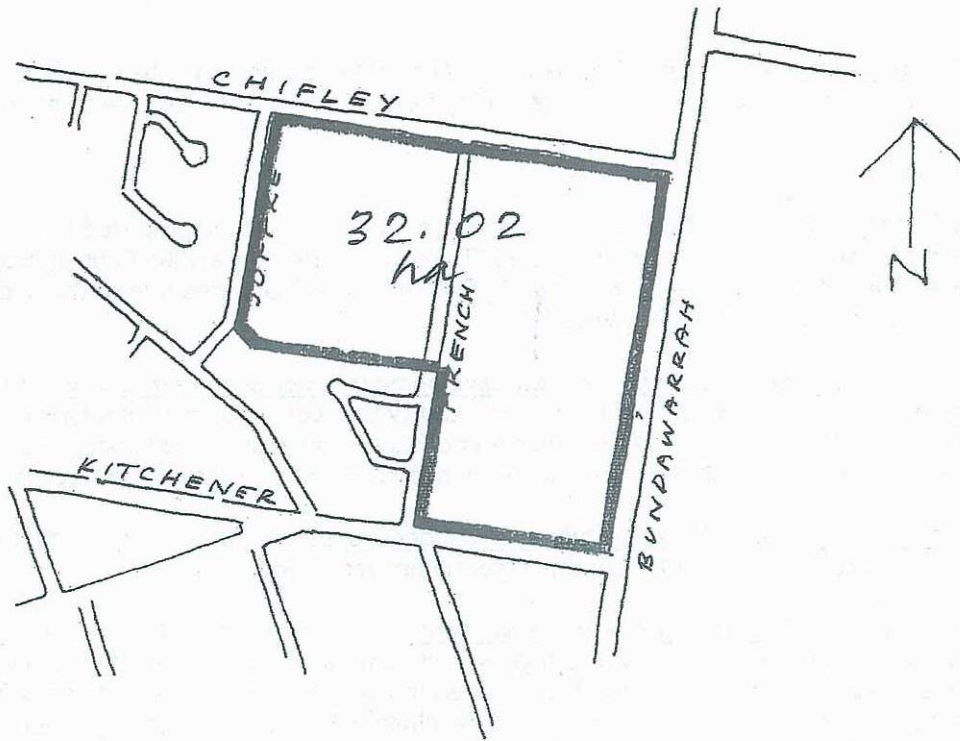
Positive

**Overview: justification of proposed zoning change** The site lies within the preferred strategic growth corridor for Temora town and has the potential to accommodate the bulk of the town's growth over the term of the plan with minimal environmental costs. All services are either available or can be made available without undue problems arising. The land is ideal for building, with pleasant aspect and orientation to north and north-east. It will offer the Council an opportunity to apply and test BASIX in a major development precinct over time. The cost to farming following the gradual loss of some 30 ha of farming land will be more than offset by the benefits associated with a guaranteed supply of good building land in an ideal location consistent with strategic planning objectives.

**Services Status:**

- Reticulated water available
- Sewer extensions required - gravity feed to existing pumping station

**SITE NO. 6**  
**NORTHERN RESIDENTIAL**



TEMORA SHIRE PLANNING REVIEW 2006

Preliminary sketch showing site  
of major zoning proposal

SITE No. **6.**



**Site no. 7 - Eastern Industrial (extension to existing)** - served by the Stockinbingal Road and Narraburra Street adjacent to the existing fully developed industrial estate immediately to the west.

Existing development status and land uses Current zoning This area consists of 12.93 ha in several parcels which are zoned 1(b) Main Road frontage under the current LEP. The land has been fully cleared and awaits development for industry similar to what has recently occurred on its west.

Existing environmental condition Large-scale industrial and service establishments have been established nearby on both sides of highway. Remnant agricultural enterprises are evident, along with scattered paddock trees. The land is gently sloping and well suited to large structures. drained

Existing socio-economic value The value as farmland is minimal as urban development encroaches from the west. Farming is becoming increasingly incompatible with nearby industrial development.

Proposed zoning and area covered This entire area of 12.9 ha is proposed to be covered by an IN 1 General Industrial zone in the new LEP. IT was the subject of a 2005 Council proposal for a spot rezoning to industrial which was endorsed by DoP but did not proceed due to the decision to undertake a comprehensive shire-wide LEP.

Likely environmental consequences of full development under proposed zoning Marginal farmland will be replaced by industrial buildings, roads, utility services, and new landscaping. The visual character will change, with possible adverse impacts (noise, dust, disturbance) to adjoining uses but these can be ameliorated by careful design and conditions on development consents

Socio-economic consequences of development under proposed zoning Employment and investment opportunities will follow this urgently needed change of zoning.

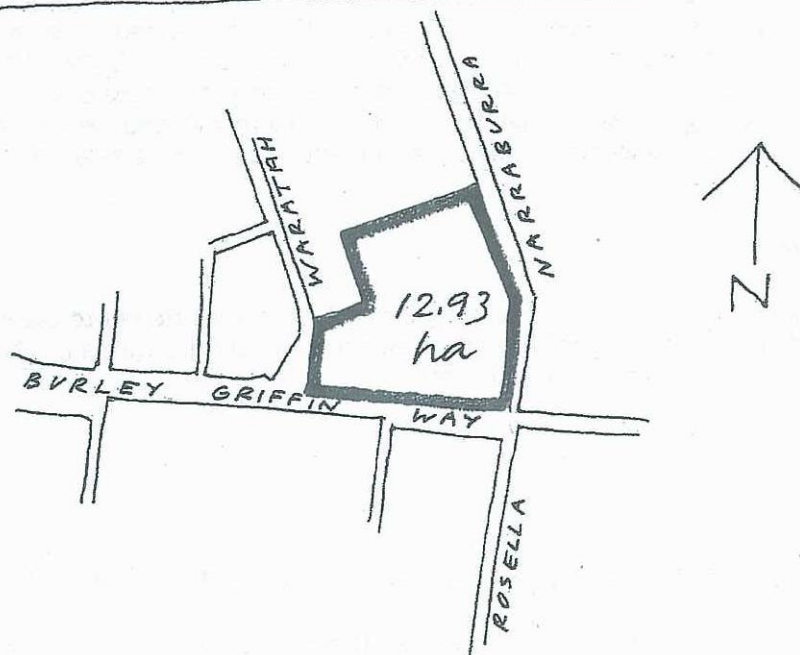
Overview: justification for proposed zoning change This is a major structural component in the long term strategic plan for urban growth in Temora. Sites can be offered in varying sizes, and can be easily serviced. The area is not suited to housing, being close to existing industry and service establishments. However, residential development is not far, offering benefits in journey-to-work trips. The area has been selected as Stage 1 of the 4 stage expansion of Temora's industrial land supply, the other stages being described in the section on Site No. 2 above.

Services Status:

- Reticulated water available
- Sewer extensions required

**SITE N° 7**  
**EASTERN INDUSTRIAL**  
**FIRST STAGE**

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TEMORA SHIRE PLANNING REVIEW 2006

Preliminary sketch showing site  
of major zoning proposal

SITE No.

7.



## Site no. 8 - Aria Park

Two changes to the existing LEP for Aria Park are proposed. ON the western edge of the township a Large Lot Residential R5 zone is proposed; and on the north immediately beyond the railway line the Village Zone is to be extended to include a large Council-owned site.

### Existing development status and land uses- Current zoning

In the case of both these areas, the existing 1(a) Rural zoning will change to R5 Large Lot residential and Village respectively. The land proposed for R5 is currently being farmed. It has an area of approximately 20 ha and extends north from Barnes Street, with a depth of 200m on the western side of Davidson Street. The land proposed for the Village zone extension has an area of approximately 8 ha and is contained by the triangle of Mandamah Street, Mary Gilmore Way and the railway. It is owned by the Council and currently accommodates a mix of vacant land, residential and small local service enterprises.

### Existing environmental condition

The proposed R5 area is open farmland, completely cleared, with a gentle fall to the west and northwest. The Council land near the railway has been partially cleared, with a number of dwelling houses, outbuildings, fencing and minor improvements

### Proposed zoning and area covered

See above

### Likely environmental consequences of full development under proposed zoning

A change of zone for the western area will see good farmland gradually replaced by dwellings, domestic gardens, fencing, outhouses and other ancillary residential elements. The other area to the north may see some short term change in the event that Council manages to attract some investment. In the meantime, change is unlikely.

### Overview: justification for proposed zoning.

Aria Park residents requested that the Shire strategy include a limited quantum of 'rural residential' land in Aria Park to encourage new investment and new people to the village. The site is physically ideal for the proposed use, and comprises good building land which can be easily serviced with water, power and phone. The soils are suited to septic treatment of sewage. The area chosen is considered to be capable of amply satisfying local demand for large residential lots over the life of the plan.

The Village extension to the north is already largely in urban use and its inclusion in the Village zone will remove a long standing zoning anomaly.

### Services Status:

- Reticulated water available
- On-site treatment of sewerage effluent - 2ha minimum lot size



