

SUBMISSIONS CLOSING

REMINDER - RURAL RESIDENTIAL STRATEGY

Council is now exhibiting a Draft planning proposal under the provisions of Division 3.4 of the Environmental Planning and Assessment Act 1979. The objective of the Rural Residential Strategy is to amend the Walgett Local Environmental Plan 2013 to allow for certain areas to be rezoned to allow for subdivisions that would create 5ha and 10Ha allotments.

The planning proposal and supporting documentation are on public exhibition during business hours at the Walgett Council Offices at 77 Fox street Walgett, 35 Pandora St Lightning Ridge and Collarenebri Agency, 37-39 Wilson Street, Collarenebri or via the Council Website (www.admin.walgett.nsw.gov.au) from Wednesday 13/12/2023 until 5pm Monday 31/1/2024.

Additional questions have been received from the public regarding the following matters;

Why was land at Collarenebri excluded from consideration in the Rural Residential Strategy?

Council did not proceed with rezoning land in Collarenebri given there was sufficient vacant lots with dwelling entitlements within 5km of the urban area and no submissions of support were received with regards to future rezoning. Council acknowledged that the existing land supply is sufficient for the medium and long term to meet population needs.

How much rates will I pay if the land zoning changes to Rural Residential?

It is not possible to give a final answer to this question as decisions regarding rating matters would need to be made at a future meeting of Council.

The Valuer General would also need to determine the land value of any new allotments and that decision would determine how the rates are calculated.

However, it is likely that if a rezoning of the land occurs to allow for rural residential allotments an increase in the value of the land would occur and subsequently an increase in Council rates would apply.

The decisions that would affect these outcomes are in the future and we are only now at the start of the process.

What Council services will be provided to the proposed Rural Residential areas?

The Rural Residential Strategy emphasises the need to locate rural residential development close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure.

Council has not yet determined what services will be provided to the proposed rural residential areas. The following options are provided as a guide only and will be determined at a future meeting of Council.

Roads – It is recommended that Council require a sealed access road at the time of subdivision where more than one allotment will be utilising the access road.

Water – It is not planned to provide Council water services to the proposed allotments, requirements for a private water supply will be assessed at the time of lodging a development application for dwelling construction.

Sewerage – A Council sewerage system will not be provided to Rural Residential areas an on-site sewage management system will be required based on an site and environmental assessment at the time of lodging an application for dwelling construction.

Garbage – Garbage services are generally available throughout the Walgett Shire and it likely that Rural Residential areas will be provided with a garbage service.