

Quigley Family Trust

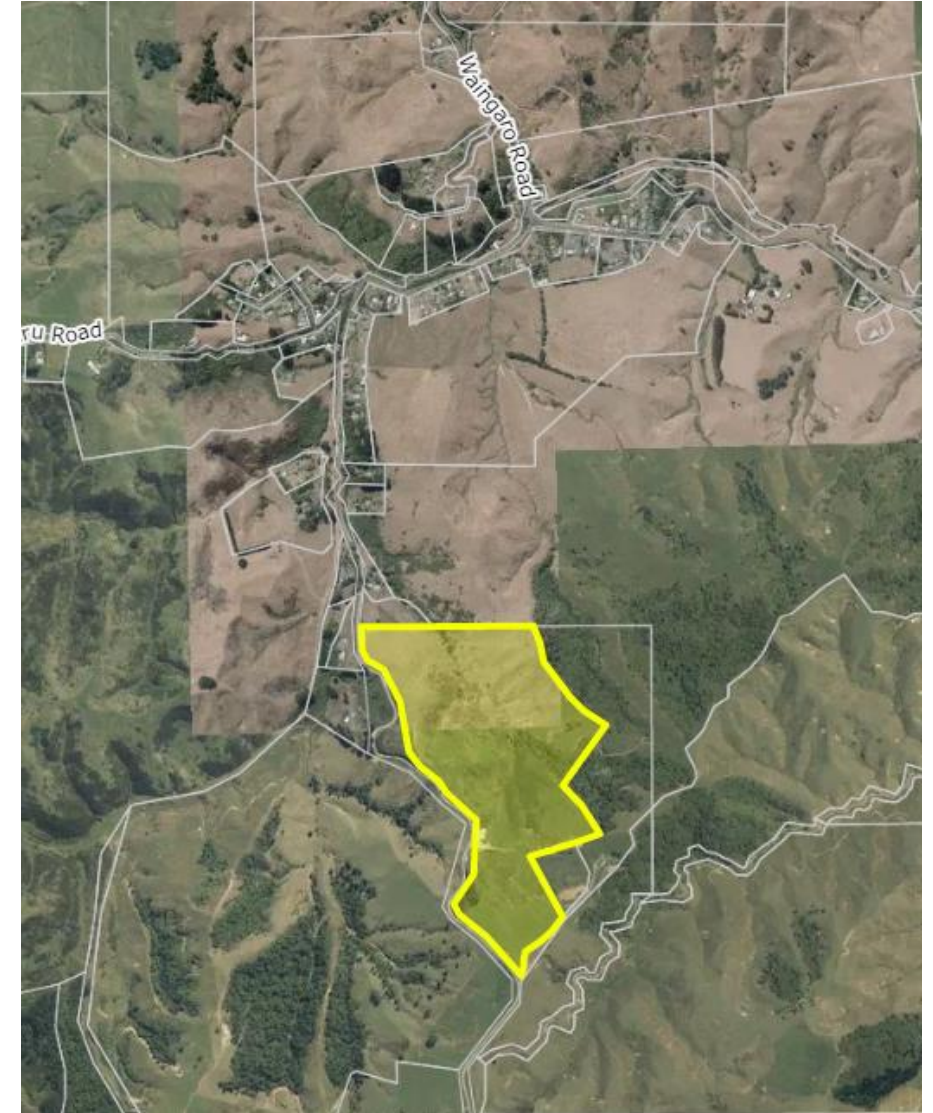
Submitter #947

Hearing 25 – Zone Extents

10 June 2021

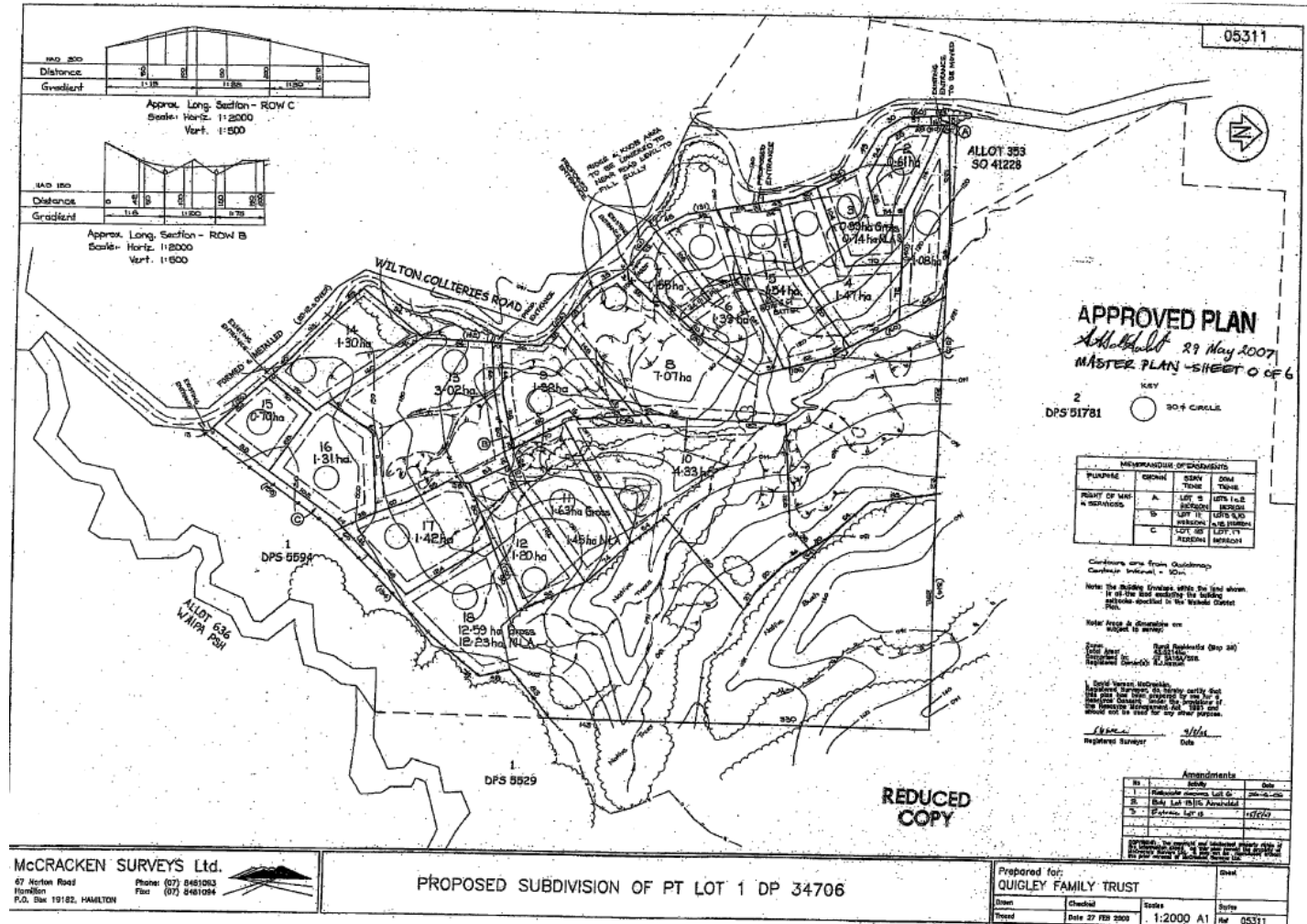
Site – 233 Wilton Collieries Road

- The notified version of the PWDP identified the property to remain rural zoned without consideration of the limitations on productive rural use and consenting history of the subject site.
- The site is bounded by Wilton Collieries Road on its western boundary, with rural land holdings adjoining the northern, eastern, and southern boundaries. The site is not suitable for productive rural use, due to the rugged terrain of the site.
- QFT had previously identified the growth potential of its property due to its location adjacent to Glen Massey Village with existing community facilities. QFT obtained Council approval for an 18 lot subdivision in 2007, broadly consistent with lot sizes within the Country Living Zone. Due to a number of factors, including numerous post-approval delays from Council, this consent lapsed in 2012.
- Given the size, location, rugged terrain, adjacent village, and the significant investment of time, money, and resources towards the previous subdivision, the retention of Rural Zoning on the subject site represents an inefficient use of a potential rural lifestyle land resource.



Previously-Approved Plan – 233 Wilton Collieries Road

- Approximately 18-20 additional lots.
- Individual on-site wastewater management and disposal systems to support a minimum net site area of 6,000m².
- In terms of access and traffic safety effects, the site has an extensive frontage to Wilton Collieries Road to ensure good visibility for lot accesses, including the provision of shared accesses, is achieved.



Relief sought

- The submitter seeks that:
 - Its property at 233 Wilton Collieries Road be zoned 'Country Living Zone' on the planning maps; and
 - Any further necessary and consequential amendments to the provisions, including any cross-references in other chapters, to give effect to the relief sought.
- Overall, the Country Living Zone for QFT's site would compliment the nearby existing rural community and this rezoning would be consistent in achieving positive environmental, social, cultural and economic outcomes. Further, the rural residential lots will be largely self-sufficient in terms of 3 waters infrastructure.
- Further, it is anticipated that facilitating growth within a defined area at Glen Massey will reduce the demand for rural residential development elsewhere on productive rural land.
- It does not represent fragmentation or loss of productive rural land, due to the limitations on the soil resource associated with the rugged terrain of the site.