

Reclassification of Lot19 DP244853 - 1 Beaufort St and Lot 7 DP236446 - 11 Beaufort St, Blayney

Proposal Title :	Reclassification of Lot19 DP244853 - 1 Beaufort St and Lot 7 DP236446 - 11 Beaufort St, Blayney		
Proposal Summary :	Reclassify Lot 19 DP 244853 – 1 Beaufort Street, Blayney and Lot 7 DP 236443 – 11 Beaufort Street, Blayney from 'Community' to 'Operational' land for residential purposes. Both sites are to be listed under Part 2 Schedule 4 of the Blayney LEP 2012.		
PP Number :	PP_2013_BLAYN_002_00	Dop File No :	13/10995

Proposal Details

Date Planning Proposal Received :	28-Jun-2013	LGA covered :	Blayney
Region :	Western	RPA :	Blayney Shire Council
State Electorate :	BATHURST BURRINJUCK	Section of the Act :	55 - Planning Proposal
LEP Type :	Reclassification		

Location Details

Street :	Beaufort Street		
Suburb :	Blayney	City :	Blayney
		Postcode :	2799
Land Parcel :			

DoP Planning Officer Contact Details

Contact Name :	Erin Strong
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RPA Contact Details

Contact Name :	Claire Johnstone
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DoP Project Manager Contact Details

Contact Name :	Daniel Wagner
Contact Number :	0268412180
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Land Release Data

Growth Centre :	N/A	Release Area Name :	
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	N/A

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MDP Number :

Date of Release :

Area of Release
(Ha) :

Type of Release (eg
Residential /
Employment land) :

N/A

No. of Lots : 0

No. of Dwellings
(where relevant) : 0

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of
Conduct has been
complied with : **Yes**

If No, comment :

Have there been meetings or
communications with
registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The proposal seeks to amend the Blayney Local Environmental Plan 2012 (BLEP 2012) and involves the reclassification of 1 Beaufort Street, Blayney (Lot 19 DP 244853) and 11 Beaufort Street, Blayney (Lot 7 DP 236443) from 'Community' to 'Operational' land and to remove any restrictions on the titles to that land that would prevent it from being redeveloped for residential purposes.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **As per Clause 5.2 - Classification and reclassification of public land of BLEP 2012, it is proposed to insert the following provisions into Schedule 4, Part 2 – Land classified or reclassified, as operational land – interests changed of this Plan as outlined below:**

Column 1 Locality	Column 2 Description	Column 3 Any trusts etc. not discharged
Blayney	Land at 1 Beaufort Street known as Lot 19 DP 244853	NIL
Blayney	Land at 11 Beaufort Street known as Lot 7 DP 236446	NIL

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

Is the Director General's agreement required?

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing for Seniors or People with a Disability) 2004

e) List any other
matters that need to
be considered :

**Governors approval is required for the reclassification of land and its inclusion in Part 2
Schedule 4.**

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

N/A

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment :

**Mapping is not required. The amendment does not require any LEP maps to be
amended.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

**Council proposes to exhibit the PP for 28 days with a public hearing scheduled after the
exhibition ends. This is appropriate.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

**The PP should not be delegated to Council as the Governors approval is required for the
reclassification of land included in Schedule 4 Part 2 (interests changed).**

Proposal Assessment

Principal LEP:

Due Date :

Comments in
relation to Principal
LEP :

The principal LEP was made on 23 November 2012.

Assessment Criteria

Need for planning proposal :	Amending the BLEP 2012 to reclassify the subject sites from Community to Operational is the best means of achieving the objectives of the planning proposal whilst responding to demand for housing in the Town of Blayney.		
Consistency with strategic planning framework :	The planning proposal is not the result of any strategic study or report.		
	The Blayney Settlement Strategy 2012 (Settlement Strategy) reviews the supply and demand of dwellings, open space and recreational land within the Town of Blayney.		
	Section 3.21 of the Settlement Strategy estimates an additional 609 dwellings are required within the town of Blayney over the next 30 years (approximately 20 dwellings per year).		
	The primary method to satisfy this demand is infill development in existing vacant lands within the urban boundary of the Town of Blayney. This assumption relies on development of vacant privately held land, which in turn relies on private land holders releasing land at a rate equivalent to demand.		
	During 2012, Council have noted insufficient lots were placed on the market to meet demand. For this reason, Council is interested in preparing a number of smaller sites for redevelopment to meet short term needs and to act as a 'catalyst' for other land holders to consider development potential once they see the sale and development of these lots.		
Environmental social economic impacts :	The subject sites are deemed surplus to the community's needs for open space and recreation. Section 3.17 of the Settlement Strategy states that the Town of Blayney has over 44 hectares of open space and recreational land.		
	It is considered that the PP is consistent with the DG endorsed Settlement Strategy.		
	Additionally, the PP is consistent with the Blayney 2025 Community Strategic Plan. A task identified in the Plan is to identify surplus Council owned assets for possible sale to be invested in infrastructure reserves. Accordingly, the subject sites were identified as being surplus to the community's needs for open space and recreation within the Town of Blayney.		
	The proposed reclassifications relate to land which is currently vacant of any buildings or significant vegetation.		
	The land is not identified as containing threatened species, critical habitat, ecological communities or their habitat.		
	Consequently, reclassifying the land will not impact on any critical habitat or threatened species as the subject sites will be used for residential purposes which is consistent with the predominant use of the area.		

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	6 months	Delegation :	RPA
Public Authority Consultation - 56(2) (d) :			

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name

DocumentType Name

Is Public

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.1 Residential Zones
3.4 Integrating Land Use and Transport
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes**

Additional Information : **That the Planning Proposal should proceed and the Gateway as delegate of the Minister:**

1. Be satisfied, that the Planning Proposal has been prepared in accordance with any applicable standard instrument under section 33A of the Environmental Planning and Assessment Act 1979 (the Act);

2. Endorse the Planning Team Report;

3. Community consultation is required under section56(2) of the Act as follows:

**a. The Planning Proposal must be made publicly available for 28 days,
b. The RPA must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available.**

**c. Reclassification of public land being undertaken to follow the guidance provided in LEP Practice Note PN09-003 'Classification and reclassification of public land through a local environmental plan'.
Noting a public hearing is required to be held under section 57(6) of the Act.**

5. The RPA is to complete its consideration of submissions received during the community consultation period and from the public hearing and refer the Planning Proposal to the Department under section 59 of the Act requesting the draft LEP to be made.

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6. The timeframe for completing the Planning Proposal is to be 6 months from the week following the Gateway Determination.

Supporting Reasons :

Council delegation is not recommended as the Governors approval is required.

Signature:



Printed Name:

Dan Wagner

Date:

02/07/2013