

ITEM 31 - PLANNING PROPOSAL FOR ADDITIONAL LAND USE OF A COMMERCIAL PREMISIES (TRUCK WASH) UPON LOT 30 DP 130510 MARKET STREET, MOLONG.

REPORT IN BRIEF

Reason For Report	To obtain council endorsement of the Planning Proposal
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.1.b Maintain strong relationships and liaise effectively with all relevant Government agencies and other councils
Annexures	1. Planning Proposal Molong Truck Wash
File Number	OFFICIAL RECORDS LIBRARYLAND USE AND PLANNING\PLANNING\AMENDMENT 8 TO LEP 2012 - MOLONG TRUCK WASH - 896887

RECOMMENDATION

THAT :

1. Council receive the Planning Proposal submitted for land identified as Lot 30 DP 130510 Market Street, Molong, and
2. Forward the Planning Proposal to the Department of Planning and Environment requesting a Gateway Determination in accordance with Sections 55 and 56 of the Environmental Planning and Assessment Act 1979,
3. Request the Department of Planning and Environment, as delegate of the minister for planning, to exercise their plan making powers under section 73A of the Environmental Planning and Assessment Act 1979, and grant council delegated authority to amend the Cabonne Local Environmental Plan 2012,
4. Upon receipt of a Gateway Determination in relation to the Planning Proposal, publicly exhibit the proposal,
5. Provide a further report to council upon conclusion of the public exhibition period to provide details of any submissions received during the exhibition process.

DIRECTOR OF ENVIRONMENTAL SERVICES' REPORT

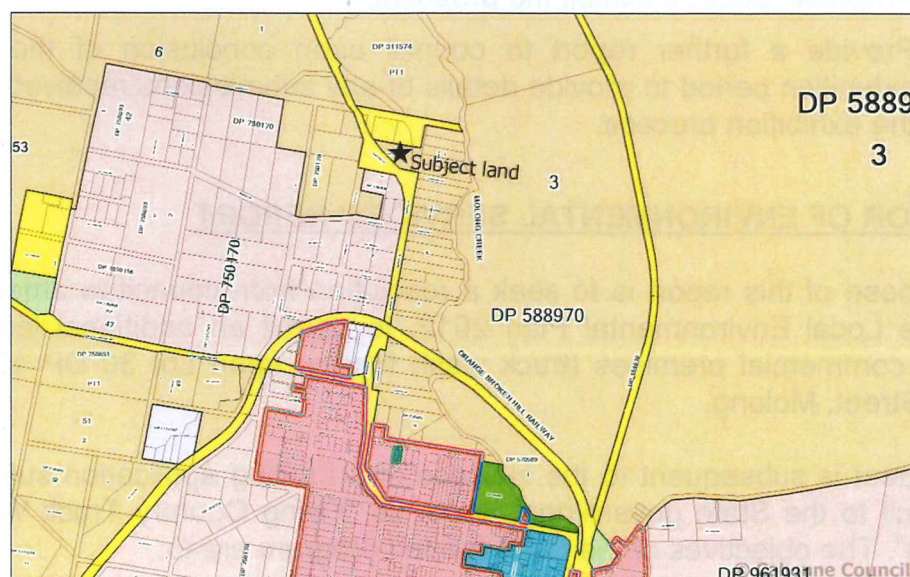
The purpose of this report is to seek a resolution from council to amend the Cabonne Local Environmental Plan 2012, to permit an additional land use being a commercial premises (truck wash facility) upon Lot 30 DP 130510, Market Street, Molong.

The request is subsequent to the success of a funding application submitted by council to the State government under its "Fixing Country Truck Washes Program". The objectives of the State funded program are to:

- Improve the productivity of heavy vehicles by enhancing the capacity of truck wash facilities and stock effluent disposal facilities

- The subject land is zoned RU1 Primary Production under the provisions of the Cabonne Local Environmental Plan 2012. The site is located adjacent to the Mitchell Highway to the south, and the Molong Sewerage Treatment Plant to the north. The location is ideal to enable establishment of a livestock truck wash and effluent disposal facility, servicing local and long haul livestock transports. Waste from the facility is to be processed for disposal through the adjacent sewerage treatment plant. Under the current zoning the proposed land use is not permissible.

The Planning Proposal aims to amend Schedule 1 to the Cabonne Local Environmental Plan 2012 to permit an additional land use upon the subject land, being a commercial premises (truck wash). The subject land has been acquired by council for the purpose of establishing the livestock truck wash facility.



To enable the amendment to the Cabonne Local Environmental Plan 2012 a Planning Proposal has been prepared for submission to the Department of Planning and Environment for a Gateway Determination. If the determination is issued, the draft plan would then be placed upon public exhibition, and any additional studies or State agency referrals required by the Department would be undertaken.