

PLANNING PROPOSAL

Amendment to 'Permitted Uses' and 'Prohibited Uses' in the R5 Large Lot Residential Land Use Table of the Urana Local Environmental Plan 2011 (ULEP).

Part 1 – Objectives

To provide for the operation and future expansion of certain existing grain storage premises located within the R5 zone in order to ensure the ongoing viability of these existing enterprises.

Part 2 – Explanation of the Provisions

To amend the ULEP as set out below:

Remove reference to 'storage premises' from the prohibited land uses and relocate that activity to the permitted with consent land uses in the land use table for the R5 Large Lot Residential zone.

Part 3 – Justification

The proposed amendment is considered to be justified for the following reasons:

- i) The ULEP 2011 was a conversion LEP undertaken to bring the former Urana Local Environmental Plan 1990 into the Standard Instrument format. The conversion process did not seek to re-zone any lands or to bring about any changes in existing permissible land uses. Grain storage premises were a permitted use under the former plan and as such it is considered that the current prohibition of the use within the zone is merely an oversight of the conversion process.
- ii) Grain storage premises are a vital element of the local agricultural economy and are one of the few types of activities that have the potential to create employment in the smaller villages within the Urana Shire area.
- iii) Given the context and setting of villages and adjacent R5 zones within the Urana Council LGA and the predominant agricultural land uses in their vicinity, it is considered that storage premises as a consent use will not create any unacceptable environmental impacts, but rather will enhance existing and future economic activity and viability of agricultural undertakings in the area.
- iv) Section 117 Directions applicable to the proposal would be limited to Direction 3.1 Residential Zones – issued 1 July 2009. The proposal is inconsistent with this direction, however the inconsistency is considered to be of minor significance given the historical land use patterns in the existing areas currently zoned R5, where no new dwellings have been constructed for in excess of twenty five years.

There are no regional strategies applicable to the land and it would not be considered justified to undertake any specific strategy work or investigations to support the proposal. The outcomes of the planning proposal would be consistent with the objectives of Council's Community and Strategic plans and Social Plan.

Part 4 - Maps

There will be no alteration to maps to support the planning proposal as it is not intended to change any zones or zone boundaries.

Part 5 – Community Consultation

The Draft LEP will be publicly exhibited by advertising in a local newspaper as well as providing the documentation at various locations throughout the Council area. Given the minor nature of the proposal it would be considered appropriate to exhibit the Draft LEP for a period of twenty one (21) days before consideration is given to the making of the proposed instrument. However it is noted that the exhibition period will be at the discretion of the Department of Planning and Infrastructure and form part of any Gateway determination.