

Planning Proposal
Warren Shire Council
Maryanne Stephens

02 68 47 6600 mjs@warren.nsw.gov.au

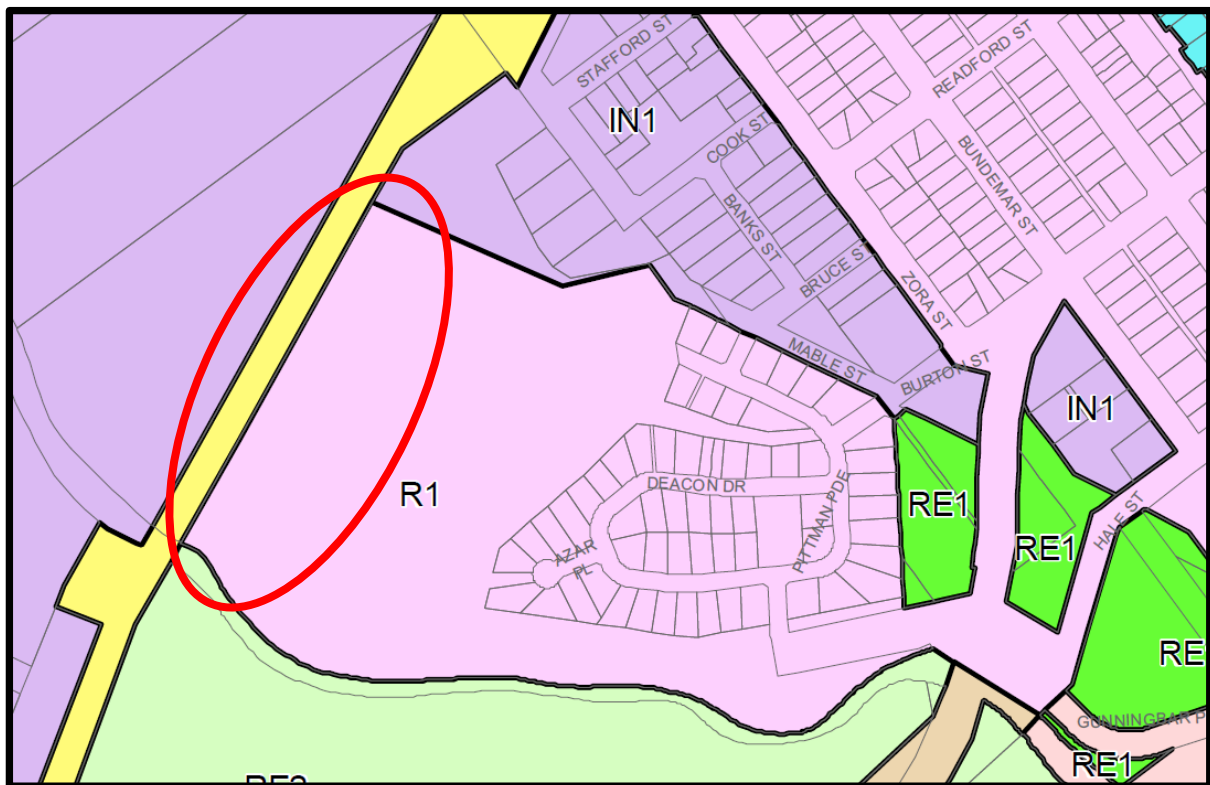
1. LAND

Lot 1 DP1163604, Lot 82 DP752595 Oxley Highway Warren (Sewage Treatment Plant)

Part Lot 3 DP1104089 Warren (Mabel Street)

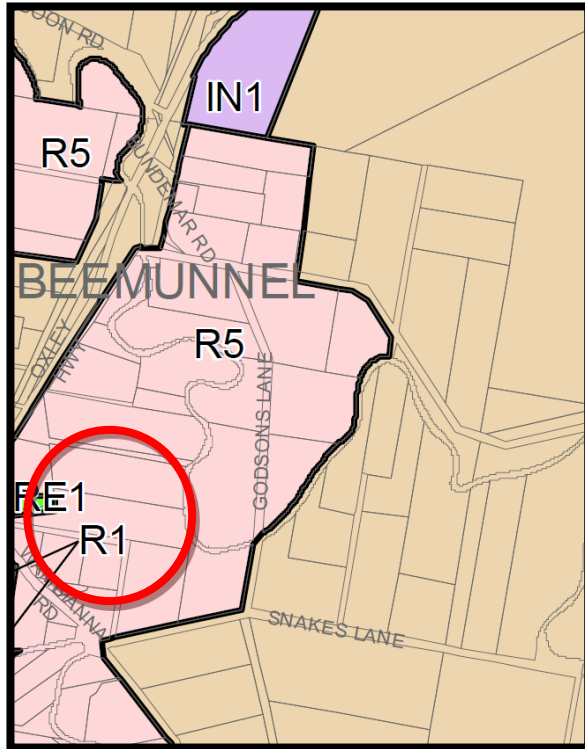
Lots 1, 2 and 4 DP1061015 Bundemar Road Warren

2. LOCATION MAPS

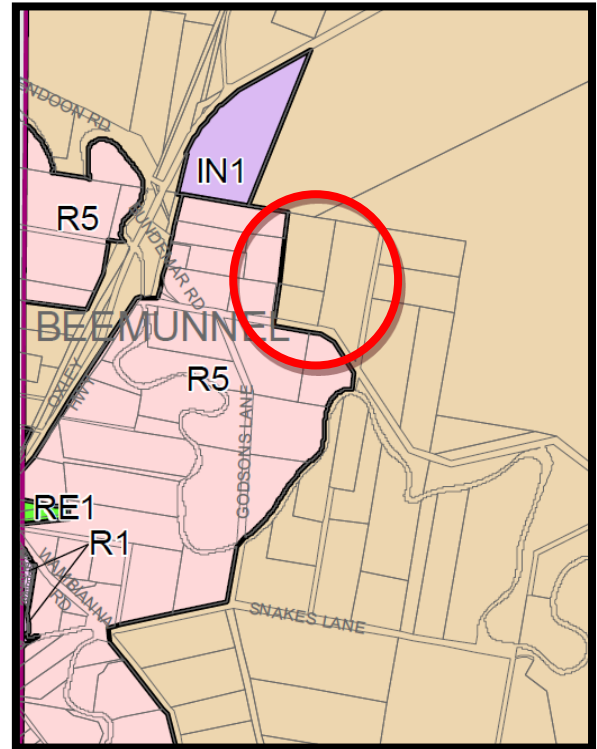


MABEL STREET

2. LOCATION MAPS - CONTINUED



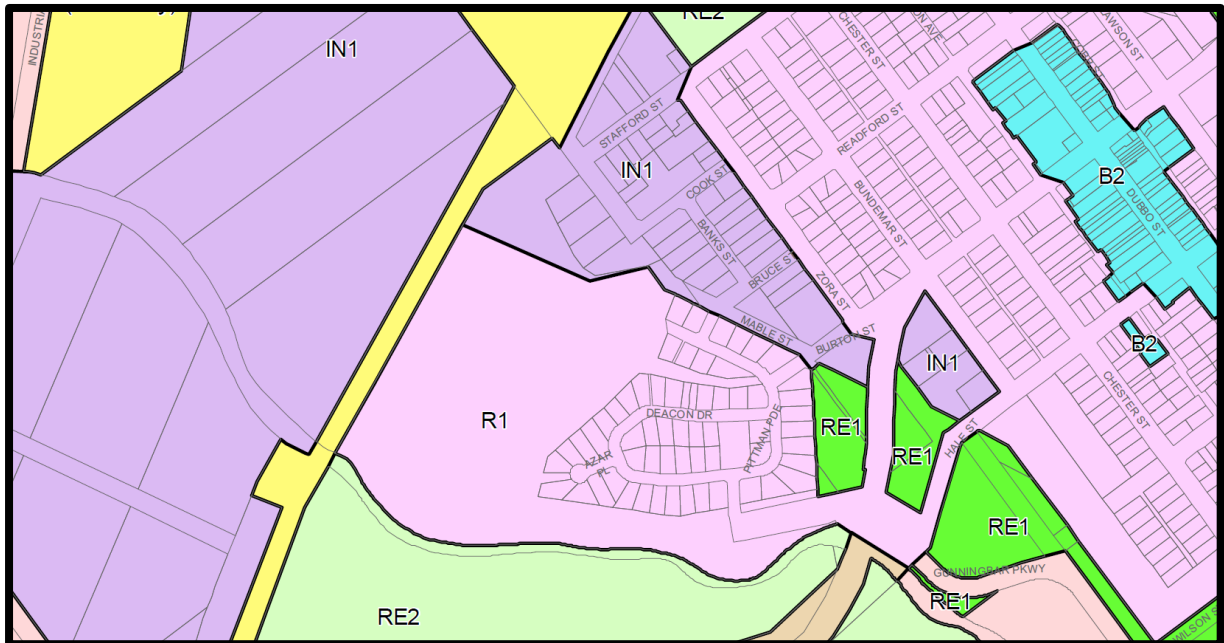
SEWAGE TREATMENT PLANT AREA



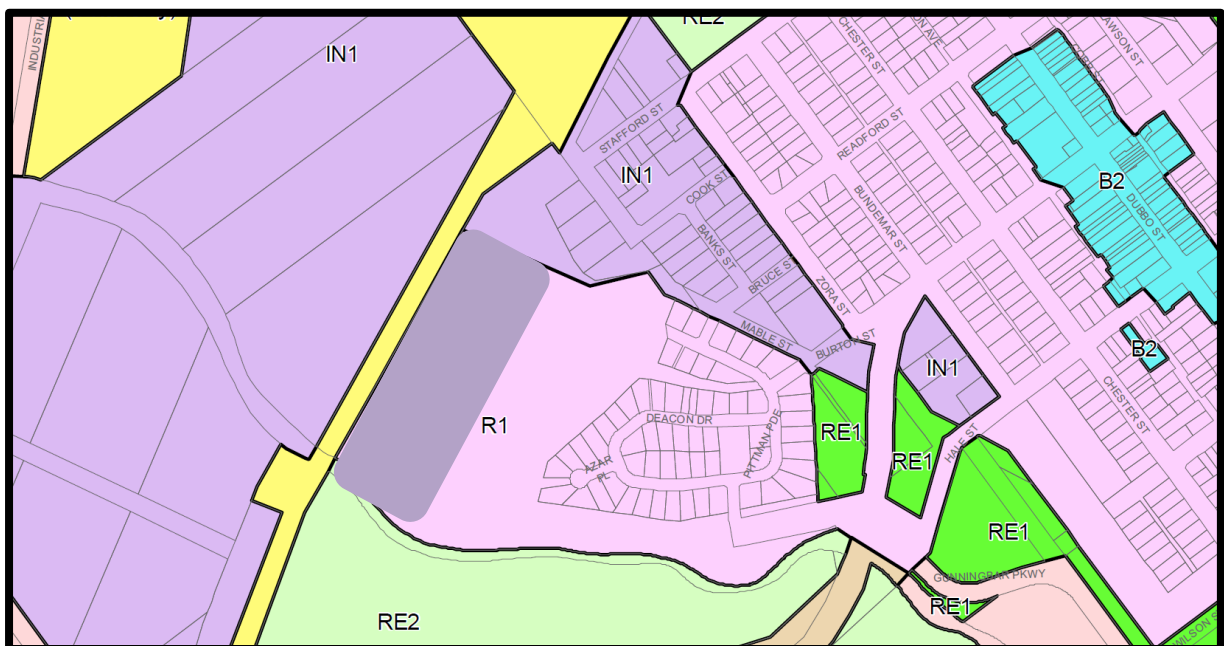
BUNDEMAR ROAD AREA

2. LOCATION MAPS – CONTINUED

COMPARATIVE EXISITING/PROPOSED ZONING



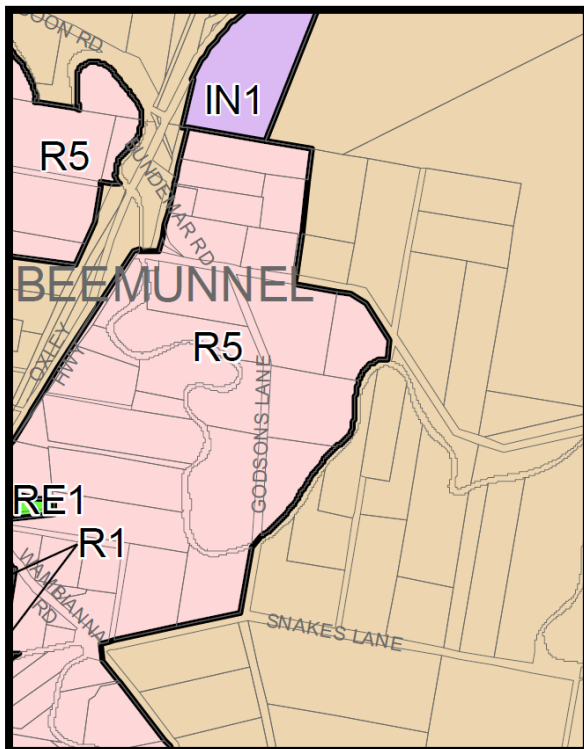
MABEL STREET - EXISITING ZONING



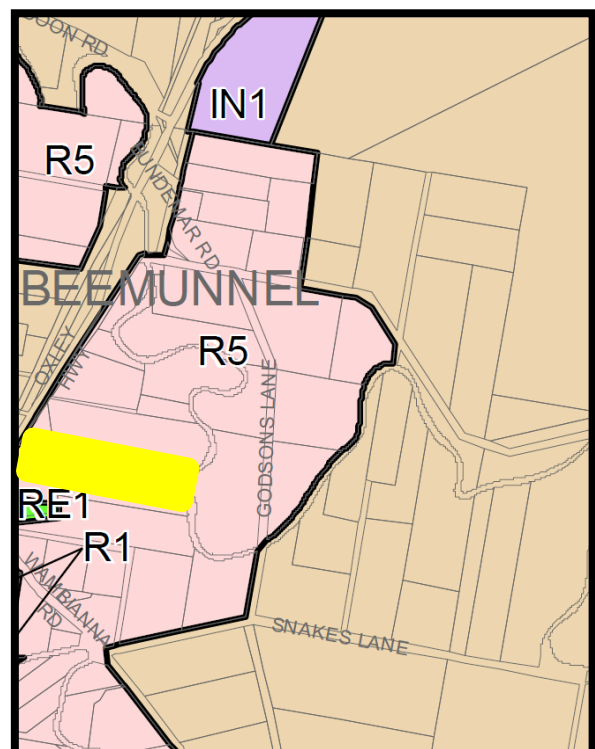
MABEL STREET - PROPOSED ZONING

2. LOCATION MAPS – CONTINUED

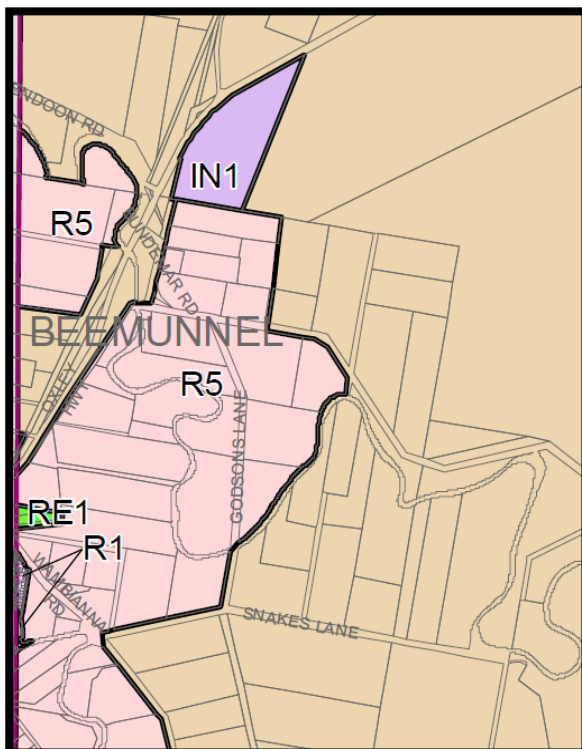
COMPARATIVE EXISITING/PROPOSED ZONING



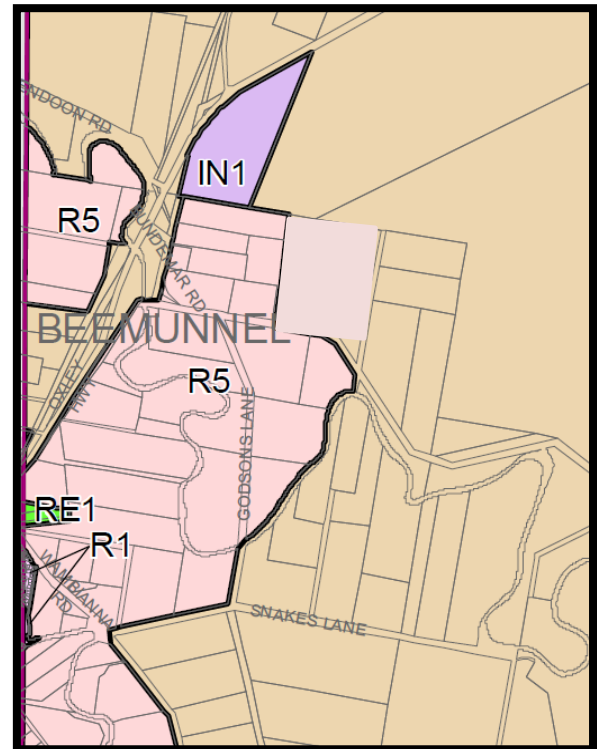
SEWAGE TREATMENT PLANT AREA
EXISTING ZONING



PROPOSED ZONING

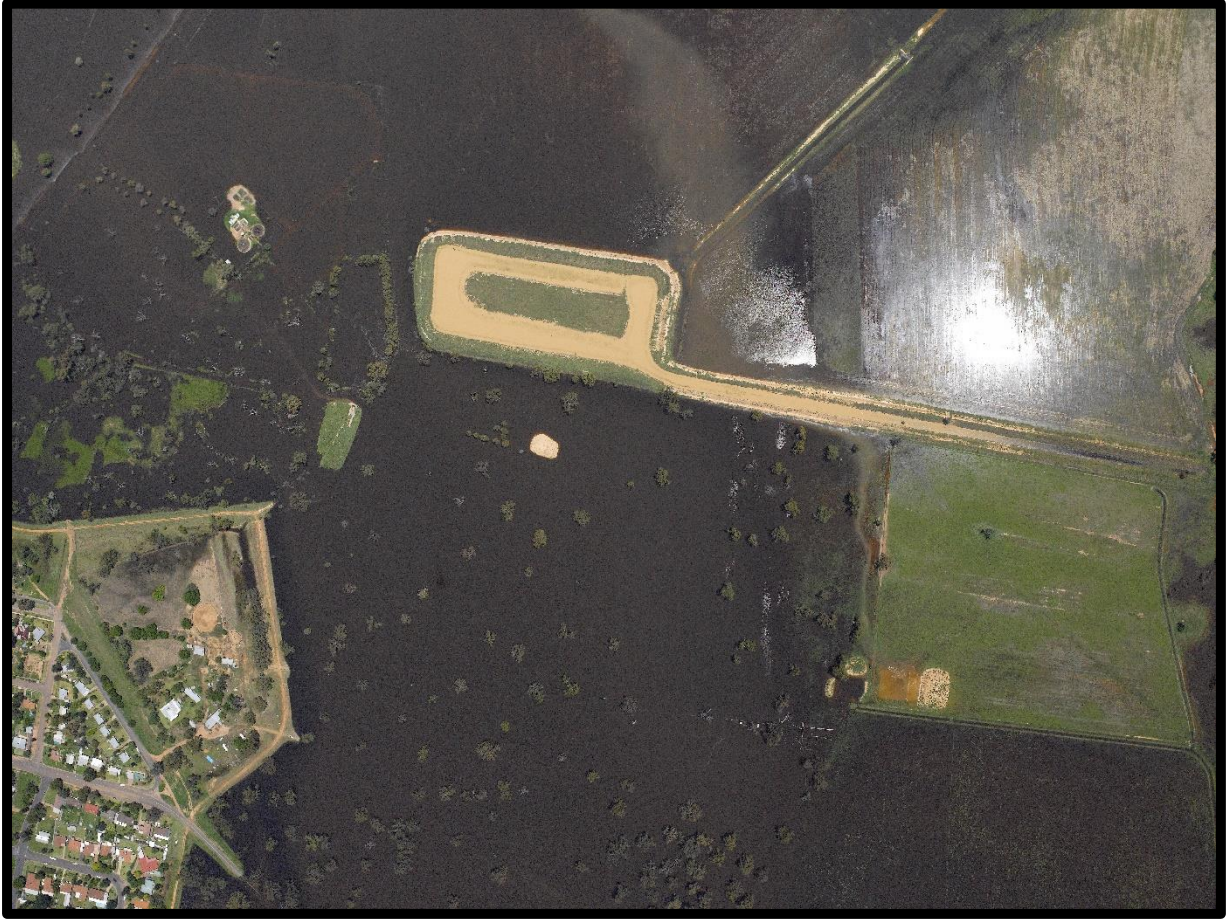


BUNDEMAR ROAD AREA
EXISTING ZONING



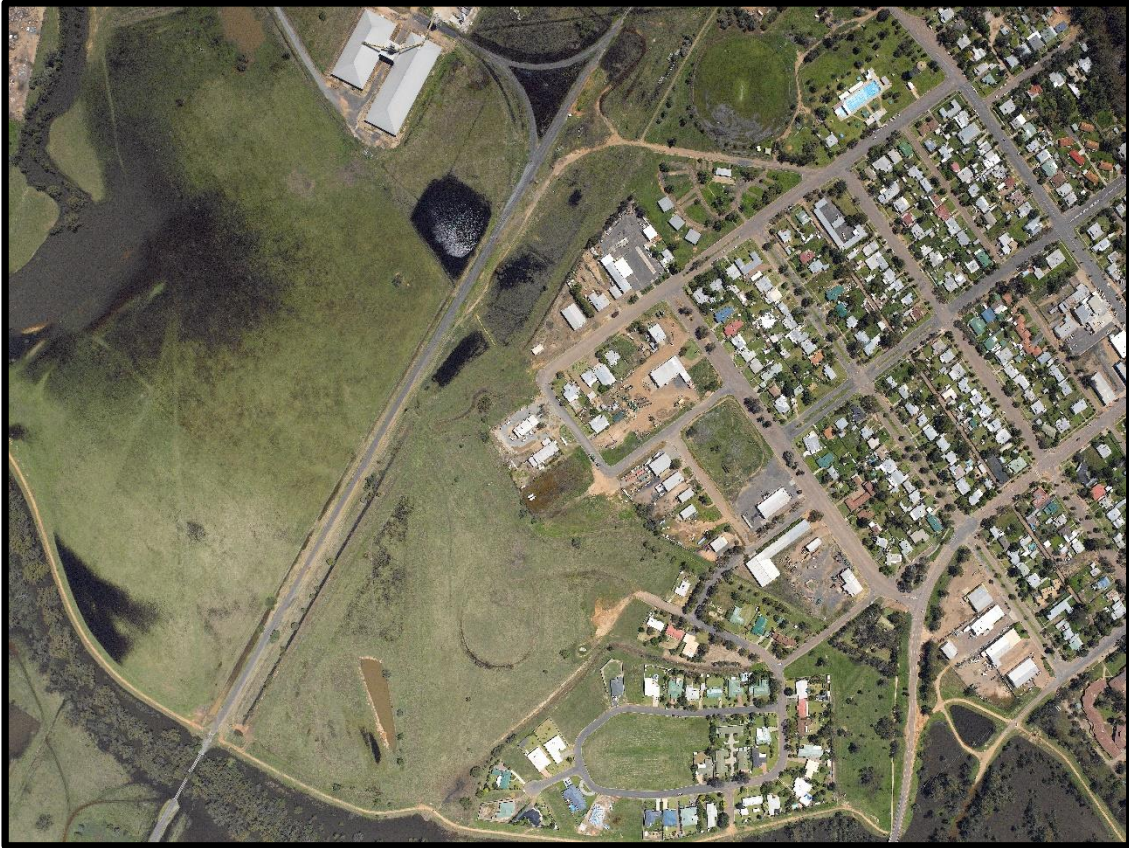
PROPOSED ZONING

3. PHOTOS - FLOODING



SEWAGE TREATMENT PLANT AREA

3. PHOTOS – FLOODING - CONTINUED



MABEL STREET

4. WARREN SHIRE COUNCIL LOCAL ENVIRONMENTAL PLAN 2012 PLANNING PROPOSAL

Objectives;

- A. To amend the Warren Shire Council Local Environmental Plan 2012 to enable the redevelopment of the Warren Shire Council Sewage Treatment Plant;
- B. To amend the Warren Shire Council Local Environmental Plan 2012 to enable the expansion of the general industrial zone land for future development;
- C. To amend the Warren Shire Council Local Environmental Plan 2012 to reflect current land use.

The proposed outcome will be achieved by;

- A. Amending the Warren Shire Council Local Environmental Plan 2012 Land zoning map to SP2 Infrastructure at the current Sewage Treatment Plan site as well as the adjoining lot; AND
- B. Amending the Warren Shire Council Local Environmental Plan 2012 Land zoning map to IN1 General Industrial to extend Mabel Street development; AND
- C. Amending the Warren Shire Council Local Environmental Plan 2012 Land zoning map R5 Large Lot Residential, Bundemar Road to ensure that the land zone is consistent with the land use.

Justification;

- A. Council's Local Environmental Plan 2012 shows the current land use zoning for the Warren Sewage Treatment Plant site as R5 Large Lot Residential. This zoning was done in line with the recommendation from the Department of Planning when the LEP was developed. It has now been brought to our attention that if additional land is required for the new Warren Sewage Treatment Plant the current zoning does not permit it, therefore council is required to have the land rezoned to SP2 Infrastructure. Warren Shire Council has been successful in obtaining government funding for a new STP, the subject land should be zoned accordingly to reflect its land use. The current land use zoning prohibits the existing use. This was an oversight when Warren Shire Council endorsed the standard template format LEP. Warren Shire Council will complete an EIS for a new STP. Although the land is flood liable, the new STP and associated infrastructure will be designed to be above the flood level.
- B. Mabel Street rezoning is to ensure that there is adequate General Industrial land for current and future demand. The location of the proposed rezoning is an expansion of an existing General Industrial zone, with the essential services infrastructure are located within close proximity. Warren Shire is predominantly an agricultural based

industry and the commercial businesses to support these agricultural industries must be catered for.

- C. Bundemar Road rezoning is to ensure that the land is zoned to reflect its current land use. R5 Large Lot Residential is more conducive of the land use of the area, compared to RU1 Primary Production. The lots were originally created for Large Lot Residential development prior to the Warren Shire Council LEP 2012.

Environmental, Social and Economic impact

The current land uses are as follows;

Sewage Treatment Plant – evaporation ponds, and the expansion site – agricultural dryland cropping. The site will not be visually prominent with the existing landscape and will not impact on any heritage item or cultural significance. There is not expected to be an increase in traffic movements. Adequate access and services are available.

Possible environmental impacts from the new sewage treatment plant will be considered and assessed in the EIS. The project will involve a large volume of soil relocation as an existing earthen dam reservoir will be demolished. The land is subject to flooding however, the proposed re-development will improve the flood hydrology. The land is not bushfire prone and minimal vegetation will be removed during construction works.

Mabel Street expansion - currently vacant land. The site will result in a visually prominent development within the existing landscape however it will be consistent with surrounding land uses and will not create a land use conflict. There will be an increase in traffic however the streets surrounding the proposed industrial area are already classified as a road train route and are designed and constructed to handle the expected traffic volumes. There will be no contamination created from the rezoning of the industrial land and any future developments will require approval subject to assessment and the application of suitable conditions for any possible contamination. Minimal excavation will be required and will only involve levelling of the site, the construction of roads and the installation of kerb and guttering.

The land is located inside the Warren town levee system and is considered not flood prone. The land is not bushfire prone.

Bundemar Road rezoning – rural residential, minimal impact, more appropriate zoning to reflect the current land use. No change in traffic will occur and the site is currently suitably serviced. No contamination will be created. No excavation is proposed. No removal of vegetation if proposed. The site is subject to flooding however this does not restrict the site for this use as Council's policy in relation to finished building heights apply. The land is not bushfire prone.

STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy No 1—Development Standards; N/A

State Environmental Planning Policy No 14—Coastal Wetlands; N/A

State Environmental Planning Policy No 19—Bushland in Urban Areas; N/A

State Environmental Planning Policy No 21—Caravan Parks; N/A
State Environmental Planning Policy No 26—Littoral Rainforests; N/A
State Environmental Planning Policy No 30—Intensive Agriculture; N/A
State Environmental Planning Policy No 33—Hazardous and Offensive Development; N/A
State Environmental Planning Policy No 36—Manufactured Home Estates; N/A
State Environmental Planning Policy No 44—Koala Habitat Protection; N/A
State Environmental Planning Policy No 47—Moore Park Showground; N/A
State Environmental Planning Policy No 50—Canal Estate Development; N/A
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas; N/A

State Environmental Planning Policy No 55—Remediation of Land SEE BELOW

State Environmental Planning Policy No 62—Sustainable Aquaculture; N/A
State Environmental Planning Policy No 64—Advertising and Signage; N/A
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development; N/A
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes) ; N/A
State Environmental Planning Policy No 71—Coastal Protection; N/A
State Environmental Planning Policy (Affordable Rental Housing) 2009; N/A
State Environmental Planning Policy (Building Sustainability Index: BASIX); N/A 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008; N/A
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004; N/A

State Environmental Planning Policy (Infrastructure) 2007 SEE BELOW

State Environmental Planning Policy (Integration and Repeals) 2016; N/A
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007; N/A
State Environmental Planning Policy (Kurnell Peninsula) 1989; N/A
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) ; N/A 2007
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007; N/A
State Environmental Planning Policy (Penrith Lakes Scheme) 1989; N/A
State Environmental Planning Policy (Rural Lands) 2008; N/A
State Environmental Planning Policy (State and Regional Development) 2011; N/A
State Environmental Planning Policy (State Significant Precincts) 2005; N/A
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011; N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006; N/A
State Environmental Planning Policy (Three Ports) 2013; N/A
State Environmental Planning Policy (Urban Renewal) 2010; N/A
State Environmental Planning Policy (Western Sydney Employment Area) 2009; N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009; N/A

Remediation of the existing STP will be addressed in the EIS.

The existing STP can be upgraded under Clause 106 of the Infrastructure SEPP.

5. PLANNING PROPOSAL HAS BEEN SUPPORTED BY COUNCIL

WARREN SHIRE COUNCIL

**Minutes of the Ordinary Meeting of Council
Held in Council Chambers, 115 Dubbo Street Warren
on Wednesday 25th January 2017 commencing at 7.30 am**

MANAGER HEALTH AND DEVELOPMENT'S REPORTS

CONTINUED

Item 5 Impounding Officer's Report

(P4-4)

MOVED Derrett/Serdity that the information be received and noted.

Carried
22.1.17

Item 6 Netwaste Forum

(G2-4.3)

MOVED Derrett/Serdity that the information be received and noted.

Carried
22.1.17

Item 7 Planning Proposal

(P15-31.6)

MHD-A
Chk Lst

MOVED Quigley/Druce

That:

1. That the information be received and noted; and
2. Council approve to progress with the review of the Local Environmental Plan 2012, and submit the Planning Proposal to the Department of Planning and Environment for a Gateway determination.

Carried
23.1.17