

1. PLANNING PROPOSALS

(File No 11.015)

Introduction

This report is to present Council with, the applications for planning proposals received to date for consideration. The Council staff assessment reports for the proposals are included as Attachment 1 and copies of the applications are provided under separate cover.

Background

A planning proposal seeks to amend the Local Environmental Plan. Generally, these amendments are to rezone land, change a minimum lot size for dwelling permissibility or to list an item on the heritage register.

A planning proposal must be supported by Council as well as the Department of Planning & Environment. An application must include information and reports addressing the reasons for supporting the proposal. The time taken to assess these applications may be up to 12 months.

To assist in drafting and finalising the applications, Council staff must also prepare a report to Council and the Department demonstrating compliance with planning policies and Ministerial Directions and manage the redrafting of Council's electronic mapping systems.

At its meeting of 14 August 2013, Council resolved to consider receiving planning proposals on a six monthly basis, being June and December each year however, as no applications were available in June 2014, this presentation has been held until July 2014.

Issues

Council must consider the merit of each proposal based on strategic justification and intent.

Assessment**(a) *Legal Implications Including Directives and Guidelines***

Planning proposals are submitted to the NSW Department of Planning & Environment Gateway and are required to address and justify compliance with the relevant Act, Regulations, Planning Policies and Ministerial Directions.

The result is that the proposal will facilitate a change in legislation, being the Narromine Local Environmental Plan 2011.

1. PLANNING PROPOSALS (Cont'd) (File No 11.015)

(b) Financial Implications/Considerations

Planning proposals are a fee-for-service provided by Council. All costs incurred by Council in the facilitation of the proposals are covered by the fees charged to the applicants of the proposal.

(c) Policy Provisions – Council Policy and Practice

This action does not affect any existing Council policies or practices.

(d) Strategic Implications – Implications for Long Term Plans/Targets

This item relates to item E1.2 of the Community Strategic Plan and E1.2.1.2 of the Delivery Program Strategy.

(e) Options

Council must choose to either support or not support each proposal.

Discussions/Comments

Council has been proactive in pursuing effective strategic planning in the form of the Western Councils Sub-Regional Land Use Strategy, the Narromine Rural Lands Strategy, the Narromine Aerodrome Strategic and Master Plan and the upcoming Employment Lands Strategy. These documents provide a solid basis for planned development in the Shire.

Council has generally held the view that it will not enforce compulsory rezonings and hence has resulted in the need to facilitate applications by land owners. This also has a consequence of difficulty in maintaining a balance between planned development and the abilities and intentions of the land owners to carry through with development.

By Council producing these Plans and drafting the planning proposals, it is assisting in the ordered and considered development in line with legislative requirements.

RECOMMENDATION

That Council support planning proposal 09/2014 to the extent of five lots of up to 20 hectares each and forward it to the Gateway for determination.