

**Planning Proposal under Section 55 of the
Environmental Planning & Assessment Act 1979**

*Further refinements to
Glen Innes Severn Local Environmental Plan 2012*

Planning Proposal 2014-01

This is a Planning Proposal prepared under section 55 of the *Environmental Planning and Assessment Act 1979*, in relation to a proposed amendment to *Glen Innes Severn Local Environmental Plan 2012*. It will be assessed by Glen Innes Severn Council, the NSW Department of Planning and Infrastructure, and (depending on the Gateway determination) used for public participation on the proposed LEP amendment.

Background

Proposal	To make further amendments and refinements to the Glen Innes Severn Local Environmental Plan 2012.
Property Details	Due to the complexity of the planning proposal some of the items apply generally, and some relate to specific locations -- refer to the details in Appendix A
Applicant Details	Glen Innes Severn Council
Land Owner	Various
Brief History	Glen Innes Severn LEP 2012 was gazetted on 14 September 2012 and is a much more complex LEP than previous LEP's. Planning proposal 2013-01 was prepared in response to the identification of errors and oversights and made numerous corrections and refinements to the LEP maps.
Location	Details of the land affected by the amendments are given in appendix A & B

Part 1 – Objectives or Intended Outcomes

It is intended to amend Glen Innes Severn Local Environmental Plan 2012 to incorporate refinements;

- Item 1 Address anomalies in current Land Zoning Map– LZN_003A (Glen Innes). The land identified is zoned RU1 Primary Production and is the unformed extension of Taylor Street from the intersection of Hunter Street to the Gwydir Highway. It is intended to change the aforementioned land zoning mapping from RU1 Primary Production to R1General Residential.
- Item 2 Modify the Dwelling Opportunity Maps -DWE_002, DWE_002A, DWE_003, DWE_005, as additional parcels of land have identified which contained a dwelling opportunity.
- Item 3 Modify the land use table for Village RU5 zone to prohibit Animal boarding and breeding Establishments;
- Item 4 To provide greater flexibility in relation to the subdivision of land zoned RU1 through, permitting boundary adjustment subdivisions where one or more allotments involved do not meet the minimum lot size specified for the subdivision of the land; and
- Item 5 To rezone land from General Residential to General Industrial land

Full details of the above are contained in Appendix A and B.

Part 2 – Explanations of Provisions

Appendix A outlines the proposed changes to the LEP Text and LEP Map Index, with references to the associated matter in Appendix B.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

For Items 1 to 5 the planning proposal is not a result from any strategic study or report.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

For Items 1 to 5 the intended outcomes relate to amendments and refinements of the LEP provisions. A planning proposal is required in order to have amendments to the LEP considered and approved.

3. Is there a net community benefit?

The intended outcomes will provide a net community benefit through;

- Rectifying mapping errors;
- Rectifying the land use table, to reflect community concerns regarding specific proposals.
- Allow for additional general industrial zoned land to facilitate economic growth.

Section B – Relationship to strategic planning framework

1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The planning proposal is consistent with the *New England North West Regional Action Plan 2021*.

2. Is the planning proposal consistent with Council's Community Strategic Plan 2013-2023?

One of the strategic objectives listed under the *Land Use and Economic Development Community Strategic Plan 2013-2023* is to engage our Community in integrated planning incorporating land use, economic development infrastructure and social policy that reflect and retain the character of our natural and built environment.

The administration and ongoing maintenance of the provisions of the *Glen Innes Severn LEP 2012* enforces this strategy for Items 1 to 5. In addition the *Glen Innes Severn Economic Development Strategy 2012 – 2017* relates specifically to Item 5 as the strategy was developed to promote growth through:

- Greater economic development will occur by encouraging more businesses and industry to move to the area.
- Support and develop agricultural industries, be a well-recognised tourism destination, and encourage growth in local businesses.

The Planning Proposal is consistent with both the *Community Strategic Plan 2013-2023* and *Glen Innes Severn Economic Development Strategy 2012 – 2017*.

3. Is the planning proposal consistent with applicable state environmental planning policies?

Items 1 to 5 of the planning proposal are consistent with all applicable state environmental planning policies.

4. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Whilst not all Items 1 to 5 of the planning proposal are considered consistent with all applicable section 117 directions justification has been provided in the following table.

1	Employment and Resource	Item No	Applies	Relevant	Consistent	Comment
1.1	Business and Industrial Zones	1	N	N		
		2	N	N		
		3	N	N		
		4	N	N		
		5	Y	Y	Y	The planning proposal gives effect to the objectives through; (a) Providing a suitable industrial zone to enable a rural supplies store to be constructed within the site. (b) The proposed industrial zoned land is adjacent to the existing 'Gleninda' industrial estate and will provide land for other industrial land uses that will support the existing industrial area. (c) Glen Innes is not identified as a strategic centre in a strategy approved by the Director General. (d) The proposal will not impact any existing business or industrial zoned land.
1.2	Rural Zones	1	Y	Y	Y	The planning proposal is to rezone a closed road from RU1 to R1. Land located to the north and south of the closed road is currently zoned R1. Whilst the proposal is inconsistent with the terms of the direction it is unlikely to impact on existing primary production zoned land it is consider of minor significance
		2	Y	Y	Y	The planning proposal gives effect to the current provisions contained within the Glen Innes Severn LEP. As the identified dwelling opportunities currently exist however they are not mapped. Given that the dwelling opportunities exist it is considered of minor significance.
		3	N	N		

	4	Y	Y	Y	Y	The planning proposal gives effect to greater flexibility in relation to the subdivision of land zoned RU1 through, permitting boundary adjustment subdivisions where one or more allotments involved do not meet the minimum lot size specified for the subdivision of the land. The planning proposal is not rezone land, therefore it is considered of minor significance.
	5		N	N		
1.3	Mining, Petroleum Production and Extractive Industries					
	1		N	N		
	2		N	N		
	3		N	N		
	4		N	N		
	5		N	N		
1.4	Oyster Aquaculture					
	1		N	N		
	2		N	N		
	3		N	N		
	4		N	N		
	5		N	N		
1.5	Rural Lands					
	1		Y	Y	Y	The planning proposal affects land that is currently zoned RU1. The identified land was an existing road which has since been closed. Whilst land is zone RU1 its use was not considered to have any agricultural production value. The planning proposal is therefore considered of minor significance.
	2		N	N		
	3		N	N		
	4		Y	Y	Y	The planning proposal gives effect to greater flexibility in relation to the subdivision of land zoned RU1 through, permitting boundary adjustment subdivisions where one

		5	N	N					or more allotments involved do not meet the minimum lot size specified for the subdivision of the land. The planning proposal is considered of minor significance.
2	Environment and Heritage	Item No	Applies	Relevant	Consistent	Comment			
2.1	Environmental Protection Zones	1	N	N					
		2	N	N					
		3	N	N					
		4	N	N					
		5	N	N					
2.2	Coastal Protection	1	N	N					
		2	N	N					
		3	N	N					
		4	N	N					
		5	N	N					
2.3	Heritage Conservation	1	N	N					
		2	N	N					
		3	N	N					
		4	N	N					
		5	N	N					
2.4	Recreation Vehicle Areas	1	N	N					
		2	N	N					
		3	N	N					
		4	N	N					
		5	N	N					

3	Housing, Infrastructure and Urban Development	Item No	Applies	Relevant	Consistent	Comment
3.1	Residential Zones					
		1	N	N		
		2	N	N		
		3	N	N		
		4	N	N		
		5	Y	Y	Y	The planning proposal seeks to rezone residential land for industrial purposes. Industrial use of the land is more efficient in terms of location, adjacent to existing industrial zoned land and road transport linkages. Industrial zoning of the land is likely to lead to redevelopment to the land's highest and best use and will make the most effective use of existing infrastructure and land resources. The planning proposal is inconsistent with this direction in that it seeks to rezone residential land to industrial land. Justification for the proposed rezoning is: • Lots 3 and 4 Section 52 DP 758447, Lot 5 DP592608 & Lot 6 DP 592608 are all vacant. Lot 2 Section 52 DP758447 contains an existing dwelling. • The land adjoins an existing industrial estate; • The proposal is consistent with the recommendations of the GISLUS to support the adjoining 'Gleninda' industrial estate; and • There is an adequate supply of vacant zoned residential land within the Glen Innes urban area
3.2	Caravan Parks and Manufactured Home Estates					
		1	Y	N		
		2	Y	N		
		3	Y	N		

		4	Y	N	Y	The planning proposal is inconsistent with this direction in that development for the purpose of caravan parks will not be permissible within the proposed IN1 zone. The land to be rezoned is only 2.024 ha in area and is unsuitable for a caravan park. The proposed rezoning is of minor significance in terms of the provision of land for caravan parks and MHEs.
		5	Y	N		
3.3	Home Occupations					
		1	Y	N		
		2	Y	N		
		3	Y	N		
		4	Y	N		
		5	Y	N		Considered minor significance. Home occupations are prohibited in the IN1 zone.
3.4	Integrating land Use and Transport					
		1	Y	N		
		2	Y	N		
		3	Y	N		
		4	Y	N		
		5	Y	N		
3.5	Development Near Licensed Aerodromes					
		1	N	N		
		2	N	N		
		3	N	N		
		4	N	N		
		5	N	N		
4	Hazard and Risk	Item No	Applies	Relevant	Consistent	Comment
4.1	Acid Sulfate Solid					
		1	N	N	Y	

5.2	Sydney Drinking Water Catchments	2	N	N	N	Y
		3	N	N	N	Y
		4	N	N	N	Y
		5	N	N	N	Y
		1	N	N	N	Y
		2	N	N	N	Y
5.3	Farmland of State & Regional Significance on Far North Coast	3	N	N	N	Y
		4	N	N	N	Y
		5	N	N	N	Y
		1	N	N	N	Y
		2	N	N	N	Y
		3	N	N	N	Y
5.4	Commercial & Retail Development, Pacific Hwy	4	N	N	N	Y
		5	N	N	N	Y
		1	N	N	N	Y
		2	N	N	N	Y
		3	N	N	N	Y
		4	N	N	N	Y
5.5	Development in vicinity of Ellalong, Paxton & Millfield	5	N	N	N	Y
		1	N	N	N	Y
		2	N	N	N	Y
		3	N	N	N	Y
		4	N	N	N	Y
		5	N	N	N	Y
5.6	Sydney to Canberra Corridor	1	N	N	N	Y
		2	N	N	N	Y
		3	N	N	N	Y
		4	N	N	N	Y
		5	N	N	N	Y
		1	N	N	N	Y

5.7	Central Coast	5	N	N	N	Y	
		1	N	N	N	Y	
		2	N	N	N	Y	
		3	N	N	N	Y	
		4	N	N	N	Y	
		5	N	N	N	Y	
5.8	2nd Sydney Airport Badgerys Creek	1	N	N	N	Y	
		2	N	N	N	Y	
		3	N	N	N	Y	
		4	N	N	N	Y	
		5	N	N	N	Y	
6	Local Plan Making	Item No	Applies	Relevant	Consistent	Comment	
6.1	Approval and Referral Requirements	1	Y	N	Y		
		2	Y	N	Y		
		3	Y	N	Y		
		4	Y	N	Y		
		5	Y	N	Y		
6.2	Reserving Land For Public Purpose	1	Y	N	Y		
		2	Y	N	Y		
		3	Y	N	Y		
		4	Y	N	Y		
		5	Y	N	Y		
6.3	Site Specific Provisions	1	N	N	Y		
		2	N	N	Y		
		3	N	N	Y		
		4	N	N	Y		
		5	N	N	Y		

Section C – Environmental, social and economic impact

- 1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No. It is anticipated that statutory requirements will ensure appropriate consideration and protection in relation to any future development proposal.

- 2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

No direct adverse environmental impacts are likely to arise as a result of the planning proposal.

- 3. How has the planning proposal adequately addressed any social and economic effects?**

There will be no adverse social effects, and economic effects associated with the planning proposal. Overall the planning proposal is likely to achieve positive social and economic effects, particularly through the improving flexibility and clarity for land zoning, Land use, subdivision of land and future dwelling opportunities.

Section D – State and Commonwealth interests

- 1. Is there adequate public infrastructure for the planning proposal?**

Yes. There is adequate public infrastructure for the planning proposal

- 2. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

No views of public authorities have been sought, and none are considered necessary given the scope of the planning proposal.

Part 4 – Mapping

Maps contained in Appendix A and B are considered to be sufficient for exhibition purposes, with formal amendments to the relevant map sheets conducted post-exhibition.

Part 5 – Community Consultation

Council has not undertaken any community consultation concerning this specific planning proposal to date. It is anticipated that this will occur as part of the formal

exhibition of the planning proposal or as directed through the gateway determination process.

Community consultation in relation to this planning proposal is considered to only be required to the minimum extent necessary as deemed by the Gateway process. In this regard, if it is determined that consultation is necessary, it is proposed that there be:

- One notification of the exhibition in a locally circulating newspaper.
- An exhibition period of 28 days.(During Christmas Period)
- Direct notification to affected land owners

Part 6 – Project Timeline

Task	Anticipated timeframe
Date of Gateway Determination	By 12 December 2014
Completion of required technical information, studies	No further studies expected.
Government agency consultation (pre exhibition as required by Gateway Determination)	Not Applicable
Any changes made to Planning Proposal resulting from technical studies and government agency consultations. Resubmit altered Planning Proposal to Gateway panel. Revised Gateway determination issued, if required.	Not Applicable
Commencement and completion dates for public exhibition.	17 December 2014 – 15 January 2015
Consideration of submissions, report Planning Proposal post exhibition	To Council meeting February 2015
Date of submission of proposal to Department to finalise the LEP.	20 April 2015

Conclusion

The planning proposal is considered to be consistent with relevant statutory and policy provisions and seeks to rectify errors identified post gazettal of Glen Innes LEP 2012 and to rezone existing General Residential R1 land to General Industrial IN1.

Contact Details

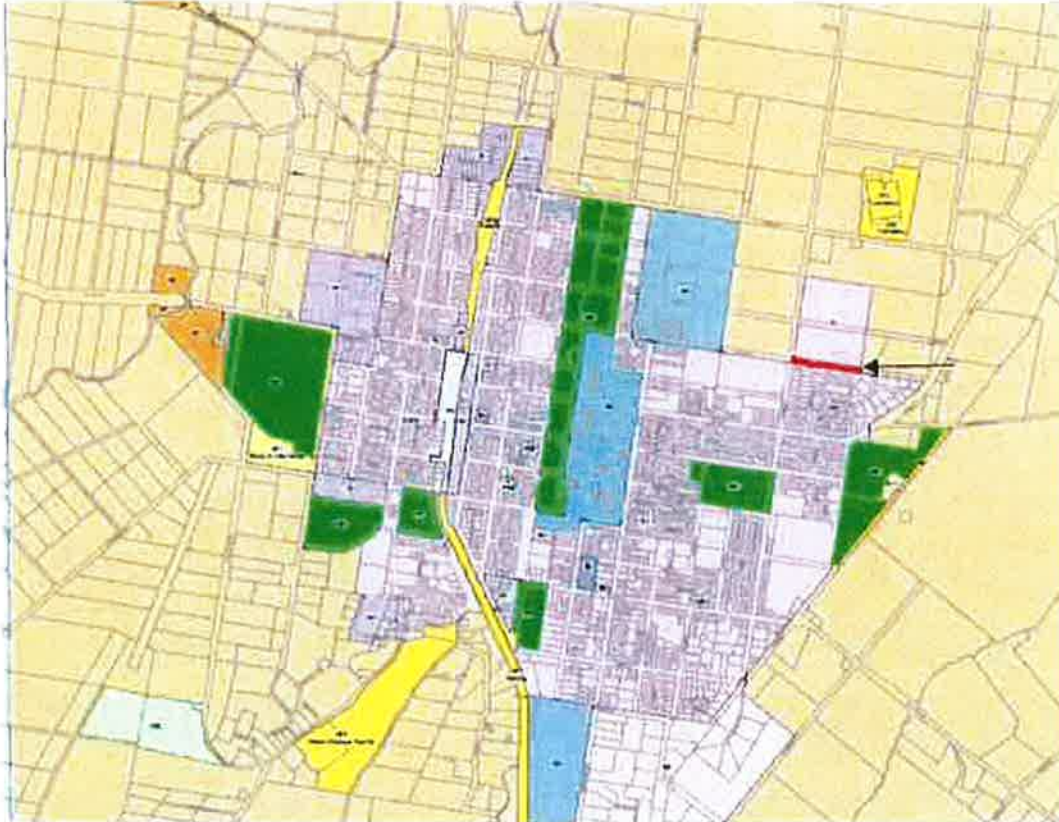
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Appendix A – List of proposed amendments

Changes to Map Sheets

Item 1

Land Zoning Map – LZN_003A (Glen Innes) land identified as a red line was the unformed extension of Taylor Street from the intersection of Hunter Street to the Gwydir Highway. Currently the land is zoned under Glen Innes Severn LEP 2012 as RU1 Primary Production.



Site specific Environmental Considerations

Affected land

In this instance the affected land relates specifically to the land subject to the relevant zone for which the change to the land use is proposed.

Bushfire hazard

A small proportion of the abovementioned land is identified as being bushfire prone. However the land would be considered to have a low Bushfire Attack Level (BAL).

Flora and/ or fauna

The land that has been identified in the relevant maps may contain flora and fauna. Site specific investigations would be required prior to undertaking any future development

Noise Impact

The land identified is not considered to create any addition noise impact.

Water Quality

The land identified is not considered to impact on water quality.

Stormwater Management

The land identified is not considered to create any addition issues in relation to stormwater management.

Flooding

The land identified is not considered to be affected by flooding.

Land Contamination

The land identified is not known to be affected from contamination located on the site.

European and Aboriginal Cultural Heritage

There are no items of Aboriginal or European heritage significance identified within or surrounding the site listed on the AHIMS database or the NSW Heritage Register.

Social and Economic Effects

The Land identified is not considered to have any social and economic effect considering the planning proposal is to rezone land which is a closed road. Whilst the land is currently zone RU1. The land is not considered viable for agricultural pursuits.

Traffic Impacts

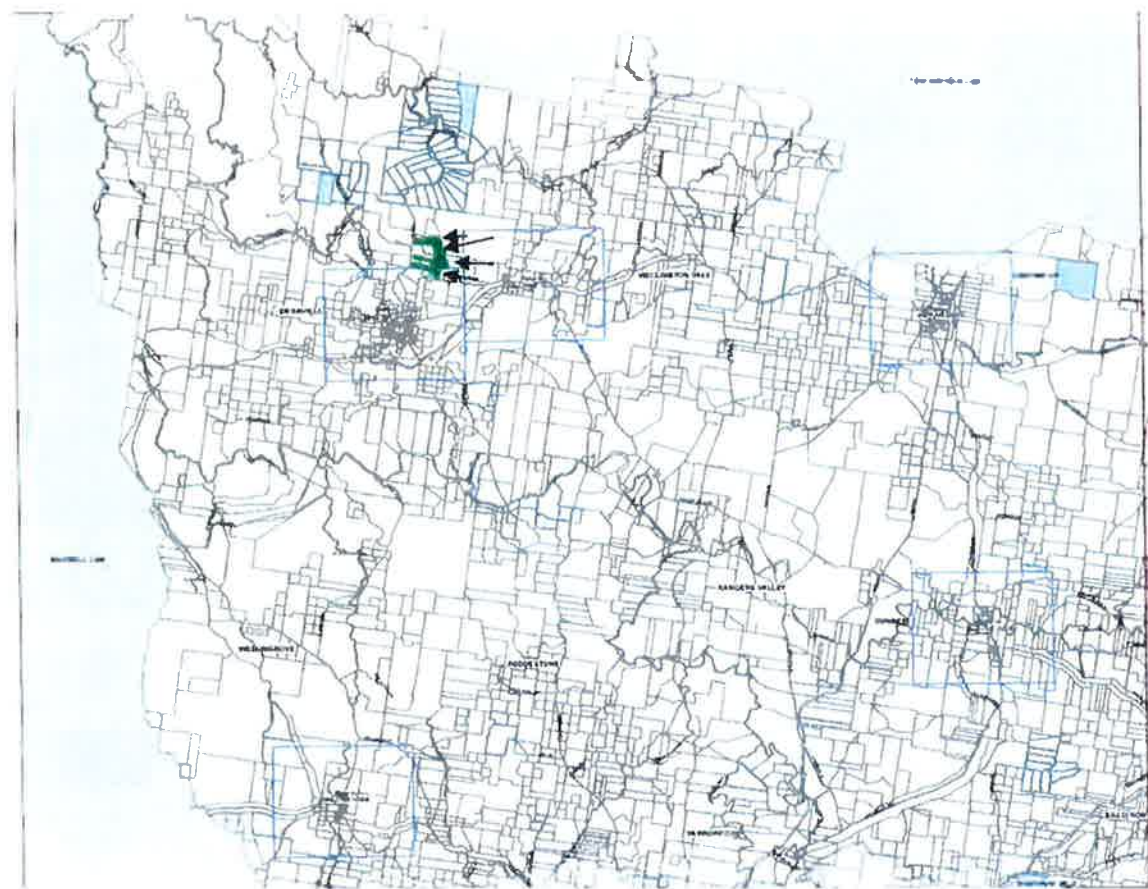
The land identified is not considered to have any future impact on existing traffic.

Any Council Interest

Given the proposed change to the land zoning map, it is likely that Council does not have an interest in land that could be affected. However, this proposal has been prepared without regard to any such interest.

The identified land parcels contained within each map have been coloured green.

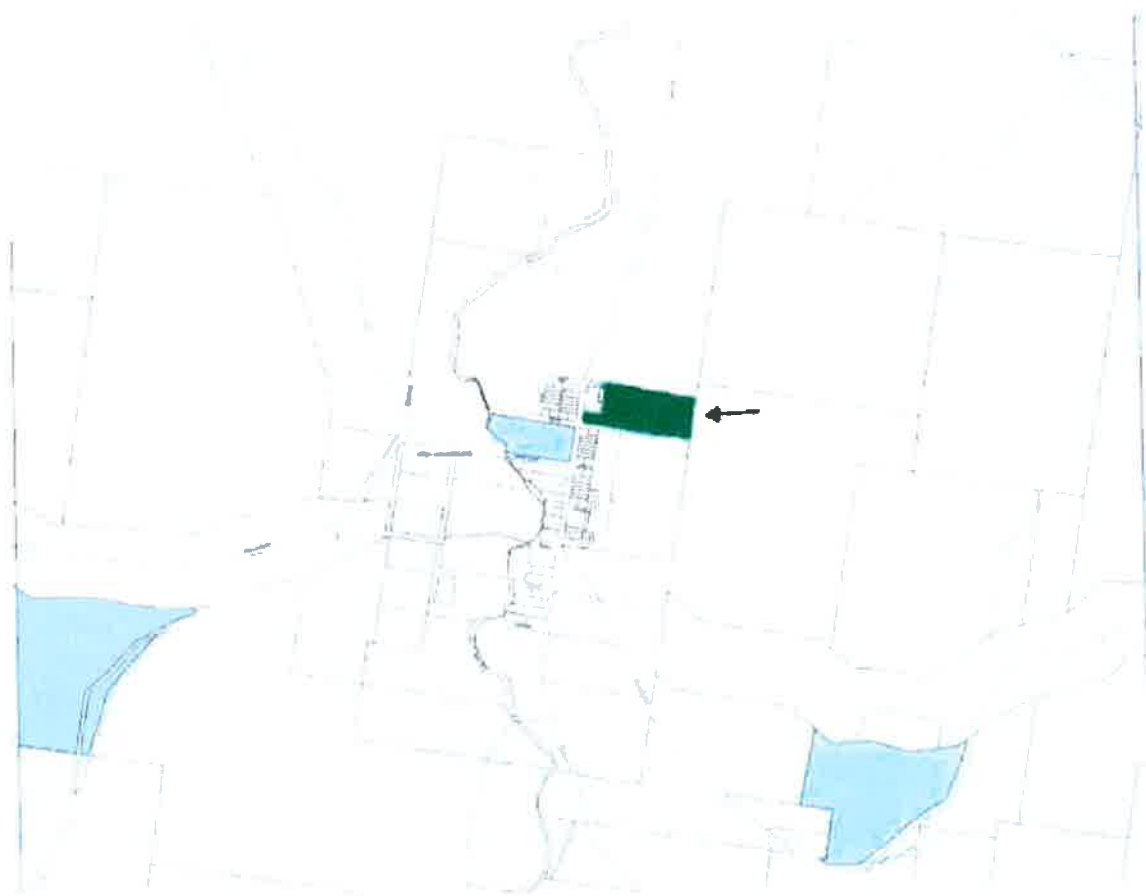
Lot 6 DP 713707



DWE_002A

Identified Land Parcels

Lot 108 DP 753320



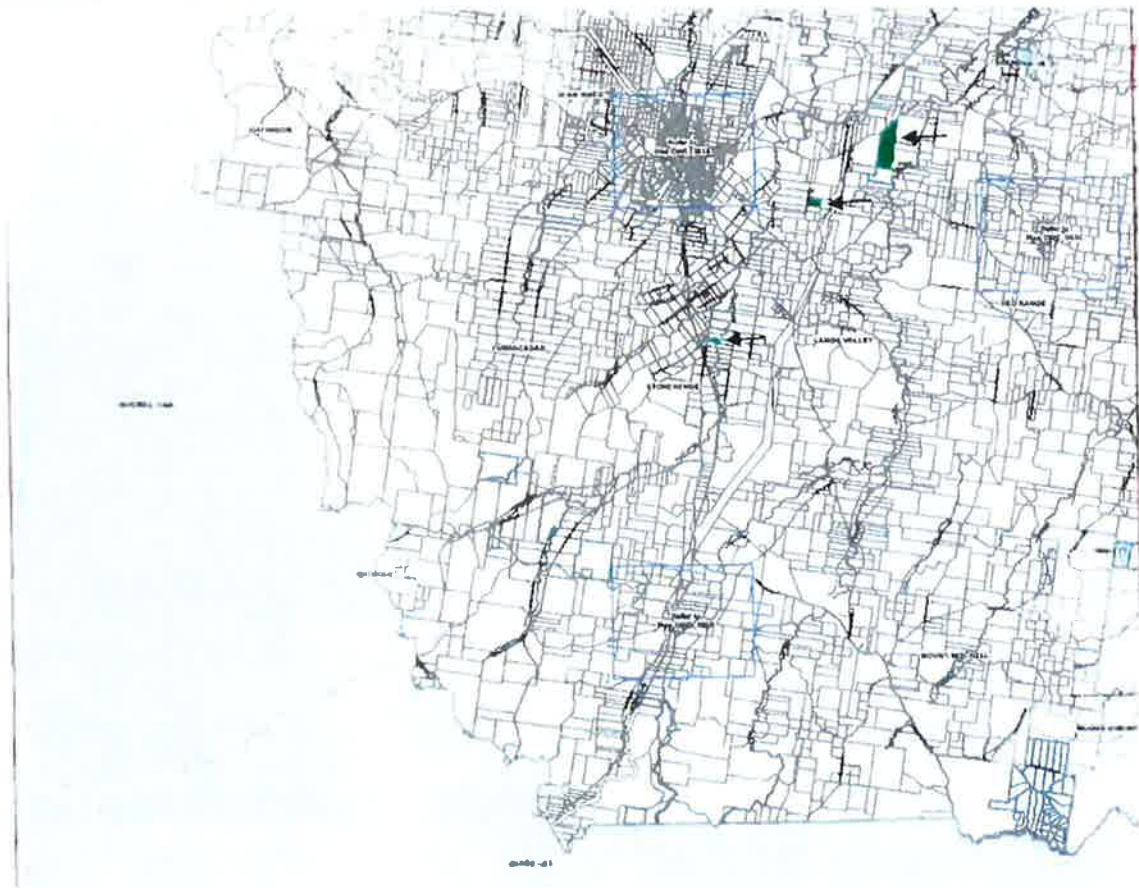
DWE_003

Identified Land Parcels

Lot 10 DP 753311

Lot 1 DP 799345

Lot 321 DP 753262



DWE_005

Identified Land Parcels

Lot 6 Section 13 DP 758685



Site specific Environmental Considerations

Affected land

In this instance the affected land relates specifically to the land subject to the relevant dwelling opportunity for which the change to the dwelling opportunity map is proposed.

Bushfire hazard

The land that has been identified in the relevant maps may be prone to bushfire. Dwellings constructed on these parcels that are affected by bushfire will be required to comply with the relevant legislation.

Flora and/ or fauna

The land that has been identified in the relevant maps may contain flora and fauna. Site specific investigations would be required prior to undertaking any future development.

Noise Impact

The identified parcels are not considered to create any additional noise impacts.

Water Quality

The land identified for dwelling opportunities in the planning proposal is not considered to impact on water quality.

Stormwater Management

The dwelling opportunities identified in the planning proposal is not considered to create any additional issues in relation to stormwater management.

Flooding

The land that has been identified in the relevant maps may be prone to flooding. Dwellings constructed on these parcels that are affected by flooding will be required to comply with the relevant legislation.

Land Contamination

The land that has been identified in the relevant maps may be contaminated from previous agricultural pursuits. Prior to Dwellings being constructed site specific investigations would be required.

European and Aboriginal Cultural Heritage

The land identified in the relevant maps may have items of Aboriginal or European heritage significance. Site specific investigation would be required prior future development.

Social and Economic Effects

The planning proposal is considered to have a positive social and economic effect through the construction of additional housing.

Traffic Impacts

The planning proposal is not considered to impact on existing traffic.

Any Council Interest

Given the proposed change to the dwelling opportunity map, it is likely that Council does not have an interest in land that could be affected. However, this proposal has been prepared without regard to any such interest.

Appendix B- Detail of proposed amendments

Item No 3 and 4, Land Use Table

Item No 3.

Issue

Currently under the Glen Innes Severn LEP "Animal boarding and breeding Establishment" – are permitted with consent in the Primary Production RU1, Village RU5 and General Industrial IN1 zones. As part of a recent development application approval Council resolved to investigate the prohibition of this form of development in the Village RU5 zone. Given the submissions received against this form of development. It is intended to prohibit "Animal boarding and breeding Establishments" in the Village RU5 zone.

"animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital."

The proposed outcome is to remove "Animal boarding and breeding Establishment" from "3. Permitted with consent" and insert under "4. Prohibited." in the land use table for Zone RU5 Village.

Site specific Environmental Considerations

Affected land

In this instance the affected land relates specifically to the land subject to the relevant zone for which the change to the land use is proposed.

Bushfire hazard

Not relevant to land identified as proposal is to prohibit specific land use type.

Flora and/ or fauna

Not relevant to land identified as proposal is to prohibit specific land use type.

Noise Impact

Not relevant to land identified as proposal is to prohibit specific land use type.

Water Quality

Not relevant to land identified as proposal is to prohibit specific land use type.

Stormwater Management

Not relevant to land identified as proposal is to prohibit specific land use type.

Flooding

Not relevant to land identified as proposal is to prohibit specific land use type.

Land Contamination

Not relevant to land identified as proposal is to prohibit specific land use type.

European and Aboriginal Cultural Heritage

Not relevant to land identified as proposal is to prohibit specific land use type.

Social and Economic Effects

The prohibiting of the identified land use type has both a positive and negative social and economic effects. The positive economic effects of this type of development allow for business and employment opportunities in the village areas. The negative effects from this form of development are social whereby this form of development is not social accepted within the village areas.

Traffic Impacts

Not relevant to land identified as proposal is to prohibit specific land use type.

Any Council Interest

Given the proposed change to the land use table, it is likely that Council would have an interest in land that could be affected. However, this proposal has been prepared without regard to any such interest.

Item No 4

Issue

Since the introduction of the Standard Instrument LEP Council has received a number of requests for the adjustment of boundaries between RU1 zoned lots where one or more of the lots are below the minimum lot size. In a number of cases there has been identified planning merit in that the adjusted lots would retain or enhance agricultural potential or environmental outcomes. The current provisions of the LEP do not allow for Council to consent to such applications regardless of the merit. It is considered that where such lots have a dwelling eligibility prior to the adjustment that eligibility should not be lost.

An example of the proposed clause adjustments is listed below, however the final wording of the proposed clause amendment will be provided by the Parliamentary Counsel.

4.2C Boundary adjustments of land in certain zones

- (1) The objective of this clause is to permit the boundary between 2 or more lots to be altered in certain circumstances, to give landowners a greater opportunity to achieve the objectives of a zone.
- (2) This clause applies to land in the following zones:
(a) Zone RU1 Primary Production
- (3) Despite clause 4.1 (3), development consent may be granted to the subdivision of 2 or more adjoining lots, being land to which this clause applies, if the subdivision will not result in any of the following:
 - (a) an increase in the number of lots.
 - (b) an increase in the number of dwellings on, or dwellings that may be erected on, any of the lots.
 - (c) an increase in the total number of lots which could be created if the resulting lots were each subdivided to the applicable minimum lot size, when compared to the corresponding subdivision potential of the original lots.
- (4) In determining whether to grant development consent for the subdivision of land under this clause, the consent authority must consider the following:
 - (a) The existing uses and approved uses of other land in the vicinity of the subdivision,
 - (b) whether or not the subdivision is likely to have a significant impact on land uses that are likely to be preferred and the predominant land uses in the vicinity of the development,
 - (c) whether or not the subdivision is likely to be incompatible with a use referred to in paragraph (a) or (b),

- (d) whether or not the subdivision is likely to be incompatible with a use on land in any adjoining zone,
- (e) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c) or (d),
- (f) whether or not the subdivision is appropriate having regard to the natural and physical constraints affecting the land,
- (g) whether or not the subdivision is likely to have an adverse impact on the environmental values or agricultural viability of the land.

(5) This clause does not apply in relation to the subdivision of individual lots in a strata plan or a community title scheme.

2. **4.2A (3) (G)** is a lot created by boundary adjustment in accordance with Clause **4.2C** and upon which a dwelling house or dual occupancy (attached) would have been permissible prior to the adjustment of the boundary.

Site specific Environmental Considerations

Affected land

In this instance the affected land relates specifically to the land subject to the relevant zone for which the change to the land use is proposed. Land that is identified as being potentially affected from bushfire will be required to comply with the relevant bushfire legislation on an individual basis.

Bushfire hazard

The land that has been identified in the relevant maps may be prone to bushfire.

Flora and/ or fauna

The land that has been identified in the relevant maps may contain flora and fauna. Site specific investigations would be required prior to undertaking any future development.

Noise Impact

The identified parcels are not considered to create any additional noise impacts.

Water Quality

The land identified in the planning proposal is not considered to impact on water quality.

Stormwater Management

The Land identified in the planning proposal is not considered to create any additional issues in relation to stormwater management.

Flooding

The land that has been identified in the relevant maps may be prone to flooding.

Land Contamination

The land that has been identified in the relevant maps may be contaminated from previous agricultural pursuits. Prior to any future development being undertaken site specific investigations would be required.

European and Aboriginal Cultural Heritage

The land identified in the relevant maps may have items of Aboriginal or European heritage significance. Site specific investigation would be required prior future development.

Social and Economic Effects

The planning proposal is considered to have a positive social and economic effect through allowing the subdivision of agriculture land.

Traffic Impacts

The planning proposal is not considered to impact on existing traffic.

Any Council Interest

Given the proposed change to the principal development standards, it is likely that Council would have an interest in land that could be affected. However, this proposal has been prepared without regard to any such interest.

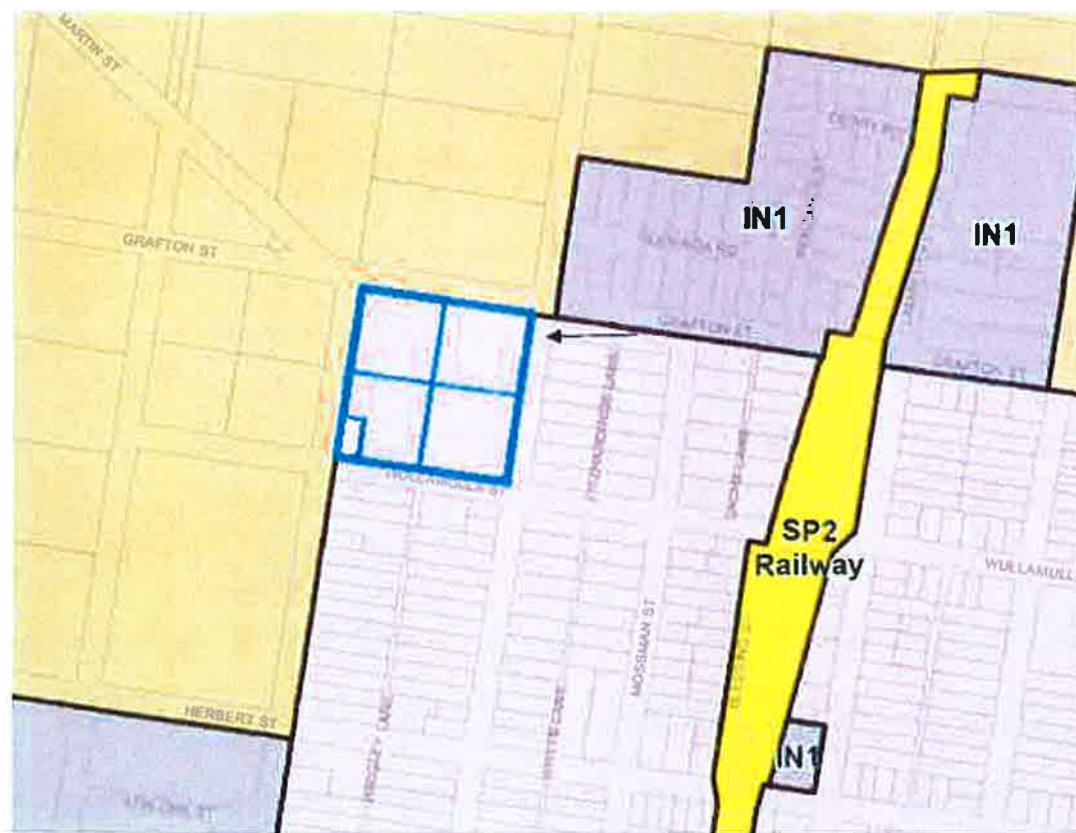
Appendix B

Item No 5

Proposal to rezone land from General Residential land to General Industrial

Land Zoning Map – LZN_003A

Proposed LEP land zoning map change to LZN_003A map. The land contained within the blue lines is relevant to the planning proposal.



Issue

Council at its Ordinary meeting of 24 July 2014 resolved to support in principal the rezoning of Lots 3 and 4 DP 758447, Grafton Street Glen Innes from the existing Residential Zone (R1) to General Industrial (IN1) under the Glen Innes Severn Local Environmental Plan 2012, subject to the inclusion of Lot 5 and Lot 6 DP592608 and Lot 2 Section 52 DP758447. Following this Council received a planning proposal for the rezoning of Lots 3 and 4 DP 758447.

The objective of this Planning Proposal and any subsequent LEP amendment are:

- To rezone Lots 3 and 4 Section 52 DP 758447, Lot 5 DP592608, Lot 6 DP 592608, Lot 2 Section 52 DP758447 from R1 General Residential to IN1 General Industrial.
- To provide for industrial development within suitable land nearby existing industrial zoned land and close to main transport links.
- To enable the future development of the land consistent with its environmental and servicing capacity.

The intended outcomes of the proposed rezoning are:

- Enabling a development that will provide employment opportunities during construction and post construction.
- The use of an otherwise wasted land resource that has the capacity to provide for industrial/employment generating development in a suitable location.

Site specific Environmental Considerations

Affected land

In this instance the affected land relates specifically to the land subject to the relevant rezoning being Lots 3 and 4 Section 52 DP 758447, Lot 5 DP592608, Lot 6 DP 592608, and Lot 2 Section 52 DP758447. Currently the land is in two separate ownerships

Bushfire hazard

The land that has been identified in the relevant maps has not been identified as being prone to bushfire.

Flora and/ or fauna

The land that has been identified in the relevant maps is unlikely to contain flora and fauna. The site has been modified by ripping and ploughing for pasture improvement over many years.

Noise Impact

The identified parcels are not considered to create any additional noise impacts. Site specific investigation would be required prior to undertaking any future development.

Water Quality

The land identified in the planning proposal is not considered to impact on water quality.

Stormwater Management

The Land identified in the planning proposal is not considered to create any additional issues in relation to stormwater management. Site specific investigation would be required prior to undertaking any future development.

Flooding

The land that has been identified in the relevant maps is not identified as being prone to flooding.

Land Contamination

The site has been held in four small (2 acre) holdings on the periphery of the Glen Innes urban area since the land was granted in Section 52 of the former municipality of Glen Innes. The subject land has been used as small scale grazing land for many years. The presence of an old diary and kennels indicates previous small scale rural small holding land uses typical of the peripheral area of a rural township.

The land is unlikely to be contaminated and is considered to be suitable for industrial land use.

European and Aboriginal Cultural Heritage

There are no items of Aboriginal or European heritage significance within or surrounding the site listed on the AHIMS database or the NSW Heritage Register. The site has been modified by ripping and ploughing for pasture improvement over many years and is unlikely to present any items of Aboriginal cultural significance.

Social and Economic Effects

The planning proposal provides an opportunity to increase the industrial land stock in Glen Innes. The existing 'Gleninda' industrial estate is almost fully developed. The industrial zoned land on the eastern side of the railway corridor is undeveloped and this land would require additional services.

Rezoning of the land for general industrial purposes is consistent with the Glen Innes Severn Economic Development Strategy 2012-17 and reflects Council's goals to:

- *Create an environment that is welcoming for new business coming into the area.*
- *Provide suitable and available land on which business can establish.*
- *Provide good quality, reasonable priced land to attract new business.*

Overall, the proposal is minor, however it is consistent with the social and economic direction of the Council to encourage development that will lead to employment growth.

Traffic Impacts

The *NSW RTA Guide to Traffic Generating Development* notes that traffic generated from industrial development is generally determined by employee density, travel mode and peak period travel distribution.

The surrounding road network already caters for traffic generated in the adjoining 'Gleninda' industrial estate as well as usual local traffic. There is a network of sealed, Council maintained roads leading from the site to the New England Highway and the Gwydir Highway, which are both classified roads.

Any Council Interest

Given the proposed changes to the land zoning affects privately owned land, Council would not be considered to have an interest in the affected land. However, this proposal has been prepared without regard to any such interest.