



Broken Hill City Council

...a safe, vibrant, prosperous and culturally rich City achieved through community leadership and sustainable management.

L15/798
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Mrs T. Stephens

Please address all communications to
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March 12, 2015

Attention: Mr Wayne Garnsey
Department of Planning and Environment
PO Box 58
DUBBO NSW 2830

Dear Sir,

**PLANNING PROPOSAL - 39 MORGAN STREET, BROKEN HILL - ADDITIONAL
PERMITTED USE**

Reference is made to the abovementioned matter.

At Council's meeting held November 26, 2014 it was resolved to prepare a site specific planning proposal for an additional permitted use at 39 Morgan Street, Broken Hill and submit to the Minister for Planning for gateway determination.

Please find enclosed the required documents including a copy of the Planning proposal, and the relevant Council report and resolution.

Please advise should further information be required.

Yours faithfully,

TRACEY STEPHENS
PLANNING OFFICER

BROKEN HILL CITY COUNCIL

PLANNING PROPOSAL

BROKEN HILL LOCAL ENVIRONMENTAL PLAN 2013

FOR AN ADDITIONAL PERMITTED USE

39 MORGAN STREET, BROKEN HILL

PLANNING PROPOSAL

The purpose of this Planning Proposal is to seek an amendment to the Broken Hill Local Environmental Plan 2013 (LEP) to enable the future development of a funeral home at 39 Morgan Street, Broken Hill.

The Planning Proposal has been prepared in accordance with the requirements of Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and associated guidelines prepared by the Department of Planning and Infrastructure (DoPI).

Amending Schedule 1 of the Broken Hill LEP 2013 to permit an additional use on the subject site will accommodate a request from a local funeral director who is requiring to establish a funeral home. It is expected that, pending Development approval with suitable conditions imposed which would mitigate the potential for any impact, that the site is considered suitable to accommodate a funeral home.

The planning proposal has strategic planning merit and the Minister or his delegate is requested to make a gateway determination under Section 56 of the EP&A Act.

1. INTRODUCTION

This Planning Proposal is submitted by Broken Hill City Council on behalf of Mr John Curtis of Curtis Family Funerals who is seeking an amendment to the Broken Hill Local Environmental Plan 2013 (LEP) to permit the inclusion of a "funeral home" on Lot 954 DP 757298 and Lot 4233 DP 757298 to be used for a funeral home.

This Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the associated guidelines 'A guide to preparing local environmental plans' and 'A guide to preparing planning proposals' prepared by the Department of Planning and Infrastructure dated October 2012 which require the following matters to be addressed:

- Objectives or intended outcomes of the proposal;
- Explanation of provisions to be in the amendment to Broken Hill LEP 2013;
- Justification for the proposal in terms of:
 - Need for the planning proposal;
 - Relationship to strategic planning framework;
 - Environmental, social and economic impact;
 - State and Commonwealth interests;
 - Relevant maps showing the subject site; and
 - Community consultation proposed to be undertaken.

This Planning Proposal has been prepared in order to demonstrate the strategic merit of the proposed LEP proceeding to a Gateway determination. Accordingly, Council requests the Minister or his delegate for a Gateway determination under Section 56 of the EP&A Act.

2.1 LOCATION AND CONTEXT

The site is located at 39 Morgan Street, Broken Hill (on the corner of O'Farrell Street) in a primarily residential locality. The location of the site is shown in **Figure 1**.



Figure 1: Location Context of the site (site outlined in red)

2.2 SITE DESCRIPTION

The site is known as 39 Morgan Street, and described as Lot 954 DP 757298 and Lot 4233 DP 757298. It is bound by O'Farrell Street and Thomas Lane. The overall site area is approximately 5900 square metres.

The site and surrounds are shown in **Figure 2**.



Figure 2: Location (aerial photography) showing the site and surrounds (site outlined in red)

2.3 EXISTING DEVELOPMENT

The site currently consists of a large industrial type shed with internal offices, with onsite car parking areas.

The site is within a residential area.

The land size is approximately 5900 square metres. Vehicular access is from Morgan Street via an existing driveway and layback. The existing shed on site is approximately 26 metres x 50 metres in size.



Photograph 1: Taken from Morgan Street, showing the subject site, with existing shed and carparking area.

2.4 SURROUNDING LAND USE AND DEVELOPMENT

The land is surrounded by residential properties, being primarily single storey dwellings on 1000sq metre blocks of land.



Photograph 2: Taken from O'Farrell Street, looking towards the subject site

2.5 CURRENT ZONING UNDER BROKEN HILL LEP 2013

The site is currently zoned *R1 General Residential* under the Broken Hill Local Environmental Plan 2013 (LEP) as shown in **Figure 3**.



Figure 3: Current Land Zoning Map of the site under Broken Hill LEP 2013

The objectives of the R1 Zone and permissible and prohibited uses in it are as follows:

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Environmental protection works; Home occupations; Roads

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

Based on the above, a funeral home is currently a prohibited use within the R1 zone. The definition of funeral home falls into the category of "business premises".

The LEP defines a funeral home as

funeral home means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

Note. Funeral homes are a type of ***business premises***—see the definition of that term in this Dictionary.

The intent of this Planning Proposal is to request that a funeral home be considered for inclusion as an "additional use" allowed in the R1 Zone.

2.6 BROKEN HILL BACKGROUND

A summary of strategic studies and development in the city of Broken Hill is provided :

- **Broken Hill LEP 2013** zoned the subject site General Residential R1. The surrounding land is also zoned General Residential (R1). A shopping strip approximately 200 metres from the site is zoned B1 Neighbourhood Centre. The previous zoning of the site under Council's former LEP 1996 was 2(C) City zone. This was similar to a village zone in that a great range of uses could be considered subject to Development consent. For example, the use as a funeral home would have been permitted, subject to Development consent, prior to the gazettal of the current LEP in August 2013.

- **Broken Hill Development Control Plan No 2 Commercial (DCP)** provides a guide for commercial type developments in the City. The DCP does not specifically provide guidance on development of funeral homes, however does have a car parking schedule which sets out suggested parking provision for a funeral "parlour", being 1 space per 5 seats.

2.7 OBJECTIVES OR INTENDED OUTCOMES

The objectives and intended outcomes of the planning proposal are:

- to seek land to be used for a funeral home;
- to amend the LEP 2013 to permit the development of the site for the purposes of a funeral home by inclusion of a site specific enabling clause under Schedule 1 of the Broken Hill LEP 2013.

The planning proposal is considered to have a net community benefit in the following respects:

- it provides a service to the community by offering funeral home services such as the establishment of a chapel onsite.
- it will not impact on the environment by converting the front part of the building for a funeral home in that there is a large area for off street parking, and would not contribute to noise pollution.
- improvement in appearance of site by landscaping the property;
- there are no public infrastructure costs on the community; and
- there are no significant environmental costs of the proposal.

2.8 EXPLANATION OF PROVISIONS

The planning proposal is for an amendment to the Broken Hill LEP 2013 to allow an additional use of funeral home to be permitted within the R1 zone as per Section 2.5 of the LEP as follows:

(1) Development on particular land that is described or referred to in Schedule 1 may be carried out:

- (a) with development consent, or
- (b) if the Schedule so provides—without development consent,

in accordance with the conditions (if any) specified in that Schedule in relation to that development.

(2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

In particular, this Planning Proposal seeks to insert an item within Schedule 1 to include funeral home as an additional use pertaining solely to the subject site.

Land to which planning proposal applies

The LEP amendment is to apply to Lot 954 DP 757298 and Lot 4233 DP 757298 being known as 39 Morgan Street at the corner of O'Farrell Street, Broken Hill as shown in **Figure 2** of this report.

Zoning and Permitted Uses

It is proposed to amend Schedule 1 – Additional Permitted Uses in Broken Hill LEP 2013 to permit the additional use of a *funeral home*.

There is already an additional permitted use contained within Schedule 1 of the LEP.

Although the use contained within Schedule 1 relates to a different context, it demonstrates that the planning system is sufficiently flexible for Council to set a precedent to reconsider prescribed land uses in terms of their broader implication and allow for other uses to occur in a particular location.

3. JUSTIFICATION

The inclusion of the use of funeral home on the subject site is considered appropriate subject to Development consent.

The developer has noted that despite the current zoning of R1, business, office, storage and light industrial uses have been carried on at the site for many years.

The existing site appears to have the capacity to accommodate a funeral home with appropriate management of these environmental planning issues at the Development Application stage.

The issues of car parking, access, signage, energy use, security and construction matters are detailed design matters that will be considered and assessed at the development application stage.

3.1 NEED FOR THE PLANNING PROPOSAL

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

This Planning Proposal is not the direct result of any a strategic plan or report.

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

The only alternative way to seek the possibility of using the site for a funeral home is by rezoning the land from R1 to a zone which allows for funeral homes subject to consent. These zones would be B1, B2, B4, IN1, IN2. It is considered that to actually rezone the land to a Business or Industrial zone is not the preferred option as it then provides for the possibility of various uses being able to be applied for and considered. Instead, the intention of providing for the use as an “additional permitted use” means that that one particular use can be considered on the merits of the individual case.

The developer has advised that he had sought other premises as alternative sites, however for various reasons there was nothing suitable to pursue. There has been a limited number of commercial or industrial premises available that may have been suitable.

3.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

There is no regional or subregional strategy applying to Broken Hill City Council area.

3.2.3 Is the planning proposal consistent with applicable State Environmental Planning Policies?

There are no SEPPs relevant to the planning proposal.

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (Section 117 directions)?

Section 117 Direction - 6.3 Site Specific Provisions

S.117 Direction No.6.3 states the following:

Objective

(1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.

Where this direction applies

(2) This direction applies to all relevant planning authorities.

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.

What a relevant planning authority must do if this direction applies

(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:

- (e) allow that land use to be carried out in the zone the land is situated on, or*
- (f) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or*
- (g) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.*

(5) A planning proposal must not contain or refer to drawings that show details of the development proposal.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.

The planning proposal is to allow a particular land use on the subject site, and is therefore subject to S.117 Direction No.6.3. The planning proposal is consistent with clause 4 and 5 of this S.117 Direction in the following respects:

- This proposal is to amend Schedule 1 of the LEP to allow the proposed land use to be carried out in the current R1 zone; and
- The planning proposal does not contain or refer to drawings showing details of the development proposal.

3.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

3.3.1 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?

The land is zoned for urban development; the site and its surrounds have been cleared of native vegetation in the past; and the proposal does not seek to expand the existing development beyond its current floor space and land area. Therefore it is unlikely that the planning proposal will adversely affect critical habitat or threatened species, populations or ecological communities or their habitats.

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

The site and locality have the environmental capacity and capability of supporting the proposed land uses without significant unreasonable environmental effects. The site and locality are not identified as having any significant environmental attributes, constraints or hazards. The land is not identified as being significant in the natural landscape, is not steep or subject to landslip, has no vegetation of significant biodiversity value, and is not bushfire or flood prone.

The proposed land use of a funeral home raises some matters that will need to be addressed and managed in a future development proposal.

These environmental planning issues would include:

- Car parking;
- Access (After/ before hours);
- Signage;
- Energy use; and
- Security; and
- Compliance with Building Code of Australia provisions particularly in regards to internal fit-out, and access/egress, and fire safety measures.

The existing site appears to have the capacity to accommodate a funeral home with appropriate management of these environmental planning issues at the Development Application stage.

The issues of car parking, access, signage, energy use, security and construction matters are detailed design matters that will be considered and assessed at the development application stage.

3.3.3 How has the planning proposal adequately addressed any social and economic effects?

The proposal is expected not to adversely impact the area either from the perspective of social or economic effect. The site has existing use rights for office use and has a long history of commercial and light industrial use.

4. MAPPING

This planning proposal does not seek to amend existing mapping. As described in Section 3.1, the aim is to amend the Broken Hill LEP 2013 to permit the development of the site for the purposes of a funeral home by inclusion of a site specific enabling clause under Schedule 1 of the Broken Hill LEP 2011.

5. COMMUNITY CONSULTATION

5.1 STATUTORY REQUIREMENTS

It is anticipated that upon Gateway Determination formal consultation with the community will be undertaken.

The exhibition period is expected to be for a period of 28 days, and will be advertised in the local newspaper, and notification letters to surrounding neighbouring property owners, and a notice placed on site.

6. CONCLUSION

The planning proposal is considered to have strategic planning merit and a net community benefit in that it:

- it is consistent with relevant State Environmental Planning Policies and S.117

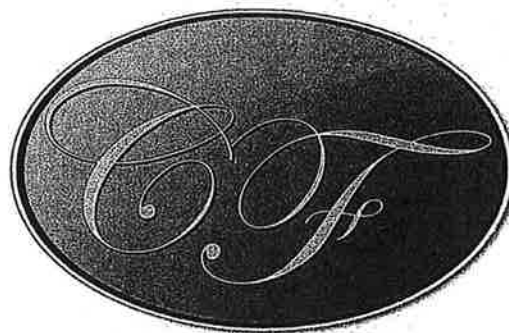
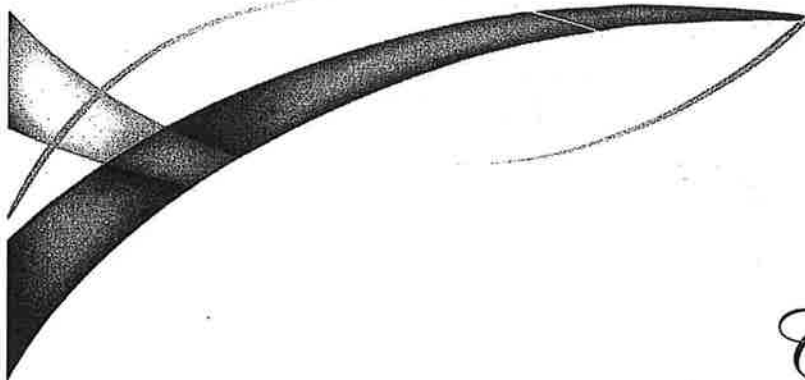
Ministerial Directions;

- it provides for the development of an existing commercial property;
- the improvement of the appearance of the site by way of landscaping and general ancillary improvements;
- there are no significant environmental attributes, constraints or hazards on the land or locality that would preclude the proposal; and
- there is limited number of other more feasible or suitably configured sites with sufficient area to achieve the objectives of the proposal.

Given the above strategic planning merit, Council requests the Minister or his delegate make a gateway determination under section 56 of the EP&A Act.

APPENDICES

- Letter from developer/land owner – Mr John Curtis.
- Excerpt from relevant Zoning mapping sheet, with site marked.
- Council report.
- Council resolution.



Curtis Family Funerals

The Manager
Council of the City of Broken Hill
P O Box 448
BROKEN HILL 2880.

For the attention of The Planning Officer.

Re: Possible re-zoning of 39 Morgan Street, Broken Hill

Dear Mrs Stephens,

We wish to apply for a zoning change to allow us to use our current premises to be developed as a funeral home and need advice from Council about how to explore this option.

We would respectfully point out that although the area is zoned as residential we have been conducting business from this site since 2004. We have run a document shredding business, an office, a small workshop and a storage facility, from the existing premises. Prior to our purchase, the building was used by a cabinet maker for storage; Coca Cola and West End Breweries used it as storage for their beverages and of course, it started out as the Shelley's Cordial Factory.

In our opinion there would be negligible impact on the environment in being allowed to convert the front part of the building into use as a funeral home. There is a large area for off street parking. The business itself would not contribute any noise level and would in no way pollute the environment. We would seek to build a chapel within the existing building and a small mortuary if that is acceptable. Obviously we would also extensively landscape the site.

It is understood that this could be a time consuming process, but we feel it is the best site in our city to establish a new funeral home.

We look forward to your advice.
Yours faithfully


John Curtis

X-subject site.

ITEM 9 - BROKEN HILL CITY COUNCIL REPORT NO. 283/14 - DATED NOVEMBER 14, 2014 - PROPOSED AMENDMENT TO BROKEN HILL LOCAL ENVIRONMENTAL PLAN 2013 - SITE SPECIFIC PLANNING PROPOSAL TO ALLOW FOR ADDITIONAL PERMITTED USE AT 39 MORGAN STREET, BROKEN HILL

11/529

Recommendation

That Broken Hill City Council Report No. 283/14 dated November 14, 2014, be received.

That Council support preparing a site specific Planning Proposal to amend Schedule 1 of Broken Hill Local Environmental Plan 2013 to allow for an additional permitted use (being "funeral home") on Lots 954 and 4233 DP 757298 known as 39 Morgan Street, Broken Hill,

That the planning proposal be submitted to the Department of Planning and Environment for consideration in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.

That Council request to exercise its delegations under Section 59 of the Environmental Planning and Assessment Act 1979.

That Council undertake community consultation in accordance with the Gateway Determination and requirements of the Department of Planning and Environment, and legislative requirements.

That costs associated with this procedure to prepare the planning proposal and amend Broken Hill Local Environmental Plan 2013 are to be met by the landowner.

RESOLUTION

Minute No. 1

Councillor C. Adams moved
Councillor M. Browne seconded

)
)

That the recommendation of item 9 be adopted.

CARRIED

ORDINARY MEETING OF THE COUNCIL

November 14, 2014

BROKEN HILL CITY COUNCIL REPORT NO. 283/14

SUBJECT: PROPOSED AMENDMENT TO BROKEN HILL LOCAL
ENVIRONMENTAL PLAN 2013 - SITE SPECIFIC PLANNING
PROPOSAL TO ALLOW FOR ADDITIONAL PERMITTED USE AT
39 MORGAN STREET, BROKEN HILL 11/529

Recommendation

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That the planning proposal be submitted to the Department of Planning and Environment for consideration in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.

That Council request to exercise its delegations under Section 59 of the Environmental Planning and Assessment Act 1979.

That Council undertake community consultation in accordance with the Gateway Determination and requirements of the Department of Planning and Environment, and legislative requirements.

That costs associated with this procedure to prepare the planning proposal and amend Broken Hill Local Environmental Plan 2013 are to be met by the landowner.

Executive Summary:

The purpose of this report is to seek support from Council for a Planning Proposal for land at 39 Morgan Street, Broken Hill (corner of O'Farrell Street). The Proposal seeks to list the subject site in Schedule 1 of Broken Hill Local Environmental Plan 2013 (LEP) to permit "funeral home" as an additional permitted use on the site. The site is zoned R1 General Residential. This amendment is required to allow for consideration to be able to be given for possible development as a funeral home.

The proposal does not seek to amend the zoning of the subject site but seeks to include the additional land use on the site.

Report:

The property owner of 39 Morgan Street, Broken Hill has advised that he wishes to establish a funeral home within the existing premises. He has requested that Council commence the necessary processes to amend Broken Hill Local Environmental Plan 2013. (He already carries out the office related activities for the funeral business at the site as the site enjoys existing use rights for office activities. However the owner wishes to have approval for a funeral home which would include establishing a chapel to carry out funeral services).

The current zoning of the land is R1 General Residential.

Under the provisions of this R1 zoning, “commercial premises” are prohibited.

The Dictionary section of the LEP defines that “*commercial premises*” means any of the following:

- (a) business premises,
- (b) office premises,
- (c) retail premises.

Further to this, the Dictionary in the LEP outlines that a “funeral home” means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

Note. Funeral homes are a type of ***business premises***.

Accordingly, funeral homes are prohibited in the R1 zone and cannot be considered for consent.

The property owner has provided written information to Council noting the following:

“We would respectfully point out that although the area is zoned as residential we have been conducting business from this site since 2004. We have run a document shredding business, an office, a small workshop and a storage facility, from the existing premises. Prior to our purchase, the building was used by a cabinet maker for storage; Coca Cola and West End Breweries used it a storage for their beverages and of course, it started out as the Shelley’s Cordial Factory”.

The owner continued that in their opinion there would be “negligible impact on the environment in being allowed to convert the front part of the building into use as a funeral home. There is a large area for off street parking. The business itself would not contribute any noise level and would in no way pollute the environment. We would seek to build a chapel within the existing building and a small mortuary if that is acceptable. Obviously we would also extensively landscape the site”. The owner has explored if there were any other possible locations around town and that has proved unsuccessful, and feels that the site in Morgan Street “is the best site in our city to establish a new funeral home”.

It is considered that the requested use as a funeral home at the site would have merit for further assessment of the specifics through a Development Application.

To address this situation, it is considered that the most appropriate way of amending Council’s LEP is by allowing for an “additional permitted use” on the specific site. Schedule 1 of the LEP would need to be amended for this purpose. Note – this would allow only for consideration of a funeral at the particular site in Morgan Street, not the whole R1 zone.

This also therefore would not involve a rezoning of the land, but rather would allow only for consideration of a funeral home to be developed.

The use of Schedule 1 – additional permitted uses – allows flexibility for this site, without having to “spot” rezone the area to a Business zone, which would open up the possibility of a large range of uses. If the matter was to be dealt with by a spot rezoning rather than the “additional permitted use”, it would entail rezoning to a Business zone, which is considered less desirable, considering such a large area surrounding the site is zoned Residential.

Existing provisions in the LEP outline the following:

Additional permitted uses for particular land

(1) Development on particular land that is described or referred to in Schedule 1 may be carried out:

- (a) with development consent, or

- (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

In this situation, it is considered most appropriate that the additional permitted use may only be carried out with development consent. Lodging of a Development Application allows for Council to then assess the proposal further and should approval be given allow opportunity for conditions to be imposed (such as hours of use of the site, providing of a certain number of parking spaces etc).

Should Council decide to proceed with this matter, a planning proposal will be prepared by Council staff and submitted to the Department of Planning and Environment for gateway determination. The determination will likely provide an indication as to whether or not the proposal is likely to be supported. The determination will also indicate if the plan making powers are delegated to Council (as Council will request to occur in this case). Upon receiving this determination, Council will place the proposal and subsequent LEP amendment on exhibition for community consultation. It is anticipated that the consultation period will be between 14 and 28 days.

Upon completion of the consultation period and consideration of any submissions, if Council considers it appropriate to proceed, then it will request that Parliamentary Counsel give an opinion as to whether the Plan can be legally made. The matter will then be reported back to Council to adopt and delegate the General Manager to legally make the plan.

Strategic Direction:

Broken Hill Local Environmental Plan 2013 sets out a number of overall objectives. Among these objectives are:

- (a) to encourage sustainable economic growth and development in Broken Hill,
- (b) to encourage and provide opportunities for local employment growth, and the retention of the population, in Broken Hill,
- (c) to encourage the retention of mining and acknowledge that industry's heritage and regional significance.

It is considered that the amendment is consistent with these objectives.

Relevant Legislation:

Environmental Planning and Assessment Act 1979.

Financial Implications:

The property owner is aware that he is to bear the administrative costs involved with Council undertaking the procedures necessary for this proposed LEP amendment.

Attachments

There are no attachments for this report.

FRANCOIS VANDERBERG
MANAGER BUILDING AND DEVELOPMENT

THERESE MANNS
GENERAL MANAGER