

Parkes Local Environmental Plan 2012 (Amendment No 2) - Newell Hwy, Saleyards Road & Ackroyd St - Rezone from RU1 to IN1

Proposal Title :	Parkes Local Environmental Plan 2012 (Amendment No 2) - Newell Hwy, Saleyards Road & Ackroyd St - Rezone from RU1 to IN1		
Proposal Summary :	To rezone 102 hectares of land generally within the boundaries of Newell Hwy, Saleyards Road and Ackroyd Street from Zone RU1 Primary Production to Zone IN1 General Industrial and amend the minimum lot size from 400 hectares to 1500m2.		
PP Number :	PP_2014_PARKE_002_00	Dop File No :	14/12130

Proposal Details

Date Planning Proposal Received :	18-Jul-2014	LGA covered :	Parkes
Region :	Western	RPA :	Parkes Shire Council
State Electorate :	DUBBO	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	Newell Highway, Saleyards Road & Ackroyd Street		
Suburb :	Parkes	City :	Postcode : 2870
Land Parcel :	Lot 549 DP657444, Lot 632 DP750179, Lot 7023 DP1054934, Part Lot 7022 DP1054934, PArt Lot 101 DP1169531 and Lot 19 DP1047309		

DoP Planning Officer Contact Details

Contact Name :	Ryan Thomas
Contact Number :	0268412180
Contact Email :	ryan.thomas@planning.nsw.gov.au

RPA Contact Details

Contact Name :	Annalise Cummings
Contact Number :	0268612373
Contact Email :	Annalise.Cummings@parkes.nsw.gov.au

DoP Project Manager Contact Details

Contact Name :	Wayne Garnsey
Contact Number :	0268412180
Contact Email :	wayne.garnsey@planning.nsw.gov.au

Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	

Parkes Local Environmental Plan 2012 (Amendment No 2) - Newell Hwy, Saleyards Road & Ackroyd St - Rezone from RU1 to IN1

MDP Number :		Date of Release :	
Area of Release (Ha) :	102.00	Type of Release (eg Residential / Employment land) :	Employment Land
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	2250 estimated.
The NSW Government Lobbyists Code of Conduct has been complied with :	Yes	$102ha / 50\% = 51ha / 2000m^2$ $= 255 employees$	
If No, comment :			
Have there been meetings or communications with registered lobbyists? :	No		
If Yes, comment :			
Supporting notes			
Internal Supporting Notes :	The subject land is identified as proposed industrial land in the Director General endorsed Parkes Land Use Strategy 2012. The location of the site would ensure that the objectives of the IN1 zone are achieved. There are no known site attributes or constraints that would inhibit compliance with the above objectives.		
External Supporting Notes :			

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective is to rezone six lots between the Parkes - Stockinbingal Railway Line and the Newell Highway, Parkes, from Zone RU1 Primary Production to Zone IN1 General Industrial to facilitate the expansion of the existing Parkes industrial estate.**

The proposal would facilitate the expansion of the existing Parkes Industrial Estate, thereby accommodating the long term strategic objectives for Council.

The proposed Zone IN1 General Industrial is consistent with the zoning of the existing industrial land to the north and represents a logical pattern of development that accords with the identified strategic direction for the area.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The PP would result in the amendment of the zoning for the subject site to Zone IN1 on the Parkes Local Environmental Plan 2012 Land Use Zoning Maps LZN_005B and LZN_005E. The corresponding Lot Size Maps would be changed from the current minimum lot size of 400 hectares to 1500m2 to accommodate industrial uses.**

Parkes Local Environmental Plan 2012 (Amendment No 2) - Newell Hwy, Saleyards Road & Ackroyd St - Rezone from RU1 to IN1

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones

1.2 Rural Zones

1.3 Mining, Petroleum Production and Extractive Industries

1.5 Rural Lands

2.3 Heritage Conservation

3.4 Integrating Land Use and Transport

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 44—Koala Habitat Protection

SEPP No 55—Remediation of Land

SEPP (Infrastructure) 2007

SEPP (Rural Lands) 2008

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

There are two necessary mapping changes.

LEP Maps LZN_005B and LZN_005E would be amended to rezone the subject land from Zone RU1 to Zone IN1.

LEP Maps LSZ_005B and LSZ-005E would be amended to reduce the minimum lot size from 400 hectares to 1500 square metres.

The proposed maps provided are adequate to proceed to exhibition. Final mapping must comply with the technical guidelines prior to submission to Parliamentary Counsel.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Parkes Shire Council considers that the proposal is low impact due to being consistent with the pattern of surrounding land use zones and the industrial land use to the north.

Rezoning the land industrial is in accordance with the Director General endorsed Parkes Land Use Strategy 2012.

A reduced public exhibition period is assessed as reasonable in this case.

Additional Director General's requirements

Are there any additional Director General's requirements? **Yes**

If Yes, reasons :

In accordance with section 55(3) of the EP&A Act 1979 the Director General has issued "A guide to preparing planning proposals" and "A guide to preparing local

Parkes Local Environmental Plan 2012 (Amendment No 2) - Newell Hwy, Saleyards Road & Ackroyd St - Rezone from RU1 to IN1

environmental plans". The planning proposal has generally addressed the matters set out in both guidelines.

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **November 2012**

Comments in relation to Principal LEP :

The Parkes Local Environmental Plan 2012 was notified on 7/12/2012.

Assessment Criteria

Need for planning proposal :

To give effect to the strategy to develop industrial land in this area, the land must be rezoned to industrial. The proposed rezoning and lot size is the best means of achieving this outcome.

Consistency with strategic planning framework :

The land is identified in the Parkes Land Use Strategy as proposed industrial. The local Parkes Masterplan for Parkes Industrial Estate (not endorsed by the Department) identifies the potential for the Parkes Industrial Estate to accommodate bulky goods, urban services, light industrial, general heavy industrial and railway related industrial development.

The subject site is well positioned, having frontage to both the Newell Highway and the Parkes - Stockinbingal railway, and is within close proximity to existing town development.

Environmental social economic impacts :

The proposal would entail clearing of vegetation on the subject site including levelling, road construction and service installation. An assessment has been prepared for the site and concludes that the land is suitable for industrial purposes without causing detrimental impacts to the local environment. Consultation is required with the Office of Environment and Heritage to consider environment impacts.

The project is assessed as having a net community benefit.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Office of Environment and Heritage
Transport for NSW - Roads and Maritime Services
Other**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Parkes Local Environmental Plan 2012 (Amendment No 2) - Newell Hwy, Saleyards Road & Ackroyd St - Rezone from RU1 to IN1

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Parkes application.pdf	Proposal	Yes
Planning proposal.pdf	Proposal	Yes
Application form.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones**
- 1.2 Rural Zones**
- 1.3 Mining, Petroleum Production and Extractive Industries**
- 1.5 Rural Lands**
- 2.3 Heritage Conservation**
- 3.4 Integrating Land Use and Transport**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**

Additional Information :

The Planning Proposal:

- 1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 as follows:**
 - a) the planning proposal must be made publicly available for a minimum of 14 days; and**
 - b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of 'A guide to Preparing Local Environmental Plans' (Department of Planning and Infrastructure, 2013).**
- 2. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning and Assessment Act 1979:**
 - *Transport for NSW - Roads and Maritime Services**
 - *John Holland as manager of railway land on behalf of Transport for NSW**
 - *Office of Environment and Heritage**
- 3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning and Assessment Act 1979. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).**
- 4. Prior to submission of the Planning Proposal under Section 59 of the Environmental Planning and Assessment Act 1979 the LEP maps are to be compliant with the Department's Standard technical requirements for LEP maps**
- 5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.**

Parkes Local Environmental Plan 2012 (Amendment No 2) - Newell Hwy, Saleyards Road & Ackroyd St - Rezone from RU1 to IN1

Supporting Reasons :	6. Council is authorised to exercise delegation to finalise the planning proposal. The proposal is supported for the following reasons: - The planning proposal is considered consistent with state policy framework, the rezoning is identified in a Director General endorsed local strategy and is consistent with the Parkes Industrial Estate Masterplan (not endorsed by the Department). - It provides additional industrial land supply in an area extending an existing industrial area. - The proposal is assessed to be a low impact proposal according to section 5.5.2 of the 'A guide to Preparing Local Environmental Plans' as it is consistent with the pattern of surrounding land use zones and with the strategic planning framework.
----------------------	---

Signature:		
Printed Name:	<u>Ryan Thomas</u>	Date: <u>31/7/14</u>

endorsed
Wamsey 4/8/14
A/TL
Western Region

endorsed
d.w. with  4-8-2014
A Albany
GM. WR