

COONAMBLE SHIRE COUNCIL

PLANNING PROPOSAL

RECLASSIFICATION OF LAND LOCAL ENVIRONMENTAL PLAN

1. Introduction:

Coonamble Shire Council has resolved to prepare a planning proposal to reclassify certain land from "Community" to "Operational" under the provisions of Part 2 Chapter 6 of the Local Government Act 1993. In accordance with that Act this is required to be carried out by way of a LEP.

The land comprises property generally purchased between 1999 and 2003 which is either vacant or has buildings thereon utilized for residential purposes and/or business activities.

This document has been prepared with reference to the *Guidelines to Preparing Planning Proposals*, published by the Department of Planning.

It should be noted that Council currently has a Gateway proposal creating a LEP in accordance with the Standard Instrument and Council wishes to proceed with the reclassification immediately to enable sale of one of the properties.

2. Objectives or Intended Outcomes:

The objective or intended outcome of the planning proposal is:

- Reclassify certain land within the Shire of Coonamble from "Community" to "Operational".

Whilst Council reclassified its land when the Local Government Act came into force in 1993, during the period in question Council did not resolve that land being acquired was "operational".

3. Explanation of Provisions:

The list of land to be reclassified is identified in **Appendix 1** and will be inserted as a new Schedule in the Coonamble LEP 1997.

The clause will be carried over into the new LEP when it is prepared.

The zoning provisions of the subject properties remain unchanged and the proposed provisions are consistent with all relevant section 117 Ministerial Directions.

4. Justification:

The following sets out justification of the planning proposal:

- a) *Is the planning proposal the result of any strategic study or report?*
The planning proposal is not the result of any strategic study or report.

Council wishes to correct the administrative anomaly to allow for the sale/lease of some land.

The land is classified Village (v) with all land being contained within the township of Coonamble or villages of Gulargambone and Quambone.

The reclassification will allow Council to properly manage its assets.

- b) *Is the planning proposal consistent with the Local Council's Community Plan or other strategic document?*
No – at the time of purchase such transaction was in accordance with the Management Plan applicable to that year.

Council is currently reviewing its Community Plan in accordance with the provisions of Integrated Planning and Reporting.

- c) *If the provisions of the planning proposal includes the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.*
The classification of the land does not extinguish any interest in the land.

- d) *The concurrence of the landowner, where the land is not owned by the relevant planning authority.*
Coonamble Shire Council is the freehold owner of all land in Appendix 1.

- e) *Is the planning proposal consistent with applicable State Environment Planning Policies?*
There are no applicable SEPPs to this planning proposal. **Appendix 2** lists all relevant SEPPs and makes a statement of applicability and consistency.

- f) *Is the planning proposal consistent with applicable Ministerial Directions?*

The planning proposal is consistent with all ministerial directions. **Appendix 3** lists all relevant Section 117 Ministerial Directions and makes a statement of applicability and consistency.

5. Environmental, Social and Economic Impact:

There is not anticipated to be any environmental or social impacts of the planning proposal because it is merely a reclassification of land from "Community" to "Operational" status.

- a) *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?*

There is no likelihood of any critical habitat or threatened species, or populations or ecological communities being affected by this proposal as it is not proposing any forms of development and is merely a reclassification of land.

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

There are not likely to be any environmental effects as a result of the planning proposal because it is merely reclassifying land.

- c) *How has the planning proposal adequately addressed any social and economic effects?*

There will be a net economic impact on the Council of the reclassification as it will enable it to manage its assets in an effective and efficient manner in accordance with the provisions of the Local Government Act.

6. State and Commonwealth Interests:

There is not anticipated to be any impact on State and Commonwealth infrastructure and no comments have been formally received from State or Commonwealth Government Authorities.

7. Community Consultation:

It is considered that this planning proposal would fall under the low impact definition as set out in the *Guideline to Preparing LEPs* document.

Council proposal that the planning proposal be exhibited consistent with the requirements of Section 57 of the Environmental Planning and Assessment Act and regulations and Section 29 of the Local Government Act and/or any other requirements as determined by the Gateway under Section 56 of the EP&A Act and regulations.

As a minimum, Council proposes to undertake community consultation in the following manner:

- Advertise the planning proposal in the local newspaper as well as on Council's website at the start of the exhibition period;
- Exhibition period of twenty eight days from the date it appears in the newspaper and on Council's website;
- Holding a public hearing as required by Section 29 of the Local Government Act at least twenty one days after the public exhibition period;
- Giving public notice arrangements of the public hearing in the local newspaper, at the exhibition locations as well as on Council's website.

8. Land to be Reclassified:

Appendix 1 contains the land to be reclassified from "Community" to "Operational", with each parcel shown individually.

Parcel No	Description of Land	Address	Usage	Proposed Classification
1 & 2	Lot 1 DP40737 & Lot 11 DP650507	140 Aberford St Coonamble	Doctors House	Operational
3	Lot 832 DP831338	54-66 Barton St Coonamble	Vacant	Operational
4	Lot 86 DP3693	45-49 Reid St Coonamble	Staff Residence/ Subdivision	Operational
5	Lot 85 DP3693	64-70 Yarran St Coonamble	Vacant	Operational
6	Lot 87 DP3693	72-78 Yarran St Coonamble	Vacant	Operational
7	Lot 1 DP262649	2 Buckley Drive Coonamble	Vacant	Operational
8,9,10	Lots 711 & 712 DP25334 43 & Lot 1 DP328569	26-30 Castlereagh St Coonamble	Rural Transaction Centre	Operational
11	Lot G DP414529	21 Castlereagh St, Coonamble	Medical Centre	Operational

<i>Parcel No</i>	<i>Description of Land</i>	<i>Address</i>	<i>Usage</i>	<i>Proposed Classification</i>
12	Lots 1 & 2 DP132635	23 Castlereagh St, Coonamble	Vacant	Operational
13	Lot 20 DP856657	32 Yarran Street Coonamble	Staff residence/ Mens shed	Operational
14	Lot 10 Section 9 DP758480	31-33 Kirban St Gulargambone	Vacant	Operational
15	Lot 12 DP630253	33-35 Warrie St Gulargambone	Vacant (pt Youth Centre)	Operational
16	Lot 6 Section 5 DP758861	Tucka Tucka St Quambone	Vacant	Operational
17	Lot 6 Section 1 DP758861	Tucka Tucka St Quambone	Vacant	Operational