

**2/11/2017 TEMORA LOCAL ENVIRONMENTAL PLAN REVIEW DISCUSSION
PAPER(E/05/99)**

REPORT

Background

Councillors will recall a report presented to the November 2016 meeting of Council regarding the intention to review the Temora Local Environmental Plan (LEP) and Temora Local Environmental Study (LES) in 2017.

The resolution of Council at that meeting was:

That Council

- 1. Endorse the review of the Temora Local Environmental Plan and Local Environmental Study during 2017*
- 2. Receive a future discussion paper detailing the issues to be considered as part of the review*

The Temora Local Environmental Plan (LEP) is Council's statutory plan controlling zoning and development within Temora Shire. This instrument has been in place since 2010. The LEP is supported by a Local Environmental Study (LES), which was prepared in 2006. Since its initial implementation, three minor zoning changes to the LEP have been made. However, with recent growth in population and increasing new development, it is appropriate that Council review the LEP and LES. This is to ensure that the planning documents are current and working in support of the objectives of Council. Further, the main planning legislation, *Environmental Planning and Assessment Act 1979*, requires under Section 73 that:

Councils shall keep their local environmental plans and development control plans under regular and periodic review for the purpose of ensuring that the objects of this Act are, having regard to such changing circumstances as may be relevant, achieved to the maximum extent possible.

During 2017, Council officers have commenced a review the Temora LES and LEP. The review is comprehensive as it includes some minor issues, such as the inclusion of additional heritage items and changes to correct errors, as well as major issues, such as considering the need for zoning changes such as residential, business and large lot residential land, the airpark estate, and cemetery. In addition, the review considers the types of development that should be permitted with consent or prohibited in different zones.

Process

The process of reviewing the whole of the LEP has so far involved reviewing the existing documents, being the current Temora LEP, Temora LES and Temora Development Control Plan (DCP). The process also includes considering issues raised as part of recent community consultations and developing a Discussion Paper

of issues and Draft Land Use Strategy for the consideration of Council and the community through a public consultation process.

Once comments have been received and considered, Council would resolve to amend the Temora LEP. This would then require the support of NSW Planning and Environment, followed by more formal community and stakeholder consultation. It is expected that the process would take around nine months.

Review of Local Environmental Study (LES)

The current Temora LES was prepared in 2007. It includes a profile of Temora Shire, details about the natural environment, built environment, plans applying to Temora Shire, and visions and strategies for Temora Shire.

The review of this document considers the most recent relevant Council plans and reports, including the Temora Shire Community Strategic Plan 2030, the Resident Satisfaction Survey 2016, Economic Development Strategy, Asset Management Plan, Tourism Strategy and Social and Cultural Plan. Information from Government agencies that will also be included within the LES review is the relevant goals and directions identified within the Riverina Murray Regional Plan, and the 2016 Census Temora Local Government Area data.

The review of the LES is supporting the preparation of a Draft Land Use Strategy 2030 for Temora Shire. Community consultation involving the Land Use Discussion Paper will assist with informing the content of the Draft Land Use Strategy 2030.

The 2007 LES was written at a time of population decline and long standing drought. Despite these circumstances, the plan was written with an optimistic viewpoint and made allowances for future growth and development opportunities. Since this time, economic and population circumstances have changed, with improved economic outcomes from agriculture and business and a slight population increase. In addition, many of the issues within the Shire identified by the community at the time of the last plan have also been addressed or are seeing ongoing improvement. This includes:

- Reducing the number of empty shops in Hoskins Street
- Planning for tourism in Temora Shire – examples of Mother Shipton mine, German heritage
- Signage
- Provision of tourist trail maps
- Development of cultural activities, venues and performing arts attractions – occurring through the Town Hall Theatre, Railway Precinct and ongoing improvements to Temora Memorial Town Hall
- Improving public toilets – has occurred in Paleface Park, Gloucester Park and Temora West Park
- Improving Shire entrances – new signs in place
- Encouraging shops to remain open after 12pm on Saturdays. This is now occurring
- Temora Community Centre. This now has a new location in the previous medical centre

- Temora's own arts and crafts provides opportunities for local craftspeople, artists and producers to sell items
- Improvements have occurred to Lake Centenary with upgrading to the cycleway, new gym equipment, walking trail, kiosk, amenities, forthcoming dog off leash area, and potential for new and upgraded play equipment
- Improvements to airport caravan park with caretaker in place
- Provision of keeping place for Aboriginal heritage
- New TAFE campus
- New site for visitor information centre at Bundawarra centre
- Long vehicle parking areas for caravans
- Significant improvement to heritage promotion through interpretive panels, railway precinct and Aria Park village
- Bundawarra Centre and Temora Library providing space for travelling art and history exhibitions
- Supporting festivals and events in Temora Shire
- Making Temora more pedestrian friendly through improvements to footpaths and shopping precincts

However, some major issues remain, and challenges continue in relation to job creation, population retention and attraction, and an ageing population. These are still in the process of being addressed by Council

- Heavy vehicle alternate route is still in the process of being drafted
- Master plan for Temora Airport and its future role is currently being studied
- Future of an ageing population is being addressed through the Positive Ageing Working Group
- Active economic development program to encourage new investment using multiple approaches, including addressing empty shops
- Provision of additional child care in Temora
- The issue of provision of conferencing and event space within Temora is being investigated by Council
- Planning for the provision, management and maintenance of Council assets

Opportunities for investment, identified by the 2007 LES, have come about in the past 10 years, including new residential development at the former TAFE site, expansion of grain handling facilities, growth of new airpark estate stages and the expansion of uses of the Temora Agricultural Innovation Centre.

Population Data

The 2016 Census data provides the most current information and the characteristics of Temora Shire population. Table 1 shows how the population of Temora Shire has changed over recent years.

Year	Population
2016	6110
2011	5776

2006	5853
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Table 1: Temora Shire Total Population 2006 - 2016

Table 1 shows that in 2016, the population of Temora Shire was 6,110 people. This is an increase of 334 people from the 2011 population of 5776, representing an increase of 5.8% over five years. It also shows that Temora Shire has turned around the population decline between 2006 and 2011.

Table 2 provides details of population composition by age group.

	<i>Males</i>	<i>Females</i>	<i>Persons</i>
Total persons	3,036	3,073	6,110
Age groups:			
0-4 years	191	169	359
5-14 years	441	377	815
15-19 years	198	187	385
20-24 years	132	108	240
25-34 years	278	290	568
35-44 years	280	311	591
45-54 years	396	423	820
55-64 years	436	422	857
65-74 years	403	379	783
75-84 years	205	268	470
85 years and over	76	135	210

Table 2: Population of Temora Shire by age group (2016 Census)

Table 3 provides a comparison to how the population composition has changed over the past 5 – 10 years.

	<i>2006 Census</i>			<i>2011 Census</i>		
	<i>Males</i>	<i>Females</i>	<i>Persons</i>	<i>Males</i>	<i>Females</i>	<i>Persons</i>
Total persons	2,909	2,949	5,857	2,873	2,903	5,776
Age group:						
0-4 years	195	174	370	180	175	358
5-14 years	449	409	860	439	381	816
15-19 years	202	190	393	201	165	361
20-24 years	133	96	224	131	124	251
25-34 years	256	279	534	215	217	433
35-44 years	352	386	740	322	344	668
45-54 years	408	418	825	418	424	846
55-64 years	402	355	758	414	380	795
65-74 years	281	294	575	316	306	625

75-84 years	183	229	410	201	253	454
85 years and over	50	114	166	42	128	168

Table 3: Population of Temora Shire by age group (2011 and 2006 Census)

In examining the 2006, 2011 and 2016 Census data, population features that can be observed are:

- Children 0 - 4 years, were decreasing, but recently stable numbers (-11)
- Children 5 – 14 years, were decreasing, but recently stable numbers (-45)
- Teenagers 15 – 19 years were decreasing but have recently increased in numbers slightly (- 8)
- Early 20s, increased, followed by slight decrease (+16)
- 25 – 34 year olds, significant decrease (- 101 people) followed by gain of 135 people (+34)
- 35 – 44 year olds, steady decrease (-149)
- 45 – 54 year olds, increase, followed by decrease (-5)
- 55 – 64 year olds, increasing (+99 people in 10 years)
- 65 – 74 year olds, increasing (+208 people in 10 years)
- 75 – 84 year olds, increasing (+60 people in 10 years)
- 85 years and over, increasing (+44 people in 10 years)

Overall, trends are therefore stable or increasing numbers of children and young adults, decreasing numbers of adults 35 – 44 years, stable numbers of 45 -54 year olds and increasing numbers of people aged 55 years and older.

It is encouraging for Temora Shire to see the increasing numbers of young adults 25 – 34 years and corresponding increases in families with children in Temora Shire. In addition, more recent population figures indicate that the population of Temora Shire has increased to 6236 residents (2016 REROC data).

It is also important to observe the ageing of the population and to plan for their needs. This is currently occurring through Positive Ageing Temora, and the Temora Land Use Strategy is also intended support the needs of older residents.

Discussion Paper

The purpose of the Temora Shire Land Use Discussion Paper is to promote focused consideration of the most prominent land use issues identified by Council and the community.

The discussion paper provides a starting point for expanding on identified issues and highlighting additional issues that are important to the Temora Shire community now and into the future.

The discussion paper considers the current land use zones in Temora Shire, a demand analysis, heritage items and recent development trends. The discussion paper provides a basis for the Draft Temora Shire Land Use Strategy 2030, which presents the approach for addressing the identified land use issues.

It is proposed to publicly exhibit the Temora Shire Land Use Discussion Paper in order enable the community to evaluate the issues raised as part of the discussion

paper, identify any concerns and highlight any additional needs or changes proposed.

The Draft Temora Shire Land Use Discussion Paper is attached.

Draft Temora Shire Land Use Strategy 2030

The Draft Temora Shire Land Use Strategy 2030 is a strategic land use planning document.

This document is currently being developed and will include a review of any submissions received during the discussion paper consultation.

RECOMMENDATION

It is **recommended** that Council:

1. Note the report
2. Endorse the public exhibition of the Temora Shire Land Use Discussion Paper
3. Receive a future report on the outcomes of the discussion paper

Report by Claire Golder

11 ENVIRONMENTAL SERVICES**11.1 TEMORA LOCAL ENVIRONMENTAL PLAN REVIEW - COMPLETED**

File Number: REP18/193

Author: Town Planner

Authoriser: General Manager

Attachments: Nil

Cr Graham Sinclair declared a pecuniary interest in relation to item 11.1, due to owning land in the area.

Cr Graham Sinclair left the room and took no further part in the discussion.

Cr Kenneth Smith declared a pecuniary interest in relation to item 11.1, due to owning land in the area.

Cr Kenneth Smith left the room and took no further part in the discussion.

REPORT**Background**

Councillors will recall a report presented to the November 2017 meeting of Council regarding the public exhibition of the Temora Shire Land Use Discussion Paper.

The resolution of Council at that meeting was:

That Council:

1. Note the report
2. Endorse the public exhibition of the Temora Shire Land Use Discussion Paper
3. Receive a future report on the outcomes of the discussion paper

The purpose of the Temora Shire Land Use Discussion Paper is to promote focused consideration of the most prominent land use issues identified by Council and the community.

The discussion paper provides a starting point for expanding on identified issues and highlighting additional issues that are important to the Temora Shire community now and into the future.

The discussion paper considers the current land use zones in Temora Shire, a demand analysis, heritage items and recent development trends. The discussion paper provides a basis for the Draft Temora Shire Land Use Strategy 2030, which presents the approach for addressing the identified land use issues.

The public exhibition of the Discussion Paper is now complete.

Submissions

There were seven written submissions received as a result of the public exhibition process.

The issues raised are summarised in Table 1.

Submitter	Issue	Council Comment
Landowner	Land on eastern fringe of Temora, two four hectare	There are several dwellings in the immediate vicinity of this property with

Burley Griffin Way	lots with an existing dwelling on each, currently zoned rural. Request rezoning to large lot residential (R5) to support future subdivision and residential development	similar circumstances of a rural zone and a lot size of 4 hectares (10 acres). These properties have features that make them less suitable for large lot residential development of one hectare minimum lot size, with either State Road frontage or unsealed road access and some with proximity to industrial zoned land. Council officers are attempting to engage with existing R5 zoned landowners prior to considering additional sites that offer only a small number of additional lots.
Landowner Ariah Park	Request Council consider rezoning land along Thanowring Road, to reduce the minimum lot size from 40 hectares to either 5 or 10 hectares	This is a length of road approximately 8.5km with approximately 30 landowners. Density of development is very low, due to the rural zoning. The introduction of potentially 100-200 dwellings in this area represents a significant change to this area. Even though the land in this area is lower production land, there is the potential for it to deteriorate in condition due to the introduction of many landowners who are unable to properly manage weeds and grazing of a rural property. The introduction of a high number of additional households would create expectation of higher level Council services, such as roadside garbage collection. Many additional residential households are likely to be incompatible with nearby landowners who continue with farming operations, including issues of heavy vehicle movements, noise and odour associated with farming. Encouraging many new households to locate on the outer fringe and beyond also has the potential to reduce the density of living in the urban areas, which should instead be encouraged to maintain the strength of towns and villages.

Landowner Ariah Park	Request that Council consider rezoning land located on the northern fringe of Ariah Park, currently used predominantly for low density residential development, however zoned RU1 Primary Production.	<p>The submission states that this area was previously considered for an R5 zone as part of the development of the 2010 LEP, however this was not pursued due to potential future landuse conflict. The submitter claims that the land use conflict issue no longer exists and supports reconsideration of the proposed rezoning.</p> <p>The land identified includes land that is used for industrial/commercial purposes, being rural supplies. It may be more appropriate to consider rezoning part of the proposed land to RU5 Village, however place a one hectare minimum lot size to support low density development, which is consistent with existing uses.</p>
Landowner Ariah Park	Request that Council support the development of Council owned land, located north of the railway line at Ariah Park, be developed for large lot residential development	<p>This land is within the existing RU5 Village zone. It currently has a minimum lot size of 2000m². The site could be used for large lot residential style development already, as the village zone does not place a maximum on the lot size. However, development would require surveying, subdivision, connection to services and likely new road infrastructure. It is preferred that the private market provide such opportunities, rather than Council. The potential extension to the village zone may meet market needs for this type of development.</p>
Landowner Airport Street	Request subdivision of existing two hectare lot, containing two dwellings, into two one-hectare lots	<p>The large lot residential zone (R5) adjacent to the airport has a minimum lot size of two hectares, whilst the other R5 zones on the fringe of Temora all have a minimum lot size of one hectare. Council officers have not supported a change to the minimum lot size in this</p>

		area, due to the proximity to the airport in the north and the grain receival site in the south, with additional residents increasing the chance of land use conflict. It is accepted that the subdivision would not change the existing density. However, it is not acceptable for Council to consider an exception to this minimum lot size for the submitter, as this will encourage other landowners to develop their properties in a similar fashion and then seek an exception to subdivide their properties.
Landowner Goldfields Way	Request subdivision of existing two hectare lot, containing one dwelling, into two one-hectare lots - Enterprise Corridor zoned land	The land is intended to support both business and residential uses, which may require some buffer between uses. In addition there is a desire to provide some separation from the Goldfields Way. The need for a reduced minimum lot size in this area is not justified.
Landowner Lawson Road	Request subdivision of existing 1.7 hectare lot containing one dwelling, located in RU1 Primary Production zone	The site has existing electricity infrastructure, some existing water and gas services and some sealed road access. Sewer services are in the area, however are not immediately available. The site is desirable for future residential development due to proximity to Temora West Public School. However, site requires further investigation due to constraint of existing dwelling and the cost of additional servicing.

Table 1: Submissions received during public exhibition period

In addition, Council officers received some letters ahead of the public exhibition.

A summary of these letters are shown in Table 2.

Submitter	Issue	Council comment
Landowner Trungley Road	Concern about B6 Enterprise Corridor zone, with the requirement to have a	The land north of Kitchener Road, along Airport St and Trungley Road has received many enquiries for residential

	business associated with a residence built on this site. Also concerned that the land is incorrectly identified as flood prone land.	uses rather than business or light industrial purposes. The intention of the zone is to support employment uses, due to its proximity to a major road corridor. Other land is available to meet large lot residential needs. <i>Zone requires additional assistance to encourage uptake of land for employment purposes.</i> Council is currently in the process of completing a Flood Study, with the assistance of consultants.
Landowner Brampton Street	Request Council consider changing the minimum lot size to allow subdivision of property to two one-hectare lots	This is a similar issue as the property located in Airport Street. Introducing an additional dwelling close to existing industrial uses has the potential for land use conflict, therefore the retention of the 2 hectare minimum lot size is supported.
Landowner Mansfield Road	Request Council consider rezoning land in this area to allow residential development	This area of town has recently received additional servicing by sewer extension along Britannia Street. There are existing water and electricity services in this area. The area is may be suited to a residential zone in order to balance growth to the northern fringe and support the utilisation of existing services of Temora West Public School and Temora West Sports Ground. Due to multiple landowners and the strategic nature of the site, it may be preferable for Council to consider a developing a concept layout to support any future rezoning considerations.
Landowner Goldfields Way	Request Council reduce minimum lot size on Enterprise Corridor zoned land from two hectares to one hectare	The land is intended to support both business and residential uses, which may require some buffer between uses. In addition these is a desire to provide some separation from the Goldfields Way. The need for a reduced minimum lot size in this area is not justified.

Landowner Bundawarra Road	Request Council change zone to R5 Large Lot Residential to allow subdivision and additional dwellings	Site is adjacent to existing R5 land, however is in closer proximity to waste management site and sewage treatment plant. Other R5 zoned land remains undeveloped at this point and these landowners are being encouraged to develop their land.
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Table 2: Summary of submission received prior to the public exhibition, as a result of enquiries by landowners

Discussion Paper Table

The Discussion Paper included a table with comments of demand analysis against the LEP zones used in Temora. The table has been reproduced below with comments following the exhibition.

Land zone	Demand Analysis	Council comment
RU1 Primary Production	<i>There is no evidence of a need to change the minimum lot size of 40 hectares for a dwelling in the RU1 Primary Production. Land prices, obviously subject to market forces, remain high and encourage consolidation of operations. Permissible uses are considered to be expanded to encourage diverse uses. Rural land can be subdivided to any lot size for agricultural purposes.</i>	Council to examine issue of rural dwellings that are surplus to requirements as farming operations become consolidated
RU3 Forestry	<i>No additional zoned forestry land is proposed</i>	No change required
RU5 Village	Existing vacant village zoned land located in Aria Park and Springdale is considered suitable to meet demand into the future with a range of development options.	Consider extension of village zone to the north of Aria Park to meet demand for low density residential development as part of future report to Council
R1 General Residential	Recent development trends have seen many new dwellings constructed within the established residential area,	Investigate potential rezoning of land located on western side of Temora to meet future residential needs.

	<p>involving use of previously vacant sites or the demolition and replacement of dwellings either with new single dwellings or unit development. This supports access to existing facilities and infrastructure, as well as strengthening neighbourhoods and improving streetscapes.</p> <p>There are three areas of vacant, unsubdivided residential zoned land, being between Joffre St and Bundawarra Rd, south of Milvale Rd and south of Austral Street. Development costs and slow market forces are likely factors in land remaining unsubdivided and undeveloped. Council will continue to be open to these landowners considering developing their residential zoned land and will pursue discussions regarding development timeframes and any concerns or constraints.</p> <p>Vacant subdivided land also available in Timmins Street and John Rands Place, to meet immediate needs.</p> <p>These options are considered suitable to meet market demands in the short – medium term.</p> <p>Future potential residential land may be considered where development potential is not constrained by infrastructure limitations or land use conflict, on land that complements the existing residential environment</p>	
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		<p>and to an extent that reflects the expected future demand for new residential development.</p> <p><i>Small additional areas may be considered to assist the market and provide choice for housing location and budgets.</i></p>	
R5 Residential	Large Lot	<p>There are five estate areas of large lot residential zoned land. Vacant land is located at Bundawarra Road, Rosella Street and the southern fringe around Mansfield Road. The established large lot residential area located south of Temora Airport, is fully developed. Reducing the minimum lot size in this area is not supported due to proximity of this area to Temora Airport. There is also large lot residential land located on the fringe of Arian Park.</p> <p>Development of land at Mansfield Road is expected to meet short term needs for this type of development.</p> <p>Servicing and development costs, potentially slow rate of return on investment, along with the reluctance of some landowners to develop their land has slowed new development in Bundawarra Road and Rosella Street. This issue may require Council involvement to find out about any restrictions that may be behind the slow development pace and use this information to guide future development decisions.</p>	<p>Continue to encourage landowners of existing vacant land to investigate development of their land in the short term</p>

	<p>There is always interest in providing more of this type of development and Council officers have been noting sites highlighted by landowners as being suitable for this land zone.</p> <p>Council must consider ongoing Council servicing costs, potential for land use conflict and encouragement of residential living when additional large lot residential sites are proposed.</p>	
B2 Local Centre	The business precinct of Hoskins Street is satisfactory. <i>No changes are proposed.</i>	No changes required
B4 Mixed Use	The precinct covering Baker and Crowley Streets is predominantly used for residential purposes. This zone provides additional options for commercial purposes compatible with residential uses. <i>No changes are proposed.</i>	No changes required
B6 Enterprise Corridor	The land north of Kitchener Road, along Airport St and Trungley Road has received many enquiries for residential uses rather than business or light industrial purposes. The intention of the zone is to support employment uses. This intention still remains. Other land is available to meet large lot residential needs. <i>Zone requires additional assistance to encourage uptake of land for employment purposes.</i>	Commence promotion of opportunities for businesses, with highly prominent sites available.
IN1 General Industrial	Large areas of vacant industrial land is available around Tewkesbury Road and Narraburra Street. <i>No identified</i>	No zoning changes proposed

	<i>need for additional land in the short – medium term. Cost of servicing limits capacity to create additional sites. Consider expanding other land uses on RU1 zone to accommodate larger scale developments that require buffer separation.</i>	
SP1 Special Activities	<p>The next stage of the Airpark estate, Spitfire drive, is scheduled to be released later this year, which will meet short term demand for development in the airpark estate.</p> <p>Propose add Caravan Park to list of permitted uses incidental to aviation. The Airpark Caravan Park has existed for many years and has existing uses rights, however the listing, not currently included under Tourist and Visitor Accommodation, will be formalised with this listing.</p> <p>The Stock and Sale Yards is currently subject to review. To be monitored as part of the LEP review process.</p> <p><i>To be monitored for demand as the LEP review process progresses.</i></p>	Requires further investigation as part of a future amendment. Recent release of 20 lots at Spitfire Drive will meet short term demand.
SP2 Infrastructure	<p>Review site of former Council depot. Propose to rezone to Mixed Use Zone, including dwelling. Add Storage Premises to list of uses permitted with consent.</p> <p>Crown land site Quartz Street to SP1 zone Intensive Plant Agriculture/Rural Supplies/Freight Transport</p>	Include minor changes in LEP amendment. Major changes involving Greenstone Lodge to be considered in future amendment.

	Facility, rather than SP2 Depot. Review cemetery land for future expansion. Review zoning of Greenstone Lodge.	
RE1 Public Recreation	Review Council owned parks, sporting grounds and reserves as part of asset management plan. May be some potential to remove or reduce some sites to provide for additional investment and upgrades in locations with multiple uses and existing facilities with capacity for improvement. <i>Review as part of asset management plan and open space policy.</i>	No short term changes proposed. Open space policy being developed.
RE2 Private Recreation	<i>No changes proposed for golf course, showground, Temora Ex Services Memorial Club, Temora Bowling Club and Greyhound track land</i>	No changes required
E1 National Parks and Nature Reserves	<i>No changes proposed to nature reserves</i>	No changes required
W2 Recreational Waterways	<i>No changes proposed to Lake Centenary site</i>	No changes required

Table 3: LEP zones, demand analysis and comments following public exhibition**Additional Actions**

Council officers have written to landowners of vacant large lot residential land offering to talk further with these landowners about any future plans and potential timeframes for development of their property. Several landowners have responded to this request and Council officers will continue these discussions.

Council officers have also been in contact with some landowners of vacant residential zoned land, and will continue these discussions.

In addition, Council officers are also encouraging recent interest in vacant housing located in Ariaiah Park, with support to promote the renovation and replacement of dwellings to increase housing availability in Ariaiah Park.

Heritage Issues

Council's Heritage Committee has reviewed the proposed changes to the heritage item list. Where new heritage items are proposed to be listed, Council officers will consult on a preliminary basis with the landowners.

Discussion

There are many minor issues with the current Temora LEP that it would be advisable to make these changes. These include:

- Correcting minor heritage details
- Listing additional heritage items, following consultation with landowners
- Listing main street of Ariaiah Park as a Conservation Zone
- Adding caravan park to list of permitted uses at the Airpark
- Rezoning of former Council depot site, with storage premises as a permitted use
- Rezone crown land site at Quartz St to SP1 Intensive Plant Agriculture/Rural Supplies/Freight Transport Facility

These changes would need to be formally proposed to Council, including relevant maps in a future report.

In addition, Council officers will seek to include a broader scope of land uses that may be permitted with consent within the land zones, preferably though listing only selected uses to be prohibited and all other uses to be permitted with consent. The exact details to be presented in a future report to Council.

Proposed rezoning issues shall be presented in a separate report to Council.

RESOLUTION 74/2018

Moved: Cr Nigel Judd

Seconded: Cr Dennis Sleight

It was resolved that Council

1. Note the report
2. Endorse Council officers to contact identified landowners of proposed additional heritage items to ask for comments
3. That a workshop for Councilors be conducted
4. Endorse the preparation of relevant mapping for the proposed minor changes to the Temora LEP for future presentation to Council
5. Prepare a future report to Council regarding progress on the LEP review

CARRIED

Report by Claire Golder

12.2 TEMORA LOCAL ENVIRONMENTAL PLAN - REVIEW UPDATE

File Number: REP18/1187
Author: Town Planner
Authoriser: Director of Environmental Services
Attachments: Nil

REPORTBackground

Councillors will recall reports in March 2018 where Council received an update on the Temora Local Environmental Plan (LEP) 2010 Review.

Within these reports it was highlighted that there were several areas of the Temora Local Environmental Plan 2010 that required review, covering permitted and prohibited land uses, heritage items, zoning and open space.

Council officers have been working on various aspects of this review during 2018.

Consultation with Department of Planning and Environment

Council's Town Planner has recently been in contact with the Department of Planning and Environment (DPE) Regional Office, discussing the Temora LEP Review Progress.

Due to the wide range of issues that are in the process of being reviewed, it has been recommended by the DPE that the areas of review be separated into separate amendments, rather than a single comprehensive review. This is due to the complexity of the issues and the need for targeted consultation with specific land owners.

It is therefore proposed to separate the overall review into five distinct projects, to be completed generally in the following order:

1. Review of the land use table, where land uses are listed as either permitted with or without consent, or prohibited
2. Correcting minor heritage details and listing additional heritage items, following consultation with landowners
3. Residential and Large Lot Residential zoned land
4. Land zoned for Aviation purposes
5. Open space review

Council will receive further information about the LEP projects in the coming months.

RESOLUTION 250/2018

Moved: Cr Claire McLaren
Seconded: Cr Dennis Sleigh

It is recommended that Council note the update on the Temora Local Environmental Plan Review

And hold a workshop for Point 1 above.

CARRIED

Report by Claire Golder

Claire Golder left the meeting at 5:08pm.

12.2 TEMORA LOCAL ENVIRONMENTAL PLAN - PERMITTED AND PROHIBITED LAND USES

File Number: REP18/1454

Author: Town Planner

Authoriser: Director of Environmental Services

Attachments: 1. Draft Planning Proposal - Amendments to Land Use Table

REPORT

Councillors and Senior Staff held a workshop on 29 November 2018 to examine proposed changes to the Temora Local Environmental Plan 2010. The proposed changes relate to the Land Use Table, which lists, for each zone used in the LEP, land uses that are either permitted with or without consent, or prohibited.

The outcome of the workshop was broad support for the concept of moving towards a predominantly "open zone" LEP, whereby the land use table lists particular types of development as being prohibited in the zone, and all other types of development are permitted with or without consent. Workshop attendees considered potential land uses that should be either prohibited in a zone, or should be permitted with consent, in order to prepare the draft land use table.

This is a proposed change from the current situation of a "closed zone" LEP, which lists particular land uses as being permitted with or without consent and all other land uses are prohibited in that zone.

The proposed change requires the support of the NSW Government Department of Planning and Environment in order to proceed.

Proposed amendment

It is proposed that the current Temora Land Use Table be replaced with the revised Land Use Table, as detailed in the attached Planning Proposal.

This amendment will require the initial support of NSW Planning and Environment in order to proceed to the public exhibition stage.

Following community consultation, the outcomes of the public exhibition will need to be reported back to Council.

RESOLUTION 326/2018

Moved: Cr Graham Sinclair

Seconded: Cr Dale Wiencke

It is recommended that Council:

1. Resolve to amend the Temora Local Environmental Plan 2010 to replace the existing Land Use Table as proposed.
2. Accept the Draft Planning Proposal as prepared by Council officers
3. Request that Council officers forward the Planning Proposal to NSW Planning and Environment in order to commence the amendment process.

CARRIED

Report by Claire Golder