

**14.2 REPORT FROM THE PLANNING LIAISON COMMITTEE MEETING HELD 31 MAY 2016**

File Number: RPT/16/719

Responsible Officer: Ken Ross - Director, Health and Planning  
Responsible Division: Health and Planning  
Reporting Officer: Hailey Castleman - Administration Officer

Delivery Program Objective: 2. Growth & Development

Delivery Program Strategy: 2.2 Encourage the diversification and expansion of business and industry

**Summary**

A meeting of the Planning Liaison Committee was held on 31 May 2016 and the Minutes of the meeting are attached to this report for the information of Councillors.

The Committee has requested that the Reporting Officer seeks resolutions of Council on the following items:

1. Wentworth Local Environmental Plan 2011 Planning Proposal – Rezone Part of Lot 1 DP1193874 Kelso Station Pooncarie Road Wentworth from RU1 Primary Production to E4 Environmental Living zone with minimum lot size 7,500sqm.
2. Wentworth Local Environmental Plan 2011 Amendment No. 9 – Additional Permitted Use – Highway Service Centre and Caravan Park Lot 1 DP1128099, Lots 38 & 42 DP756936 Sturt Highway Trentham Cliffs.

**Officer Recommendation**

That Council resolves to submit the Planning Proposal for Kelso Station to the Minister for the Department of Planning and Environment for consideration of a Gateway Determination to amend the Wentworth Local Environmental Plan 2011 in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.

That Council seeks an opinion from Parliamentary Counsel for Planning Proposal Amendment No 9 to the Wentworth Local Environmental Plan 2011, and

That Council submits the Planning Proposal Amendment No 9 to the Department of Planning and Environment for final approval and notification of the amendment to the Wentworth Local Environmental Plan 2011 in accordance with Section 59 of the Environmental Planning and Assessment Act 1979.

That a division be called in accordance with s375A of the Local Government Act 1993.

**Council Resolution**

- A. That Council resolves to submit the Planning Proposal for Kelso Station to the Minister for the Department of Planning and Environment for consideration of a Gateway Determination to amend the Wentworth Local Environmental Plan 2011 in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.
- B. That Council seeks an opinion from Parliamentary Counsel for Planning Proposal Amendment No 9 to the Wentworth Local Environmental Plan 2011, and
- C. that Council submits the Planning Proposal Amendment No 9 to the Department of Planning and Environment for final approval and notification of the amendment to the Wentworth Local Environmental Plan 2011 in accordance with Section 59 of the Environmental Planning

and Assessment Act 1979.

D. That a division be called in accordance with s375A of the Local Government Act 1993.

**Moved Councillor P Nunan, Seconded Councillor B Wakefield**

**CARRIED**

*In accordance with Section 375A of the Local Government Act the Mayor called for a division.*

***For the Motion :***                      ***Crs B Clarke, M Hederics, D McKinnon, P Nunan, B Wakefield and Bill Wheeldon.***

***Against the Motion:***              ***Nil.***

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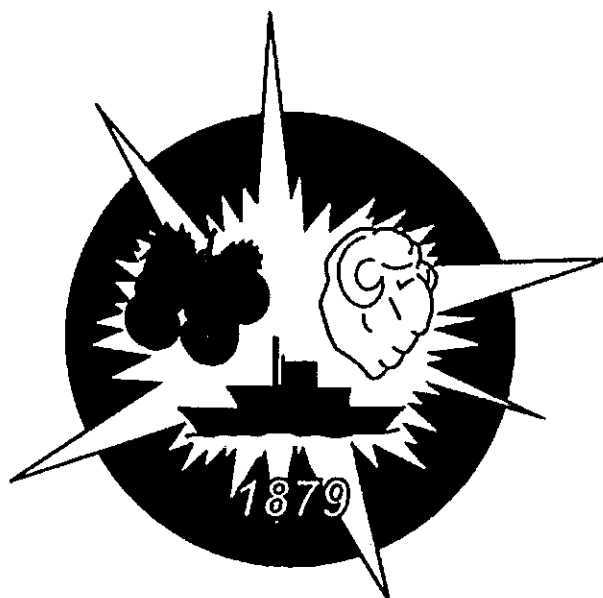
That a division be called in accordance with s375A of the Local Government Act 1993.

### Additional Information

Nil

### Attachments

1. Minutes from Planning Liaison Committee 31 May 2016



**WENTWORTH SHIRE COUNCIL**

**PLANNING LIAISON COMMITTEE  
MEETING  
MINUTES**

**31 MAY 2016**

## PLANNING LIAISON COMMITTEE MEETING MINUTES

31 MAY 2016

## TABLE OF CONTENTS

| ITEM | SUBJECT                                                                                                                                                                                                                                              | PAGE NO |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1    | OPENING OF MEETING .....                                                                                                                                                                                                                             | 1       |
| 2    | PRESENT.....                                                                                                                                                                                                                                         | 1       |
| 3    | APOLOGIES .....                                                                                                                                                                                                                                      | 1       |
| 4    | CONFIRMATION OF MINUTES OF PREVIOUS MEETING .....                                                                                                                                                                                                    | 1       |
| 5    | DECLARATIONS OF PECUNIARY INTEREST AND CONFLICTS OF INTEREST .....                                                                                                                                                                                   | 1       |
| 6    | REPORTS .....                                                                                                                                                                                                                                        | 2       |
| 6.1  | Wentworth Local Environmental Plan 2011 - Planning Proposal -<br>Rezone Part of Lot 1 DP 1193874, Kelso Station, Pooncarie Road,<br>Wentworth from RU1 Primary Production to E4 Environmental Living<br>zone with Minimum Lot Size of 7,500sqm ..... | 2       |
| 6.2  | Wentworth Local Environmental Plan 2011 - Amendment No 9 -<br>Additional Permitted Use - Highway Service Centre and Caravan<br>Park, Lot 1 DP 1128099, Lots 38 & 42 DP 756936, Sturt Highway,<br>Trentham Cliffs.....                                | 4       |
| 7    | NEW BUSINESS .....                                                                                                                                                                                                                                   | 5       |
| 8    | NEXT MEETING.....                                                                                                                                                                                                                                    | 5       |
| 9    | CLOSURE .....                                                                                                                                                                                                                                        | 5       |

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**PLANNING LIAISON COMMITTEE MEETING MINUTES****31 MAY 2016**

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**1 OPENING OF MEETING**

The meeting was opened at 12.05PM.

**2 PRESENT**

**COUNCILLORS:** Mayor Councillor W.J. (Bill) Wheeldon  
Councillor Brian Wakefield

**STAFF:** Peter Kozlowski (General Manager)  
Ken Ross (Director Health & Planning)  
Michele Bos (Strategic Development Officer)  
Hailey Castleman (Minute Secretary)

**3 APOLOGIES**

Nil

**4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING****Recommendation**

That the Minutes of the Planning Liaison Committee Meeting held 26 April 2016 be confirmed as circulated.

**Committee Resolution**

That the Minutes of the Planning Liaison Committee Meeting held 26 April 2016 be confirmed as circulated.

**Moved Councillor B Wakefield**

**CARRIED**

Note: Mayor Councillor W.J. (Bill) Wheeldon was unable to second the minutes of the previous meeting as he was not in attendance for the entire meeting.

Ken Ross at an officer level confirmed the minutes in conjunction with Councillor Brian Wakefield.

**5 DECLARATIONS OF PECUNIARY INTEREST AND CONFLICTS OF INTEREST**

Nil

**PLANNING LIAISON COMMITTEE MEETING MINUTES****31 MAY 2016****6 REPORTS****6.1 WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011 - PLANNING PROPOSAL - REZONE PART OF LOT 1 DP 1193874, KELSO STATION, POONCARIE ROAD, WENTWORTH FROM RU1 PRIMARY PRODUCTION TO E4 ENVIRONMENTAL LIVING ZONE WITH MINIMUM LOT SIZE OF 7,500SQM**

File Number: RPT/16/511

Responsible Officer: Ken Ross - Director, Health and Planning

Responsible Division: Health and Planning

Reporting Officer: Michele Bos - Strategic Development Officer

Delivery Program Objective: 2. Growth &amp; Development

Delivery Program Strategy: 2.3 Encourage land development and housing construction

**Summary**

Council have received a Planning Proposal requesting consideration of submitting to the Department of Planning and Environment (the Department), for a Gateway Determination. The request was submitted by Danson and Blaby Pty Ltd on behalf of the landowners, O.M. and R.M. McLeod.

The Planning Proposal seeks to amend the Wentworth Local Environmental Plan 2011 by rezoning part of Lot 1 DP 1193874 from RU1 Primary Production to E4 Environmental Living zone, with a minimum lot size of 7,500 m<sup>2</sup>.

The subject site is freehold land which is part of Kelso Station and located approximately 1.5 kilometres north of Wentworth on the Pooncarie Road. The site proposed to be rezoned is located on the eastern bank of the Darling River with direct river frontage.

The area proposed to be rezoned is 28.82 hectares and forms part of the parcel of land containing 586.7 hectares. The total area of Lot 1 DP 1193874 encompasses an area of 1,323 hectares.

The Planning Proposal report includes a subdivision concept plan showing fourteen new lots ranging in size from 5,520 m<sup>2</sup> to 1.952 hectares with frontage to the Darling River. Access to each lot will be provided by two road delineations directly from Pooncarie Road.

**Options**

Based on the information contained in this report, the options available to address this matter are to;

- a) resolve to submit the Planning Proposal to the Department for consideration of a Gateway Determination, or
- b) await the completion and subsequent recommendations of the Rural Land Use and Rural Residential Strategy.

**Recommendation**

That the Planning Liaison Committee recommends that Council resolves to submit the Planning Proposal to the Minister for the Department of Planning and Environment for consideration of a Gateway Determination to amend the Wentworth Local Environmental Plan 2011 in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.

**Committee Recommendation to Council**

That the Committee recommends that Council resolves to submit the Planning Proposal to

**PLANNING LIAISON COMMITTEE MEETING MINUTES****31 MAY 2016**

the Minister for the Department of Planning and Environment for consideration of a Gateway Determination to amend the Wentworth Local Environmental Plan 2011 in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.

**Moved Councillor B Wakefield, Seconded Councillor Bill Wheeldon**

**CARRIED**

*In accordance with Section 375A of the Local Government Act the Mayor called for a division.*

**For the Motion :** *Crs B Wakefield and Bill Wheeldon.*

**Against the Motion:** *Nil.*