

**ITEM 11 - PLANNING PROPOSAL FOR AMENDMENT TO CABONNE LOCAL ENVIRONMENTAL PLAN 2012 TO INCLUDE IN SCHEDULE 1 LAND AT 59 QUEEN STREET, MOLONG, FOR THE PURPOSE OF A SENIORS LIVING DEVELOPMENT****REPORT IN BRIEF**

<b>Reason For Report</b>	To obtain council support for the planning proposal.
<b>Policy Implications</b>	Nil
<b>Budget Implications</b>	Nil
<b>IPR Linkage</b>	4.5.1.c - Provide appropriate mechanisms for democracy and participation for Cabonne residents
<b>Annexures</b>	Nil
<b>File Number</b>	\\OFFICIAL RECORDS LIBRARY\\LAND USE AND PLANNING\\ZONING\\REZONING APPLICATIONS - 1007329

**RECOMMENDATION**

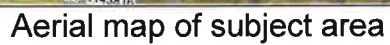
THAT Council:

1. Receive and note the Planning Proposal to amend Cabonne Local Environmental Plan 2012 to add an additional permitted use to Schedule 1 of that plan to enable development of a seniors' housing development upon land identified as Lot 109 DP 652726, being 59 Queen Street, Molong.
2. Forward the Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979.
3. Receive a further report following the public exhibition period to provide details of any submissions received during the exhibition.

**ACTING GENERAL MANAGER'S REPORT**

Council has received a Planning Proposal from Geolyse on behalf of Gordon Eacott to amend the Cabonne Local Environmental Plan 2012. The Planning Proposal relates to land located in west Molong described as Lot 109 DP 652726, 59 Queen Street, Molong, and owned by Mr TJ and Mrs R Hale.

The subject land is currently zoned R5 Large Lot Residential by the Cabonne Local Environmental Plan 2012 (the LEP). It is proposed to amend the LEP to add an additional permitted use to Schedule 1 of that plan to enable development of the subject land for the purpose of a 42 unit development for seniors living accommodation.



Preliminary investigation has been undertaken as part of the Planning Proposal to assess environmental impacts including water quality, flora and fauna assessment, groundwater, on-site effluent disposal, soil erosion,

stormwater management, traffic and access, and site contamination. The support documentation indicates that the land is capable of accommodating the proposed development. A review of the Planning Proposal documentation by council officers supports the study findings.

The Planning Proposal to amend LEP 2012 by inclusion of the subject land within Schedule 1 for the purpose of a seniors housing facility is supported. It is considered that the relevant requirements under section 3.33 of the Environmental Planning and Assessment Act 1979 and the matters identified in the Department of Planning's 'A guide to preparing Planning Proposals' have been adequately addressed in the Planning Proposal.

It is recommended that council support the Planning Proposal by submission of the proposal for Gateway Determination.

The intended outcomes of the Planning Proposal are identified as being:

- To amend the Cabonne Local Environmental Plan 2012 to add an additional permitted use to Schedule 1 of that plan to enable development of a seniors housing development upon land identified as Lot 109 DP 652726, being 59 Queen Street, Molong.



**ITEM - 11 PLANNING PROPOSAL FOR AMENDMENT TO CABONNE  
LOCAL ENVIRONMENTAL PLAN 2012 TO INCLUDE IN  
SCHEDULE 1 LAND AT 59 QUEEN STREET, MOLONG, FOR THE  
PURPOSE OF A SENIORS LIVING DEVELOPMENT**

**Proceedings in Brief**

Clr Batten queried if the current water situation in Molong plus the Molong to Cumnock and Yeoval pipeline water implications has been considered in this development proposal. The Director of Environmental Services advised that the proposal is for the initial step to amend the Local Environmental Plan, and that the developer has undertaken initial research into the site and its servicing capacity.

Clr Davison noted that he recently attended an aged forum in Orange and suggested that at some stage Council should consider what services are needed to support a development such as this and thought it would be beneficial if Council held another forum in Molong and surrounding towns/villages to find out what residents will require from council in the future.

The General Manager advised that the Disability Inclusion Action Plan is another resource that should also be considered.

**MOTION** (Jones/Oldham)

THAT Council:

1. Receive and note the Planning Proposal to amend Cabonne Local Environmental Plan 2012 to add an additional permitted use to Schedule 1 of that plan to enable development of a seniors' housing development upon land identified as Lot 109 DP 652726, being 59 Queen Street, Molong.
2. Forward the Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979.
3. Receive a further report following the public exhibition period to provide details of an submissions received during the exhibition.

19/04/11      Carried

The Chair called for a Division of Council as required under Section 375A (3) of the Local Government Act which resulted in a vote (noting the absence of Clr Walker) for the motion as follows:

For: Clr K Beatty, J Jones, M Nash, P Mullins, G Treavors, C Newsom, A Durkin, J Weaver, P Batten, L Oldham and I Davison.

Against: Nil

