



Planning Proposal to amend the
Bland Local Environmental Plan 2011
Minor Housekeeping Amendments

INTRODUCTION

This document related to a planning proposal to amend the environmental planning instrument being the *Bland Local Environmental Plan 2011* (BLEP).

This planning proposal has been prepared in accordance with Section 55(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the associated guidelines 'A Guide to Preparing Planning Proposals' prepared by the NSW Department of Planning and Environment, which require the following matters to be addressed:

- Part 1 – Objectives or intended outcomes
- Part 2 – Explanation of Provisions
- Part 3 – Justification
- Part 4 – Mapping
- Part 5 – Community Consultation
- Part 6 – Project timeline.

BACKGROUND

The *Bland Local Environmental Plan 2011* came into effect on 9 December 2011. The BLEP was intended as a conversion of the *Bland Local Environmental Plan 1993* into the NSW Governments Standard Instrument – Principal Local Environmental Plan (Standard Instrument).

Following a review of the BLEP 2011 a number of minor items were identified and it was determined that these matters could be resolved by the preparation of a 'housekeeping' planning proposal. It is intended that a more comprehensive review be undertaken at the conclusion of the preparation of a shire wide land use strategy.

Council has identified a number of areas in the BLEP that require minor amendment. The proposed BLEP amendments are outlined in Table 1:

- Amendment of the Bland LEP 2011 Lot Size Map for Lot 604 DP753135 from 2 hectares to 800 square metres.
- Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007F.
- Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007D.
- Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007F.
- Amendment of the Bland LEP 2011 Schedule 1 – Additional Permitted Uses by including *shops* as a permitted use on Lot 381 in DP753135.
- Amendment of the Bland LEP 2011 Schedule 5 – Environmental Heritage to include the Naradhan Woolshed situated on Lot 4 in DP752319 and Lot 1 in DP724512 – 3086 Naradhan Road, Naradhan (GPS Coordinates: 33°37'37.88"S 146°19'23.89"E) as an item of environmental heritage and the preparation of a Heritage Map.
- Amendment of the Bland LEP 2011 Schedule 1 – Additional Permitted Uses by including *function centres* as a permitted use on Lot 4 in DP752319 and Lot 1 in DP724512 or rezoning of the subject land to SP3 Tourist.

PART 1 – INTENDED OUTCOMES

The intended outcome of the instrument proposed by this Planning Proposal is to make minor amendments in the *Bland Local Environmental Plan 2011* schedules and maps.

PART 2 – EXPLANATION OF PROVISIONS

The Table 2 below proved a description and explanation of the proposed changes to the Bland Local Environmental Plan 2011:

Table 2 Proposed LEP amendments explanation of provision	
Proposed Amendment	Description
82 Ungarie Road, West Wyalong (Lot 604 in DP753135)	
Amendment of the Bland LEP 2011 Lot Size Map for Lot 604 DP753135 from 2 hectares to 800 square metres.	The site is zoned R1 General Residential, however a lot size of 2 ha was applied to the land to encourage the construction of an approved Seniors Living development. The development consent has since lapsed without physical works commencing on the site. It is proposed to amend the minimum lot size for subdivision to 800 square metres to allow for general residential development.
Rezoning of Land – RU1 Primary Production to IN1 General Industrial	
Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007F and Lot Size Map – Sheet LSZ_007F.	To rezone land being Lot 1 in DP1132536 and Lots 67,68,69,70,71,72,73,74 and 75 in DP750615 to provide additional industrial land.
Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007D and and Lot Size Map – Sheet LSZ_007D.	To rezone land being Lots 1379 and 1380 in DP705311 to provide opportunities for development that is compatible with the operation of the saleyards.
Rezoning of Land – IN1 General Industrial to SP2 Infrastructure	
Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007F.	To rezone land being Lot 280 in DP750615 from IN1 General Industrial to SP2 Infrastructure (Electricity Transmission and Distribution). To rezone land being Lot 266 in DP750615, Part Lot 7303 in DP1139599 and Part Lot 30 in DP750615 from IN1 General Industrial to

	SP2 Infrastructure (Sewerage Systems) The land is not available for further development and the current zoning of the land of IN1 misrepresents the amount of land that available or is used for industrial development.
Additional Permitted Use – 29 Ungarie Road, West Wyalong (Lot 381 in DP753135)	
Amendment of the Bland LEP 2011 Schedule 1 – Additional Permitted Uses by including <i>shops</i> as a permitted use on Lot 381 in DP753135 and preparation of Additional Permitted Uses Map.	The land is currently zone B5 Business Development. Shops are a prohibited use in the B5 zone. An existing building was constructed prior to the implementation of the Bland LEP 2011 for the purpose of a supermarket, pharmacy and medical centre. The areas of the building have remained vacant and the current zoning would not permit the use of the building for a pharmacy or supermarket.
Naradhan Woolshed	
Amendment of the Bland LEP 2011 Schedule 5 – Environmental Heritage to include the Naradhan Woolshed situated on Lot 4 in DP752319 and Lot 1 in DP724512 – 3086 Naradhan Road, Naradhan (GPS Coordinates: 33°37'37.88"S 146°19'23.89"E) as an item of environmental heritage and the preparation of a Heritage Map.	The owners of the land propose to development the site as tourist attraction and function centre. Naradhan woolshed is historically significant for its association with the pastoral and wool growing industry from the late Victorian period to the 1960s.
Option A Amendment of the Bland LEP 2011 Schedule 1 – Additional Permitted Uses by including <i>function centres</i> as a permitted use on Lot 4 in DP752319 and Lot 1 in DP724512.	To facilitate the development of the site as an attraction for tourists and visitors the Bland Local Government Area.
Option B Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_003 to rezone Lot 4 in DP752319 SP3 Tourist.	

PART 3 – JUSTIFICATION

SECTION A – NEED FOR PLANNING PROPOSAL

IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?

No. The planning proposal consists of minor rezoning and map changes, as well as additional items in Schedules 1 and 5.

IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The planning proposal is required in order to comply with the requirements of the *Environmental Planning and Assessment Act 1979*. Amending the Bland Local Environmental Plan 2011 is the only means to legally change the zone, lot size and schedules to facilitate the future growth in the Bland LGA.

SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS OF THE APPLICABLE REGIONAL, SUB-REGIONAL OR DISTRICT PLAN OR STRATEGY (INCLUDING ANY DRAFT PLANS OR STRATEGIES)?

Riverina Murray Regional Plan

The proposal is consistent with the goals of the Riverina Murray Regional Plan:

- Goal 1** ***A Growing and Diverse Economy***
- Goal 2** ***A Healthy Environment with Pristine Waterways***
- Goal 3** ***Efficient transport and Infrastructure Networks***
- Goal 4** ***Strong, Connected and Healthy Communities***

Table	
Regional Plan Direction	Comment
Amendment of Minimum Lot Size - 82 Ungarie Road, West Wyalong (Lot 604 in DP753135)	
Direction 25: Build housing capacity to meet demand.	The amendment will provide additional residential land in anticipation of an increased demand for housing as a result of the expansion of the Evolution gold mine.

Rezoning of Land – RU1 Primary Production to IN1 General Industrial Newell Highway, Wyalong and West Wyalong Saleyards	
Direction 4: Promote Business Activities in Industrial and Commercial Areas.	There is currently a shortage of industrial land that is readily available for development. The locations of both sites are in proximity to the Newell Highway and are located on the fringe of West Wyalong and Wyalong.
Rezoning of Land – IN1 General Industrial to SP2 Infrastructure	
Direction 4: Promote Business Activities in Industrial and Commercial Areas. Direction 21: Align and Protect Utility Infrastructure Investment	Council and Essential Energy infrastructure is located on the land and it is not available for industrial development. The rezoning of the land to SP2 Infrastructure will retain this land for infrastructure.
Additional Permitted Use – 82 Ungarie Road, West Wyalong (Lot 381 in DP753135)	
Direction 4: Promote Business Activities in Industrial and Commercial Areas.	The addition of shops as a permitted use of the land may encourage investment without detracting from the Main Street CBD that may result by rezoning the land to another business zone.
Naradhan Woolshed	
Direction 7: Promote Tourism Opportunities	The proposed amendments will provide a tourism opportunity for the Bland LGA and provide the owners with funding opportunities.

IS THE PLANNING PROPOSAL CONSISTENT WITH COUNCIL'S LOCAL STRATEGY OR OTHER LOCAL STRATEGIC PLAN?

Community Strategic Plan

22. Work with our communities and businesses to use our resources in a sustainable way for the future of the Bland Shire

22.2 Ensure a sustainable environment for current and future generations through effective management and planning for the long term future by ensuring appropriate land is zoned and available to support business and industrial growth.

The planning proposal is consistent with the Community Strategic Plan as it aims to ensure that land is appropriately zone to encourage industrial and business growth as well as providing suitable and attractive residential land.

IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

There are two State Environmental Planning Policies that are relevant to this planning proposal.

SEPP No. 55 Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land requires Council to consider whether the land is contaminated. It is considered that land uses identified in Table 1 of the Planning Guidelines for managing contaminated land are not known to have been carried out on land that is subject to a proposed rezoning.

SEPP (Rural Lands) 2008

The rezoning of land zoned RU1 Primary Production is proposed by this planning proposal. The subject to rezoning is not used for agricultural activities. The location of the subject land on the fringes of the urban areas of West Wyalong and Wyalong make it unlikely that this land would be utilised for agricultural purposes in the future. The Rural Planning Principles have been addressed in Appendix 3.

IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS?

The planning proposal is generally consistent with the relevant Section 117 Planning Directions. A summary of relevant Directions is contained in Appendix 2.

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

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?

Council's available biodiversity data indicates that one site that is subject to this planning proposal is identified as an area that may contain critical habitat, threatened species populations, ecological communities or their habitats.

An area of high biodiversity value (Box Woodlands) has been identified on the land associated with the West Wyalong Saleyards which is proposed to be rezoned as shown in Appendix 5. The total area affected is less than 28 hectares. A map of the biodiversity areas are attached in Appendix 5.

The West Wyalong Treatment Works and Essential Energy Substation land has also been flagged as having a high biodiversity value. The sites proposed to be rezoned are generally clear of vegetation and the adjoining bushland is unlikely to be impacted by the proposal (see map in Appendix 5).

ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

The land subject to the planning proposal in some cases is identified as bushfire prone land. A bushfire prone land map relevant to those sites is attached in Appendix 6.

Council is not aware of any other environmental effects that are likely to result from the planning proposal. In establishing possible environmental implications of the proposal, Council has reviewed its land use information relevant to each site.

HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

The social and economic impact of the Planning Proposal is predicted to be positive. It will allow for the release of additional land in West Wyalong and Wyalong that is zoned IN1 General Industrial and will also allow further residential, commercial and tourist opportunities.

SECTION D- STATE AND COMMONWEALTH INTERESTS

IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

It is acknowledged that extension to infrastructure will be required at the time of any subdivision of the land proposed to be rezoned to IN1 General Industrial. Reticulated water is available in the vicinity of the sites. The design detail of any future infrastructure extension is not a consideration for the progression of this planning proposal.

What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Council has not consulted with any State or Commonwealth public authorities in relation to this planning proposal. Council will be guided by the consultation requirements specified in the Department of Planning and Environment Gateway Determination.

PART 4 - MAPPING

The proposed mapping amendments are included in Appendix 4.

PART 5 – COMMUNITY CONSULTATION

Council proposes to exhibit the planning proposal in accordance with the requirements of Section 57 of the *Environmental Planning and Assessment Act 1979* and any other requirements as determined by the Gateway process. It is intended that an exhibition period of 21 days apply.

Public notification of the exhibition would include notification in the local newspapers, and a notice on Council's website. Hard copies of the planning proposal would be made available at Council's Administrative Office in West Wyalong.

PART 6 – PROJECT TIMELINE

The following milestone timeframes are anticipated. Timeframes will be revised if any significant delays are encountered.

Task	Anticipated Timeframe
Gateway Determination	August 2017
Completion of Gateway Determination requirements	September 2017
Public Exhibition	September 2017
Consideration of Submissions	October 2017
Post Exhibition consideration of Planning Proposal	November 2017
Finalisation and Notification of Plan	December 2017

APPENDIX 1 – STATE ENVIRONMENTAL PLANNING POLICIES

The following SEPPs are relevant to the Bland LGA. The table below identifies which of the relevant SEPPs apply to the Planning Proposal (or not) and, if applicable, whether the Planning Proposal is consistent with the provisions of the SEPP

SEPP	Applicable	Consistent
SEPP No 1 - Development Standards	No	-
SEPP No 21 – Caravan Parks	No	-
SEPP No 30 – Intensive Agriculture	No	-
SEPP No 33 – Hazardous and Offensive Development	No	-
SEPP No 36 – Manufactured Home Estates	No	-
SEPP No 50 – Canal Estate Development	No	-
SEPP No 55 – Remediation of Land	Yes	Yes
SEPP No 62 – Sustainable Aquaculture	No	-
SEPP No 64 – Advertising and Signage	No	-
SEPP No 65 – Design Quality of Residential Flat Buildings	No	-
SEPP (Affordable Housing) 2009	No	-
SEPP (Building Sustainability Index: BASIX) 2004	No	-
SEPP (Exempt and Complying Development Codes) 2008	No	-
SEPP (Housing for Seniors or People with a Disability) 2004	No	-
SEPP (Infrastructure) 2007	No	-
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	No	-
SEPP (Miscellaneous Consent Provisions) 2007	No	-
SEPP (Rural Lands) 2009	Yes	Yes
SEPP (State and Regional Development) 2011	No	-

APPENDIX 2 – LOCAL PLANNING DIRECTIONS

The following is a list of Directions issued by the Minister for Planning under section 117(2) of the Environmental *Planning and Assessment Act 1979* that are applicable to the Bland LGA. The following table identifies the Local Planning Directions that are applicable to this Planning Proposal

Direction	Application	Relevance to this Planning Proposal	Consistency with Direction
1. Employment and Resources			
1.1 Business and Industrial Zones	Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including any alteration of any existing business or industrial zone boundary).	The planning proposal seeks to rezone land that is zoned IN1 General Industrial to SP2 Infrastructure.	The planning proposal is inconsistent with this Direction. It is considered that the inconsistency is of minor significance as the land proposed to be rezoned is not used for industrial development. The land is the site of the sewerage treatment plant and electricity substation and it is considered that a special purpose zone is more appropriate.
1.2 Rural Zones	Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary). Under this direction a planning proposal must: (a) Not rezone land from a rural zone to a residential, business, industrial, village	The planning proposal seeks to rezone land that is zoned RU1 Primary Production to IN1 General Industrial.	The planning proposal is inconsistent with this Direction. It is considered that the inconsistency is of minor significance. The subject land is not productive agricultural land and is located on the fringe of West Wyalong and Wyalong. To provide employment lands it is considered necessary to rezone under utilised rural land.

	or tourist zone. (b) Not contain provisions that will increase the permissible density of the land within a rural zone (other than land within an existing town or village).		
1.3 Mining, Petroleum Production and Extractive Industries	Applies when a relevant planning authority prepares a planning proposal that would have the effect of: (a) Prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) Restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	Not applicable to this planning proposal.	Not applicable.
1.5 Rural Lands	Applies when: (a) A relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone or environment protection zone (including the alteration of	The planning proposal seeks to rezone land that is zoned RU1 Primary Production.	In determining a planning proposals consistency with this Direction the planning proposal must be considered against the Rural Planning Principles as listed in SEPP (Rural Lands) 2008. It is considered that the planning proposal is consistent

	any existing rural or environment protection zone boundary) or (b) A relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone. A planning proposal to which clauses (a) or (b) apply must be consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008. A planning proposal to which clause (b) applies must be consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008.		with the Rural Planning Principles (see Appendix 3).
2. Environment and Heritage			
2.1 Environmental Protection Zones	A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment	The planning proposal will not impact on existing environmental protection zones.	Not applicable.

	protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 Rural Lands.		
2.3 Heritage Conservation	A planning proposal must contain provisions that facilitate the conservation of: (a) Items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974,	The planning proposal seeks to list an additional heritage item in Schedule 5 – Environmental Heritage.	Council's Heritage Advisor and the property owners support the listing of the Naradhan Woolshed as a heritage item. The planning proposal will not affect existing heritage items.

	and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that: (a) The environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or		
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	(b) The provisions of the planning proposal that are inconsistent are of minor significance.		
2.4 Recreation Vehicle Areas	A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983): (a) Where the land is within an environmental protection zone, (b) Where the land comprises a beach or dune adjacent to or adjoining a beach, (c) Where the land is not within an area or zone referred to in paragraphs (4)(a) or (4)(b) unless the relevant planning authority has taken into consideration: (i) The provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and (ii) The provisions of the guidelines entitled	The planning proposal does not enable land to be developed for the purpose of a recreation vehicle area.	The planning proposal is consistent with this Direction.

	Recreation Vehicles Act, 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985.		
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	This direction applies when a relevant planning authority prepares a planning proposal that will affect land within: (a) An existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) Any other zone in which significant residential development is permitted or proposed to be permitted. A planning proposal must include provisions that encourage the provision of housing that will: (a) Broaden the choice of building types and locations available in the housing market, and (b) Make more efficient use of existing infrastructure and services, and (c) Reduce the consumption of land for housing and	The planning proposal seeks to amend the minimum lot size of land zoned R1 General Residential.	The planning proposal is consistent with this direction. It is considered that the development standards and control in the Bland LEP 2011 and the Bland Development Control Plan 2012 will ensure that future development will be consistent with the Direction. Council policy requires that new residential land to be serviced prior to any residential development.

	associated urban development on the urban fringe, and (d) Be of good design. A planning proposal must, in relation to land to which this direction applies: (a) Contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) Not contain provisions which will reduce the permissible residential density of the land.		
3.2 Caravan Parks and Manufactured Home Estates	Applies when a relevant planning authority prepares a planning proposal. In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must: (a) Retain provisions that permit development for the purposes of a caravan park	The planning proposal does not seek to rezone Crown land that is reserved for accommodation purposes.	Not applicable.

	to be carried out on land, and (b) Retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park. In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must: (a) Take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located, (b) Take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and (c) Include provisions that the subdivision of MHEs by long		
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	term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent.		
3.3 Home Occupations	Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.	Not applicable to this planning proposal.	Not applicable.
3.4 Integrating Land Use and Transport	Applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).	The planning proposal seeks rezone urban land for industrial uses.	The land subject to the planning proposal is located with access to the Newell Highway and is considered to be consistent with the Direction. It is anticipated that consultation with the RMS will be required as part of the gateway determination.
3.5 Development Near Licensed Aerodromes	Applies when a relevant planning authority prepares a planning	The planning proposal seeks to rezone land in the vicinity of the	Council will consult with CASA if required should the planning

	proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.	West Wyalong Airport.	proposal be approved at the Gateway.
3.6 Shooting Ranges	Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/or adjoining an existing shooting range.	The planning proposal does not seek to rezone or alter land in the vicinity of a shooting range.	Not applicable.
4. Hazard and Risk			
4.2 Mine Subsidence and Unstable Land	Applies when a relevant planning authority prepares a planning proposal that permits development on land that: (a) Is within a mine subsidence district, or (b) Has been identified as unstable in a study, strategy or other assessment undertaken: (i) By or on behalf of the relevant planning authority, or (ii) By or on behalf of a public authority and provided to the relevant planning authority.	Council does not have land that is within a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961 or land that has been identified as unstable.	Not applicable
4.3 Flood Prone Land	Applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that	The planning proposal does not seek to rezone or alter land that is flood prone land.	Not applicable.

	affects flood prone land.		
4.4 Planning for Bushfire Protection	Applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.	The planning proposal seeks to rezone land that is identified as bushfire prone land.	Council will consult with the NSW Rural Fire Service should the planning proposal be supported at the Gateway.
5. Regional Planning			
5.10 Implementation of Regional Plans	Applies to land to which a Regional Plan has been released by the Minister for Planning.	The Riverina-Murray Regional Plan is relevant to this planning proposal.	The planning proposal has been assessed against the goals and directions of the Riverina-Murray Regional Plan and it is considered that the planning proposal is consistent with the plan.
6. Local Plan Making			
6.1 Approval and Referral Requirements	A planning proposal must: (a) Minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) Not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: (i) The appropriate Minister or public authority, and (ii) The Director-General of	The planning proposal does not seek to introduce any new concurrence or consultation provisions or any additional designated development types.	The planning proposal is consistent with the Direction.

	the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and (a) Not identify development as designated development unless the relevant planning authority: (i) Can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) Has obtained the approval of the Director-General (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.		
6.2 Reserving Land for Public Purposes	Applies when a relevant planning authority prepares a planning	The planning proposal does not seek to reserve land for public	Not applicable.

	proposal.	purposes.	
6.3 Site Specific Provisions	Applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out. A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either: (a) Allow that land use to be carried out in the zone the land is situated upon, or (b) Rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards in addition to those already contained in that zone, or (c) Allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. A planning proposal must not	The planning proposal does not seek to implement restrictive site specific planning controls.	The planning proposal is consistent with the Direction.

	contain or refer to drawings that show details of the development proposal.		
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APPENDIX 3 – RURAL PLANNING PRINCIPLES

Rural Planning Principles	Comment
(a) The promotion and protection of opportunities for current and potential production and sustainable economic activities in rural areas	The planning proposal will have minimal impact on the outcomes sought by this Principle. The proposal will affect a small number of lots that are not currently used for significant agricultural production. The proposal will result in the loss of approximately 30 hectares of rural land.
(b) Recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands, and issues in agriculture in the area, region or State	The planning proposal will not affect this planning principle.
(c) Recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development	The land affected by this planning proposal is not considered to have any significant rural value.
(d) In planning for rural lands, to balance the social, economic and environmental interests of the community	The planning proposal will not contribute to any adverse social, economic or environmental impact. The proposal is to utilise unproductive agricultural land for industrial activities.
(e) The identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land	An area of high biodiversity value has been identified on the land associated with the West Wyalong Saleyards which is proposed to be rezoned. The total area affected is less than 28 hectares.
(f) The provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities	The proposal will not affect the provision of rural lifestyle development.
(g) The consideration of impacts on services and infrastructure and appropriate location when providing for rural housing	The proposal will not impact the servicing of rural lifestyle lands.
(h) Ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable strategy endorsed by the Director-General	The Riverina-Murray Regional Plan is the applicable regional plan for the Bland LGA. The planning proposal is compatible with the provision of this plan.

APPENDIX 4 – MAPPING

- Amendment of the Bland LEP 2011 Lot Size Map for Lot 604 DP753135 from 2 hectares to 800 square metres
- Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007F - Newell Highway
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- Naradhan Woolshed – Options A & B

Amendment of the Bland LEP 2011 Lot Size Map for Lot 604 DP753135 from 2 hectares to 800 square metres

Legend

800 sq m

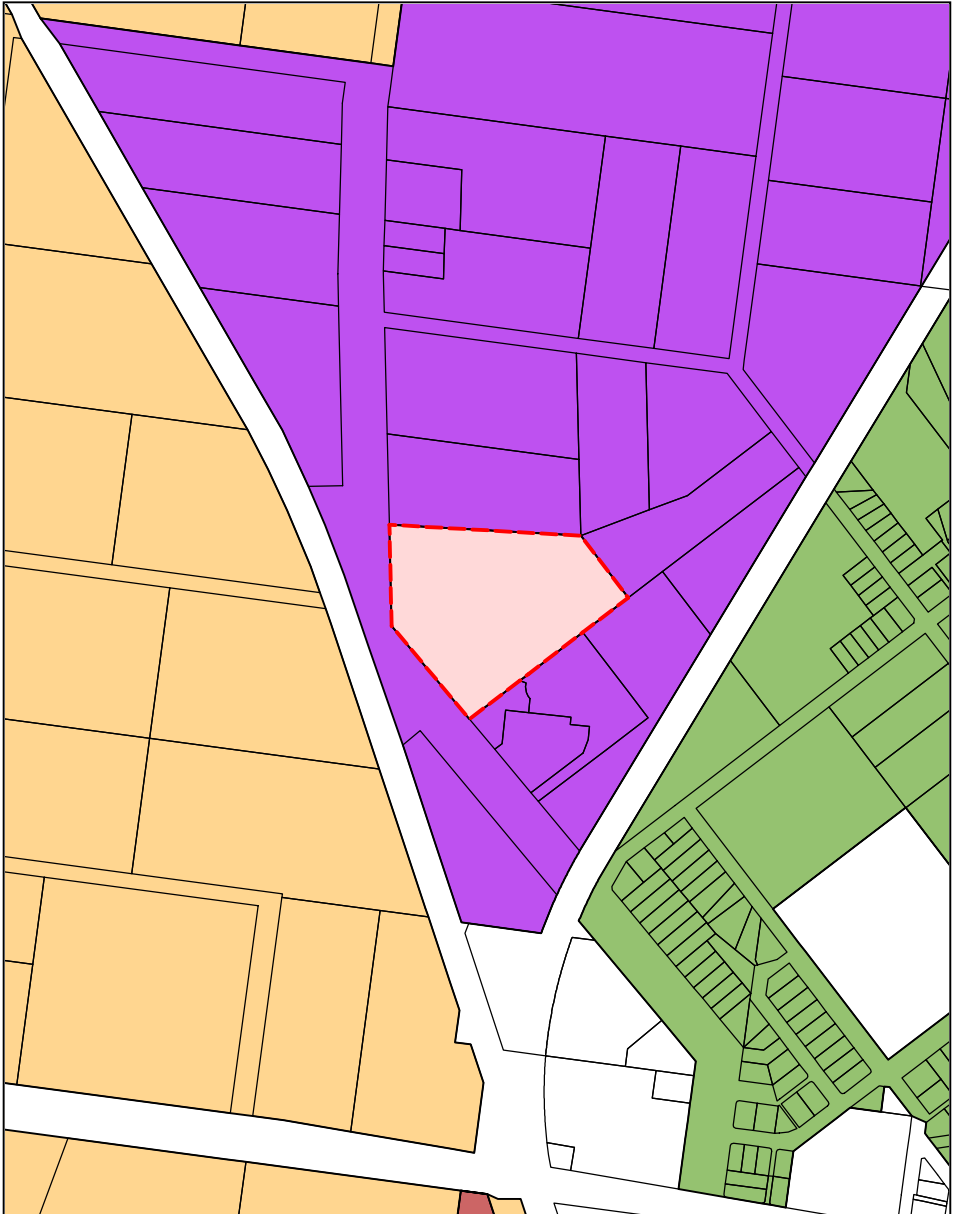
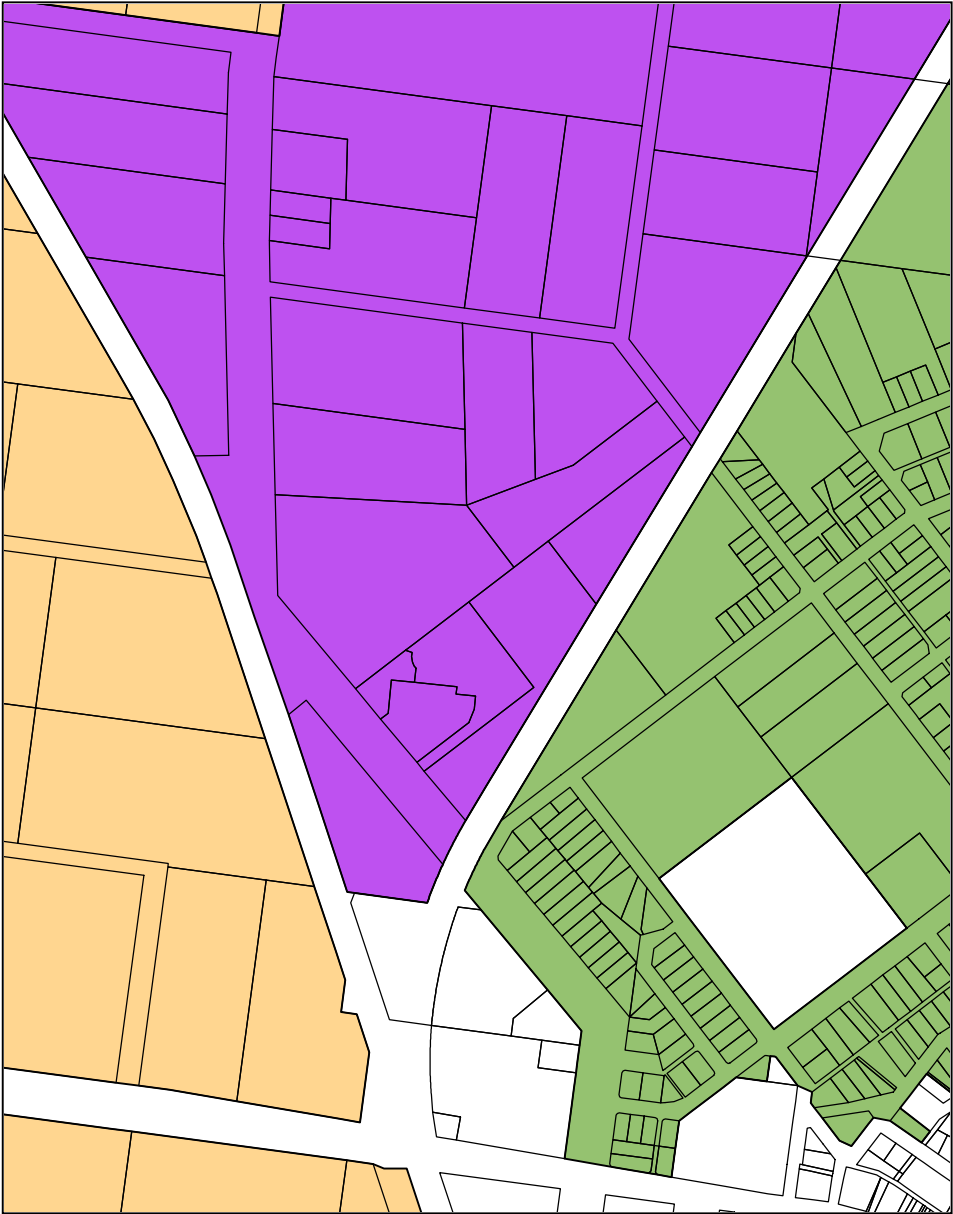
500 sq m

2 ha

200 ha

Current

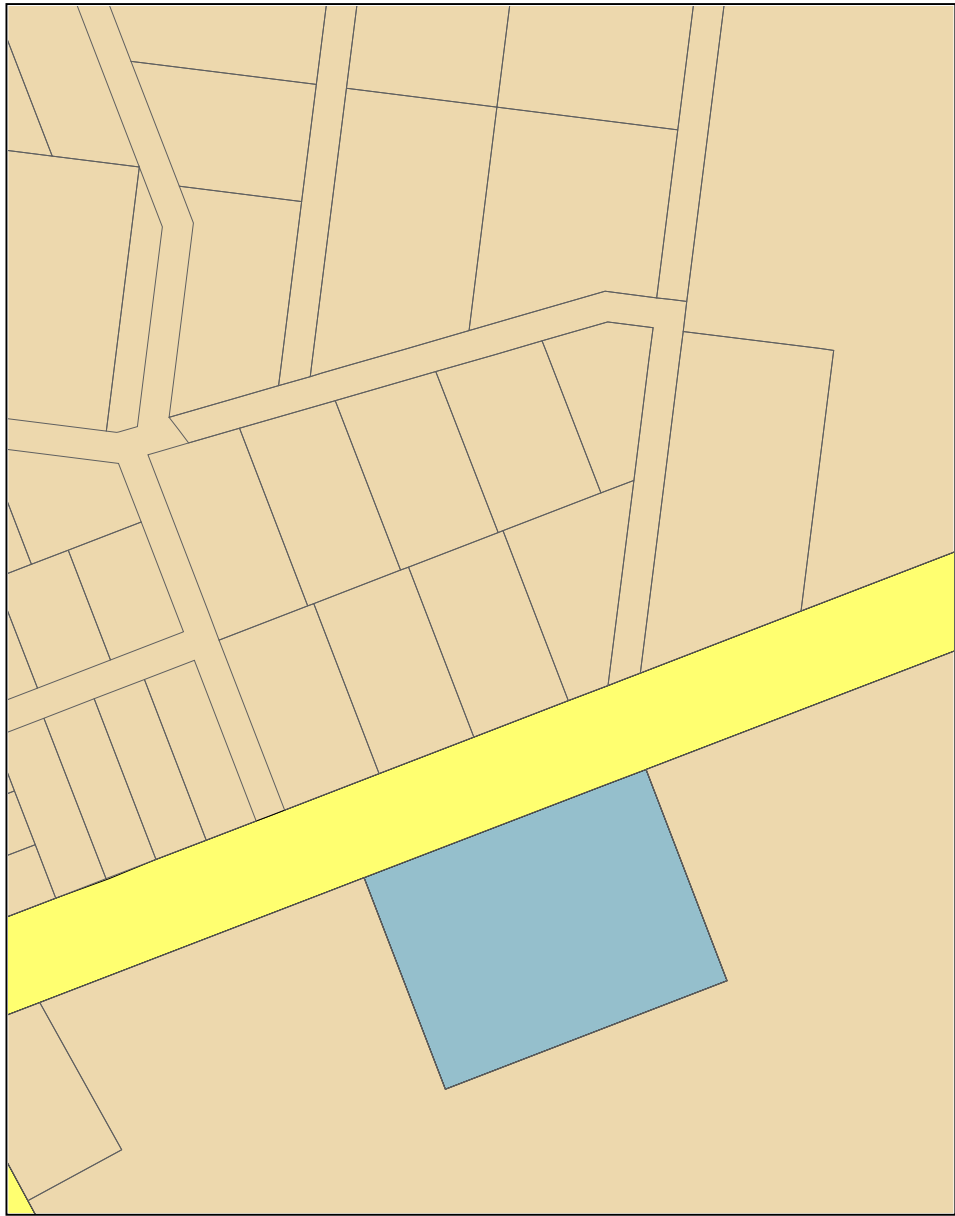
Proposed



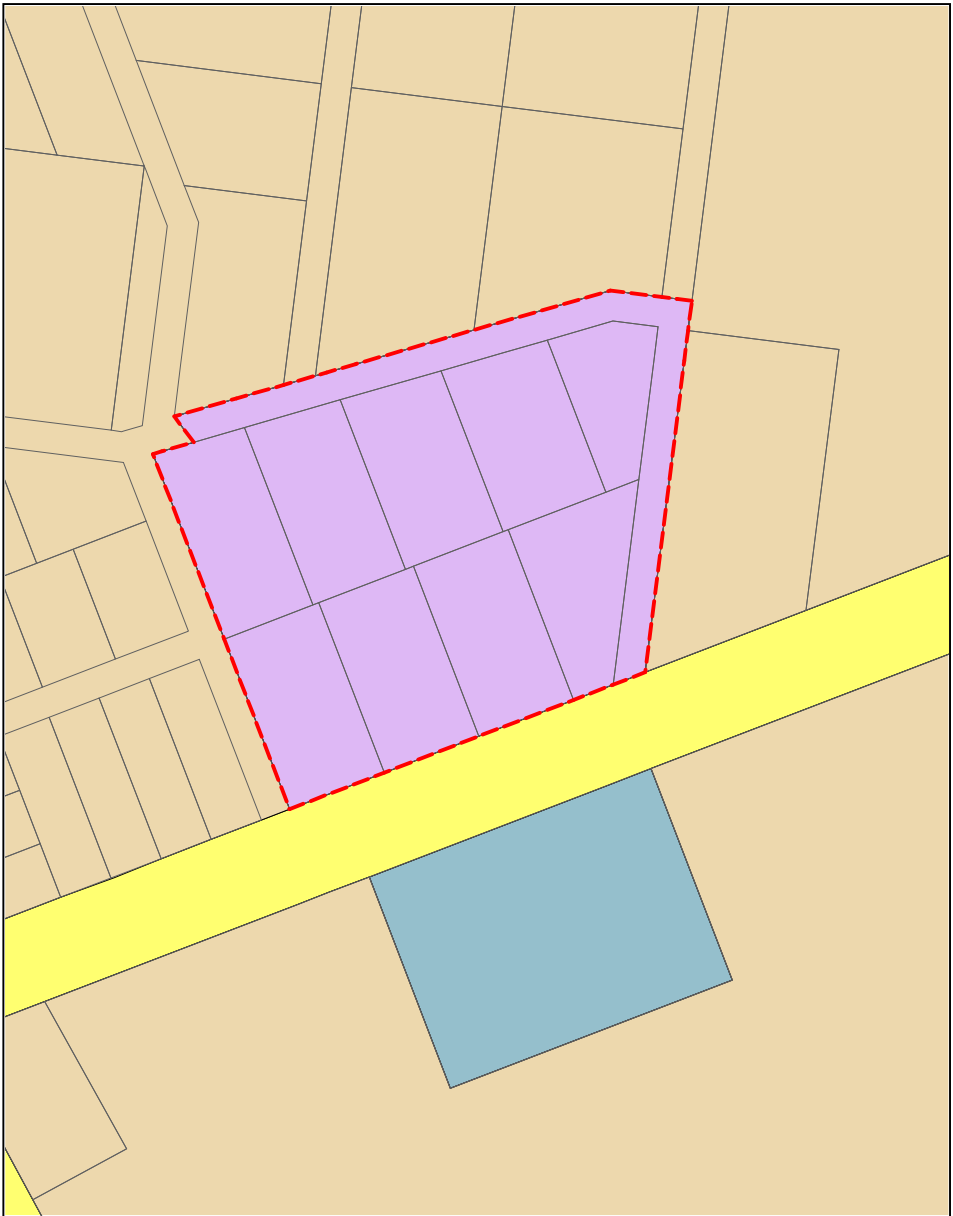
Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007F - Newell Highway

- Legend
- | | |
|-----|-----|
| IN1 | RU1 |
| B6 | SP2 |

Current

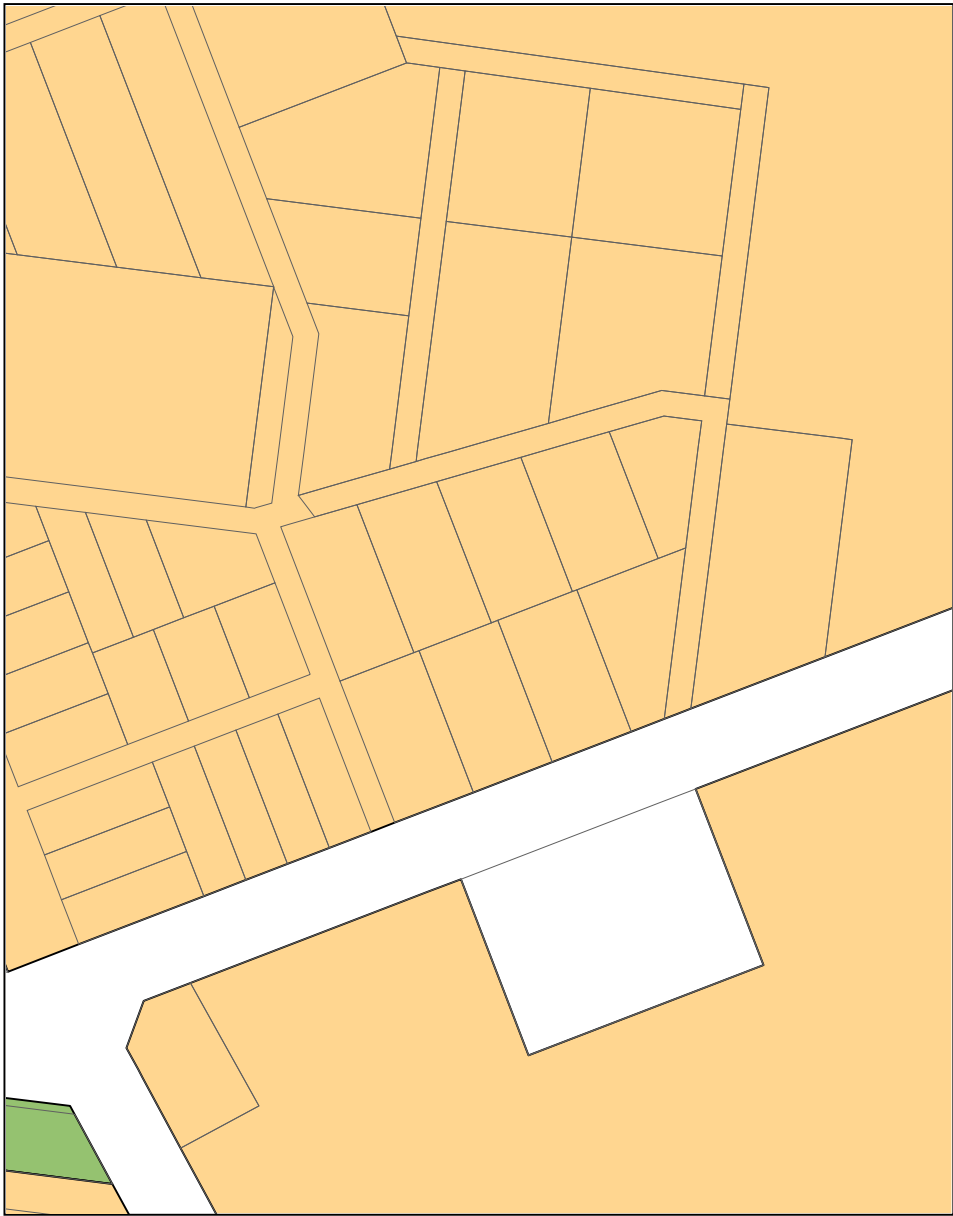


Proposed

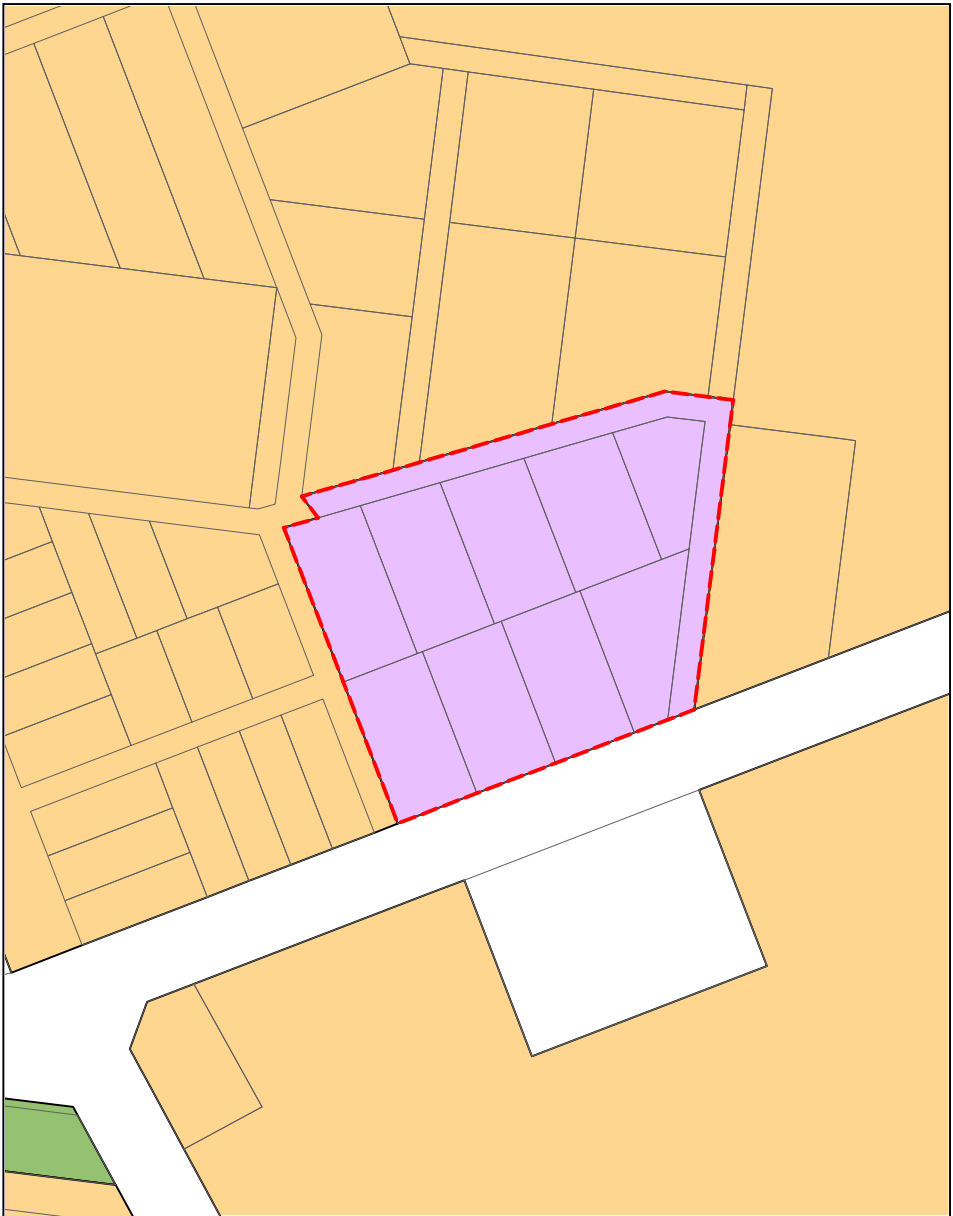


Amendment of the Bland LEP 2011 Lot Size Map – Sheet LSZ_007F - Newell Highway

Current



Proposed



Legend

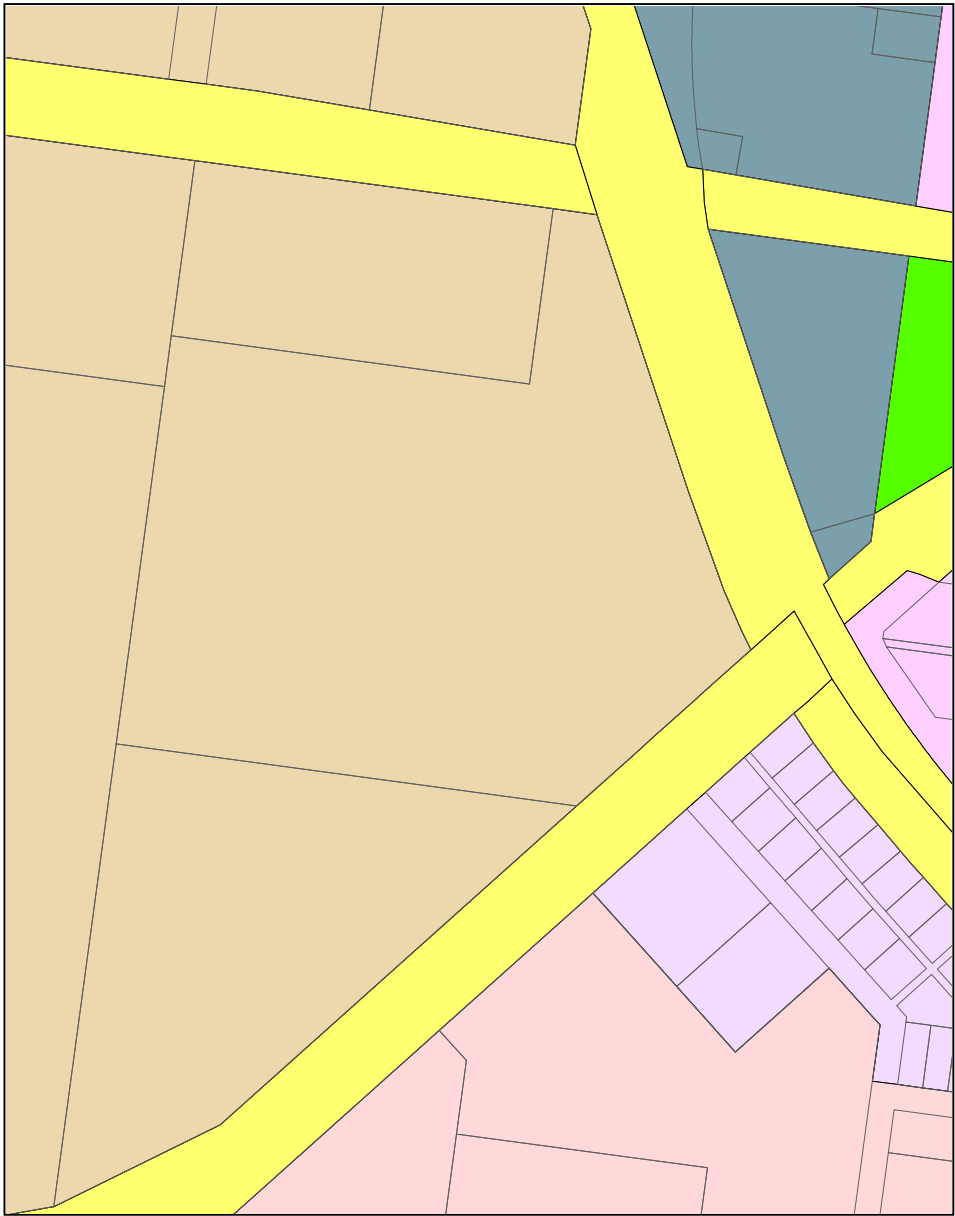
- 500 sq m
- 5000 sq m
- 200 ha

Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007D - Saleyards

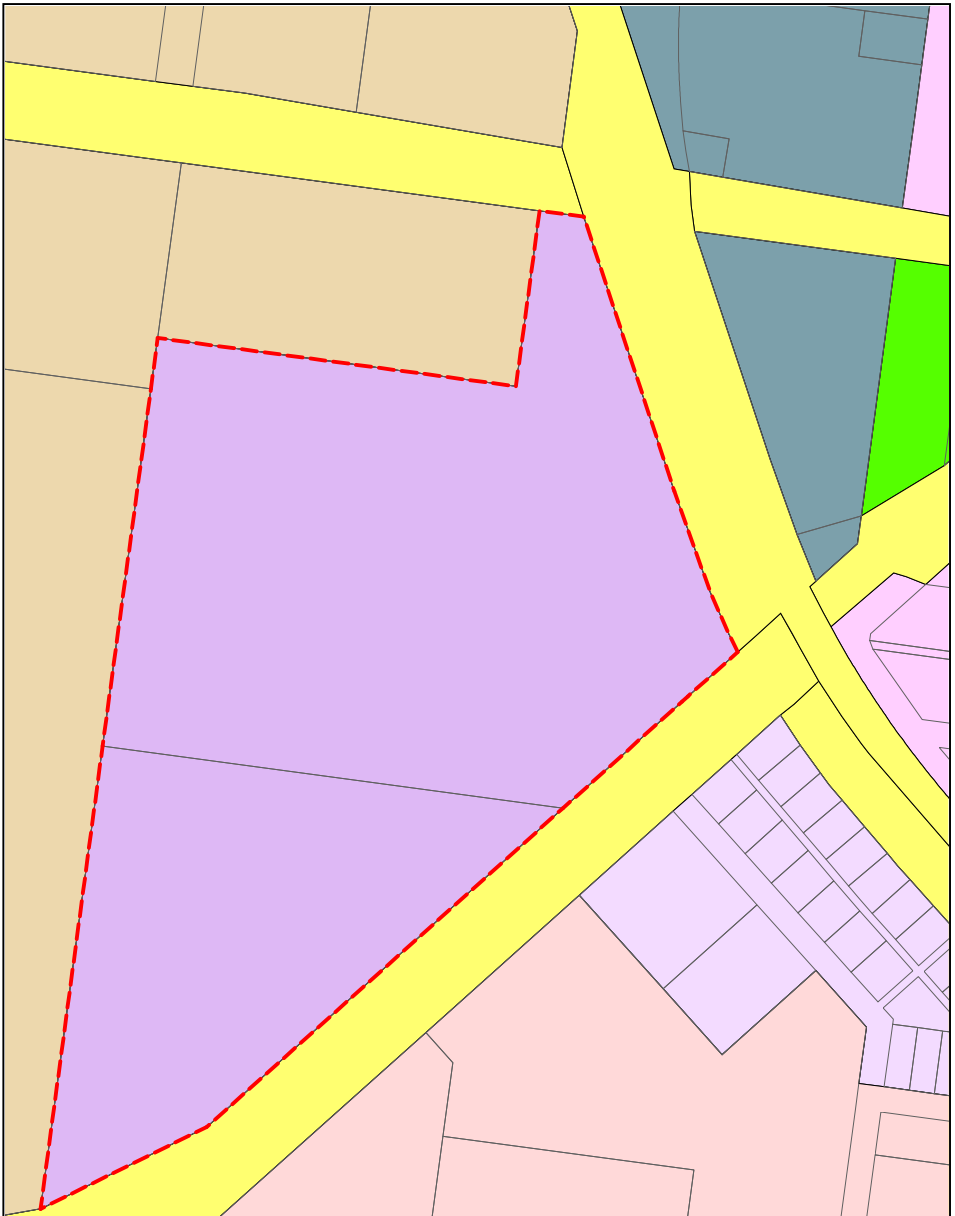
Legend

- | | | | |
|-----|-----|-----|-----|
| B5 | IN2 | R5 | RU1 |
| IN1 | R1 | RE1 | SP2 |

Current

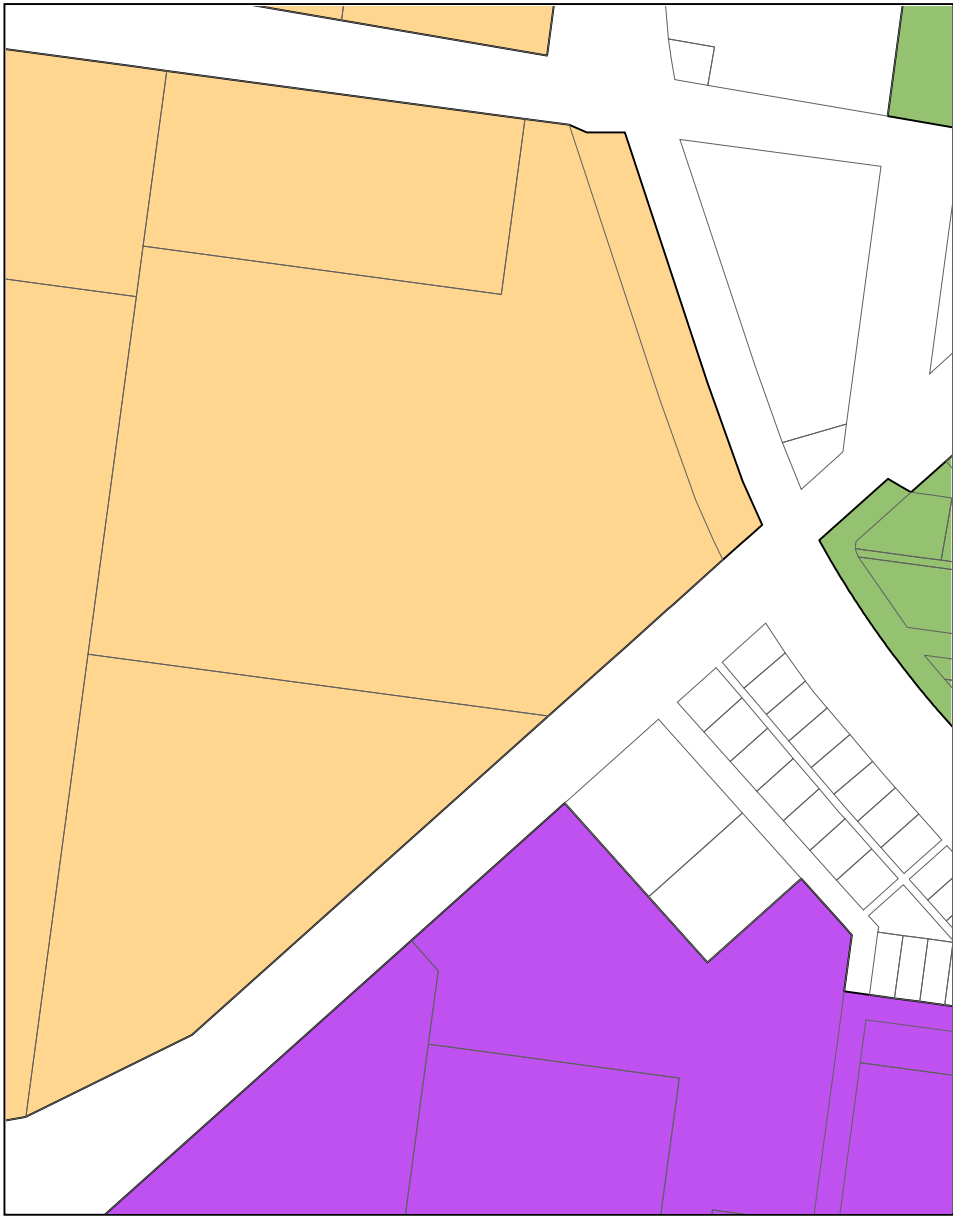


Proposed

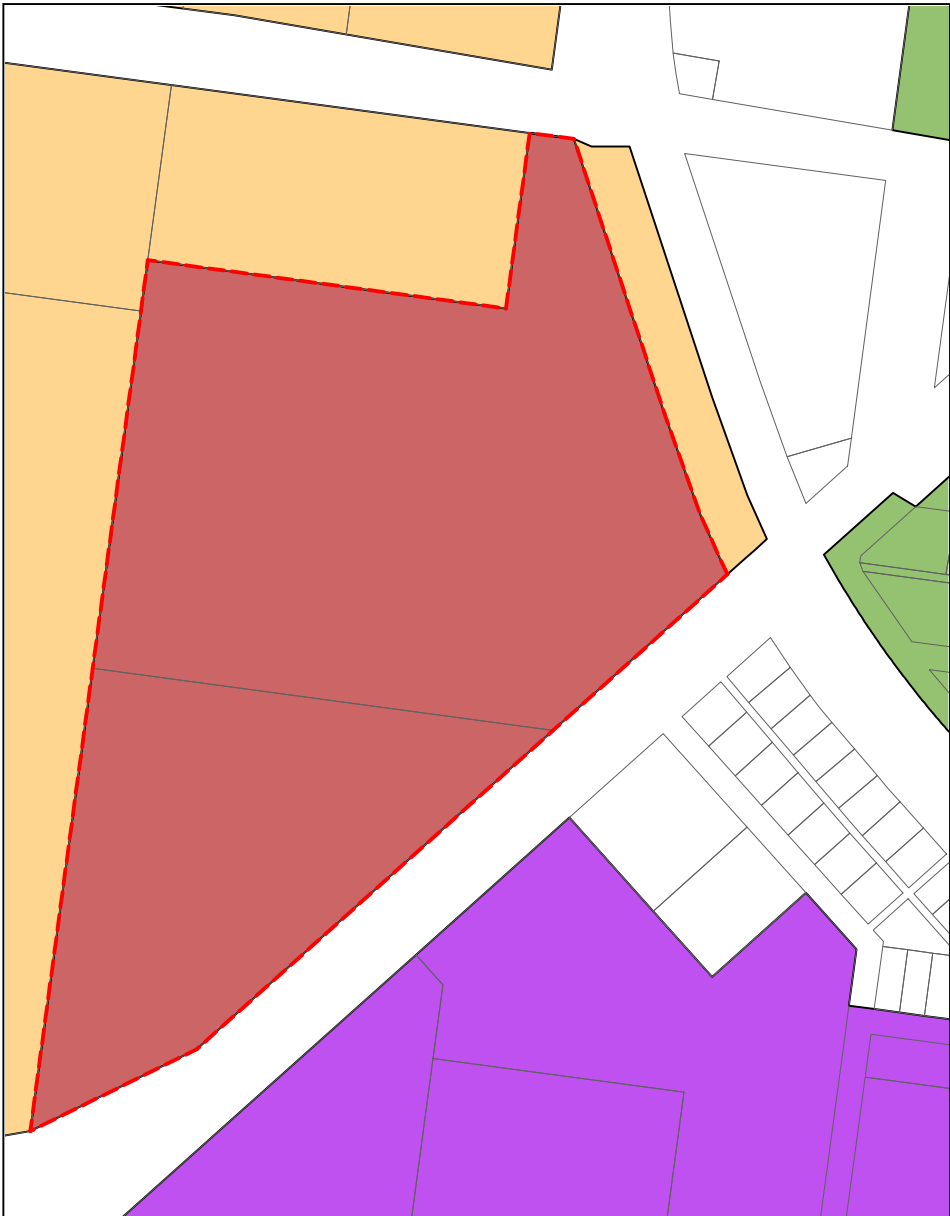


Amendment of the Bland LEP 2011 Lot Size Map – Sheet LSZ_007D - Saleyards

Current



Proposed

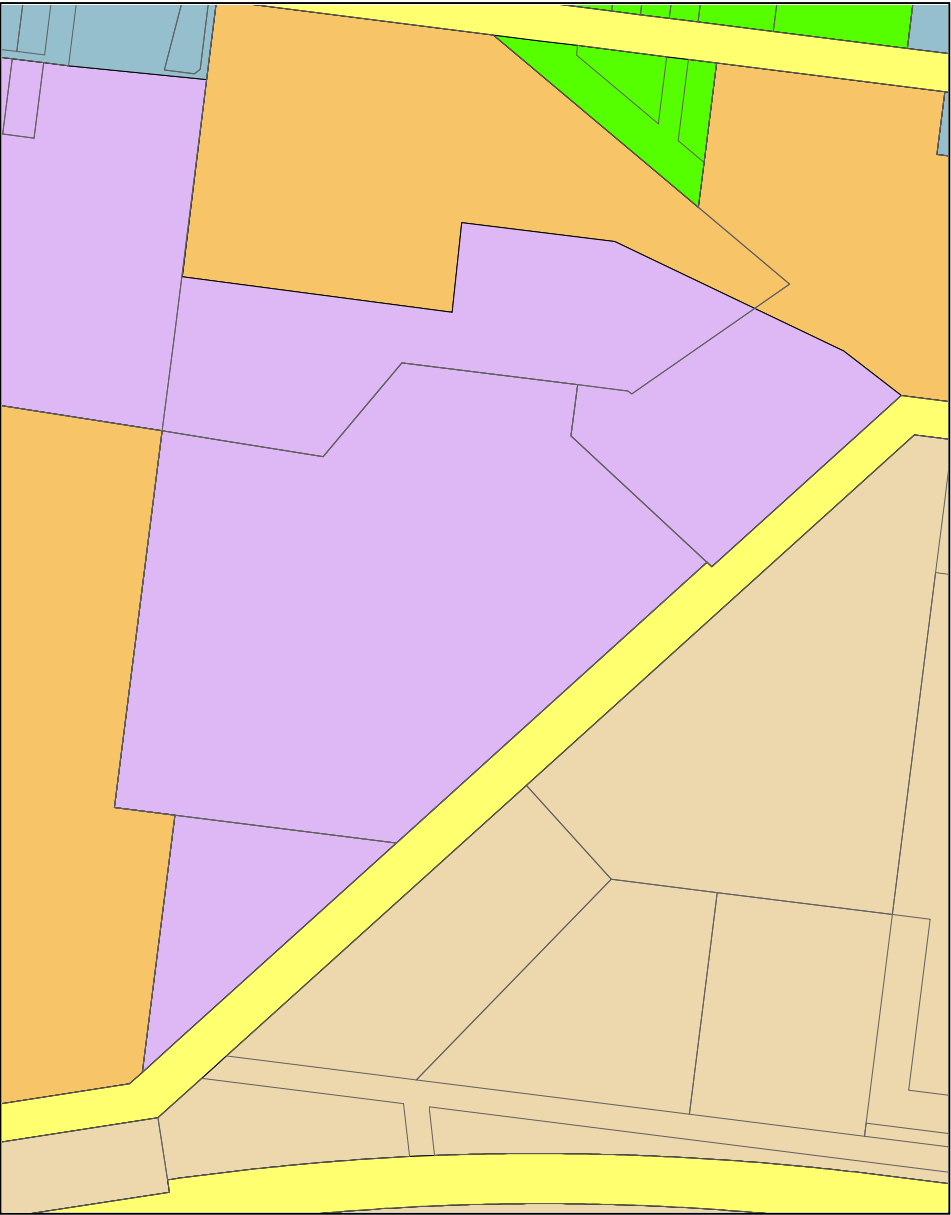


Legend

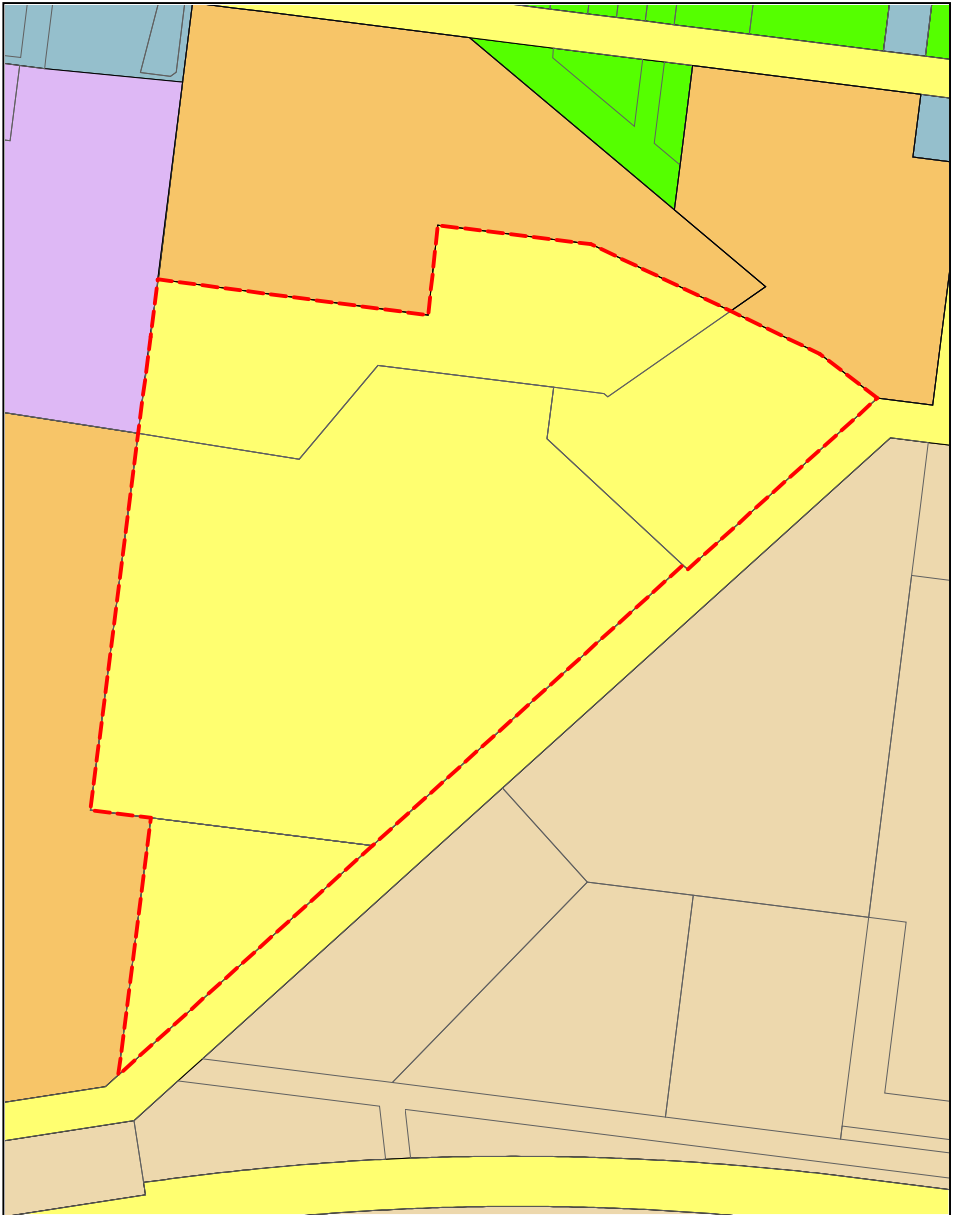
- | | |
|-----------|--------|
| 500 sq m | 2 ha |
| 4000 sq m | 200 ha |

Amendment of the Bland LEP 2011 Land Zoning Map – Sheet LZN_007F - Sewerage Treatment Plant and Electricity Transmission

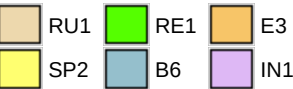
Current



Proposed



Legend

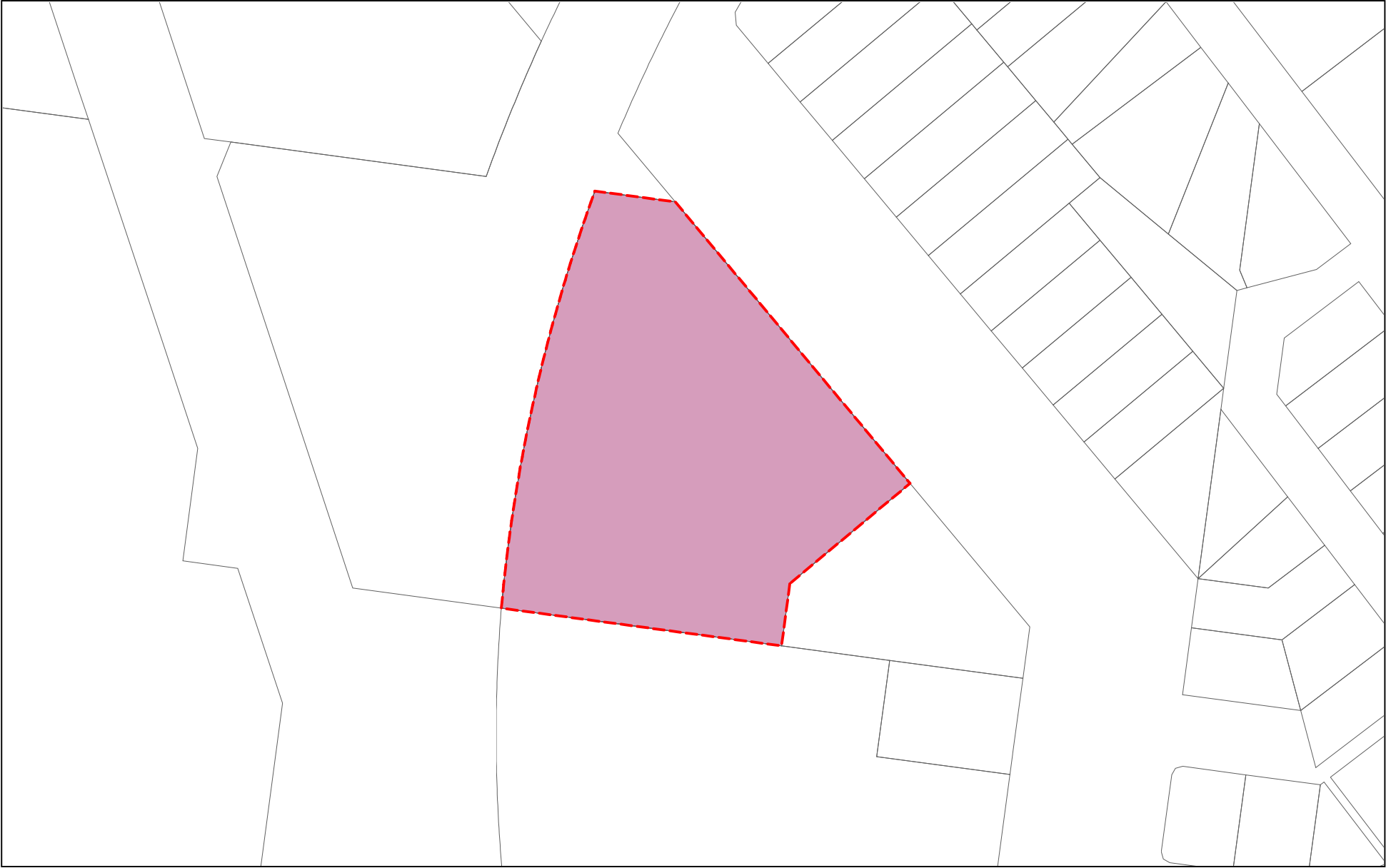


Amendment of the Bland LEP 2011 Schedule 1 – Additional Permitted Uses by including shops on Lot 381 in DP753135

Legend

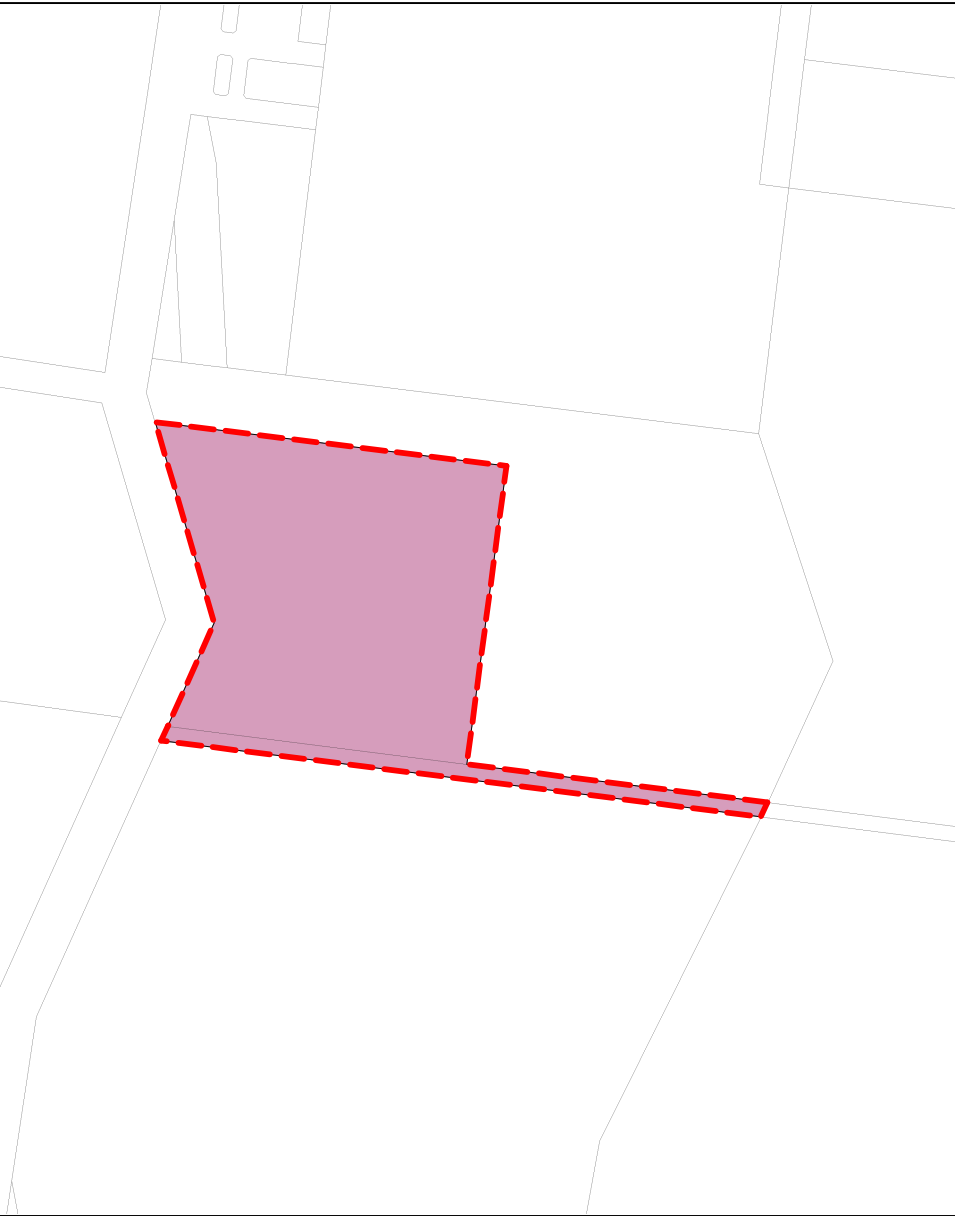
 Additional Permitted Uses

Proposed

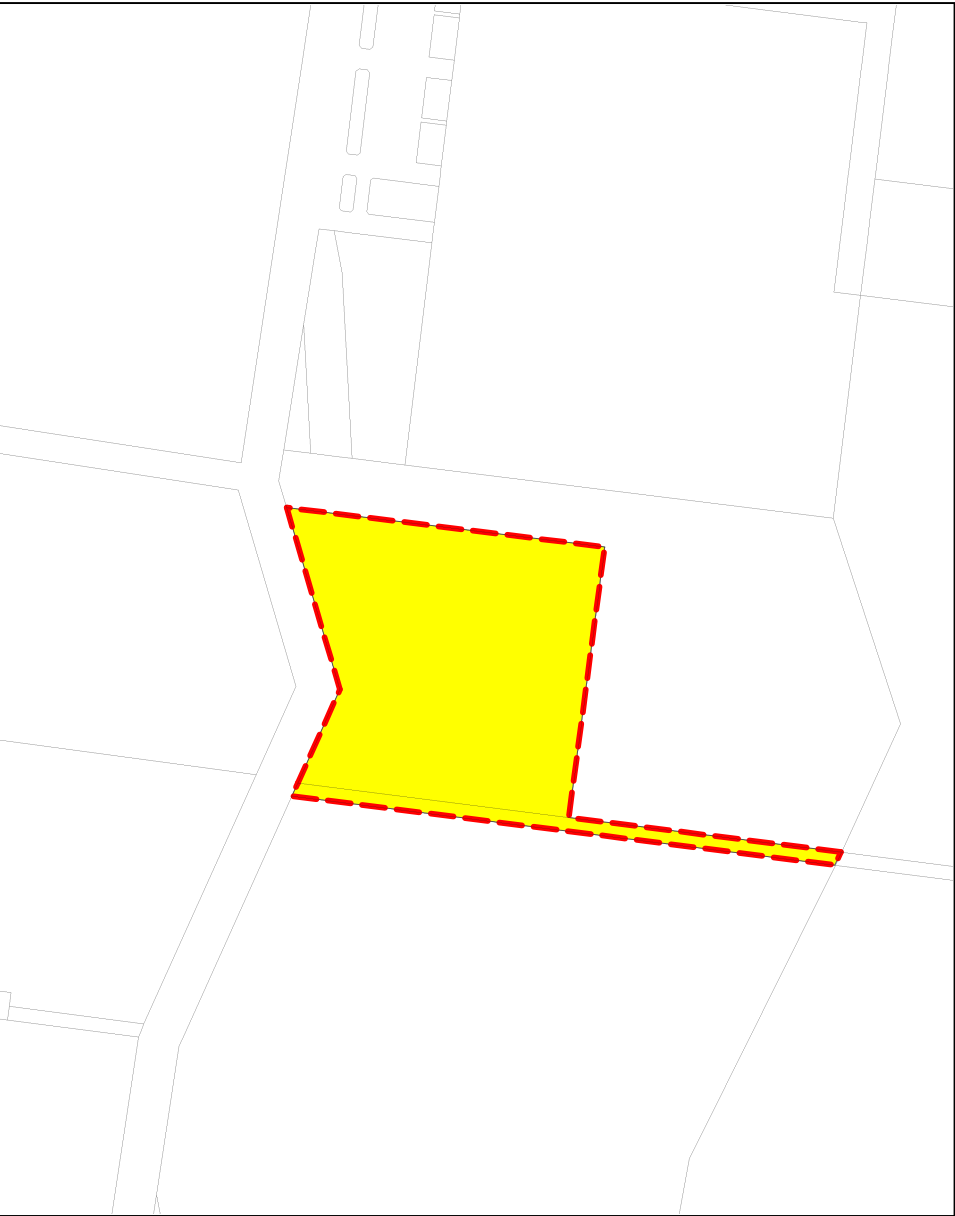


Naradhan Woolshed

Option A - Additional Permitted Use



Option B - Rezone SP3 Tourist



Legend

- SP3 Tourist
- Additional Permitted Use

APPENDIX 5 – BIODIVERSITY MAP

- West Wyalong Saleyards
- Sewerage Treatment Works & Essential Energy Land

Biodiversity Map - Saleyards

Legend

Biodiversity



Biodiversity Map - Sewerage Treatment Works & Essential Energy Substation

Legend
Biodiversity



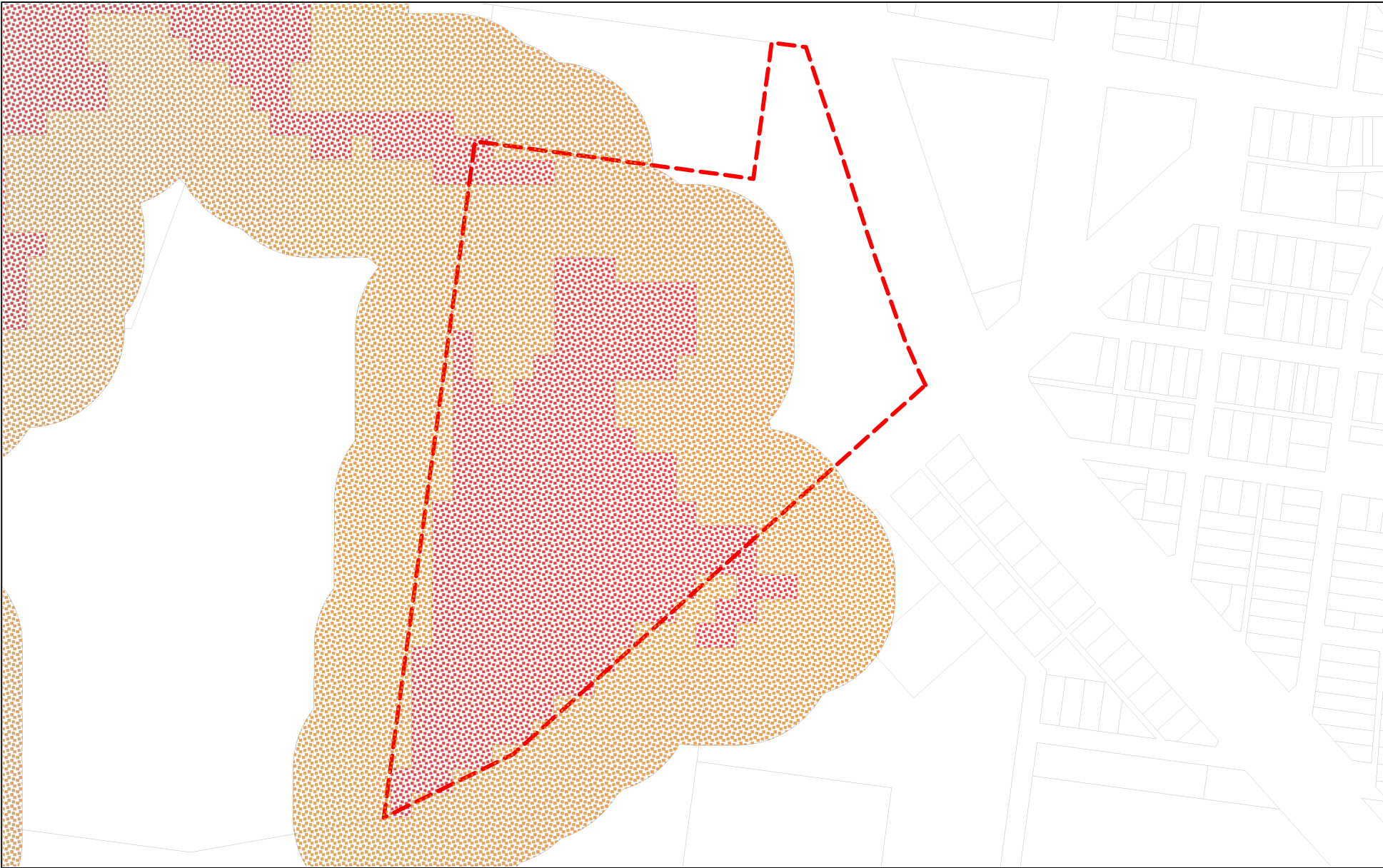
APPENDIX 6 – BUSHFIRE PRONE LAND

- West Wyalong Saleyards
- Sewerage Treatment Works & Essential Energy Land
- Naradhan Woolshed

Bushfire Prone Land - Saleyards

Legend

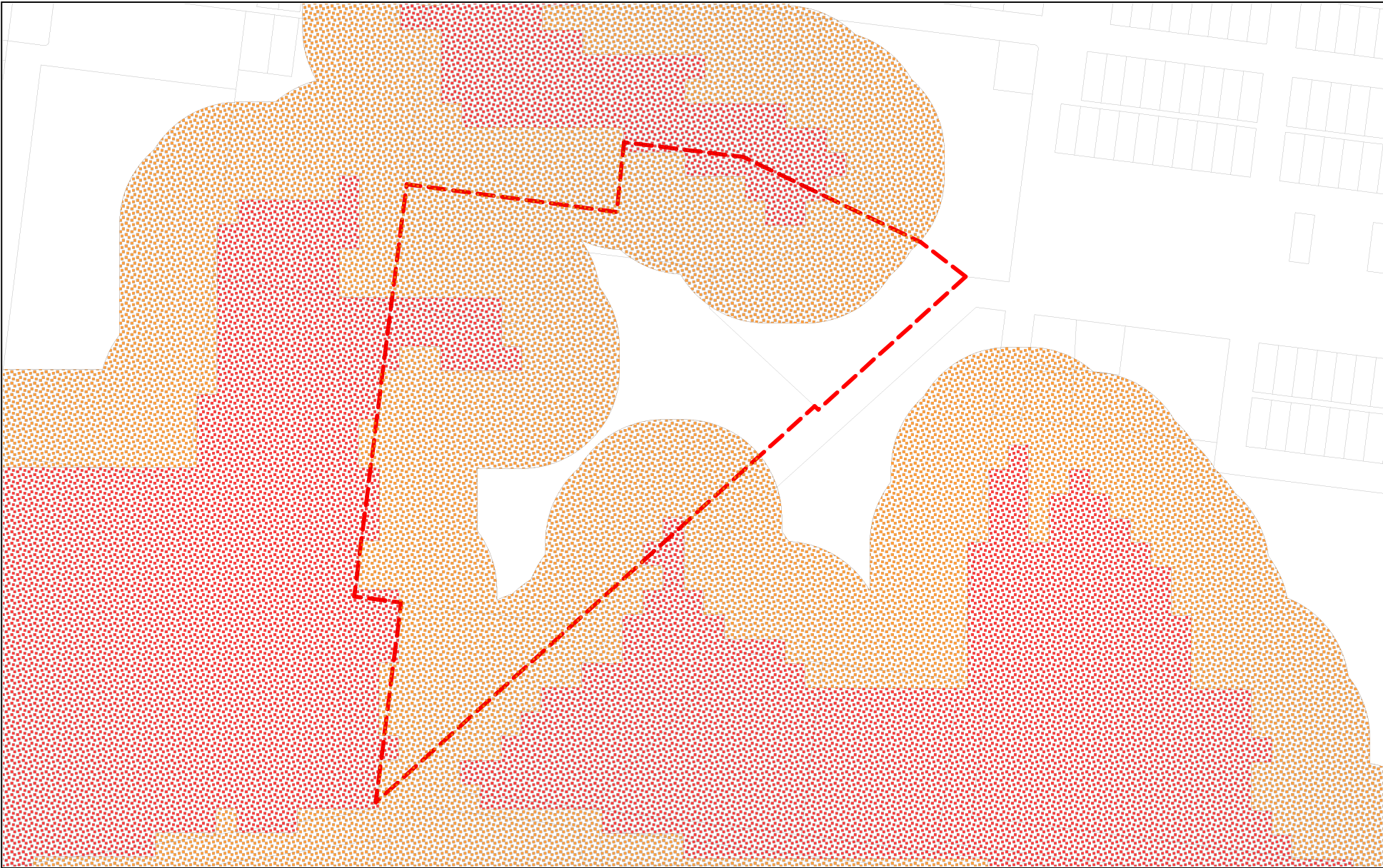
- Buffer
- Vegetation Category 1



Bushfire Prone Land - Sewerage Treatment Works & Essential Energy Sub Station

Legend

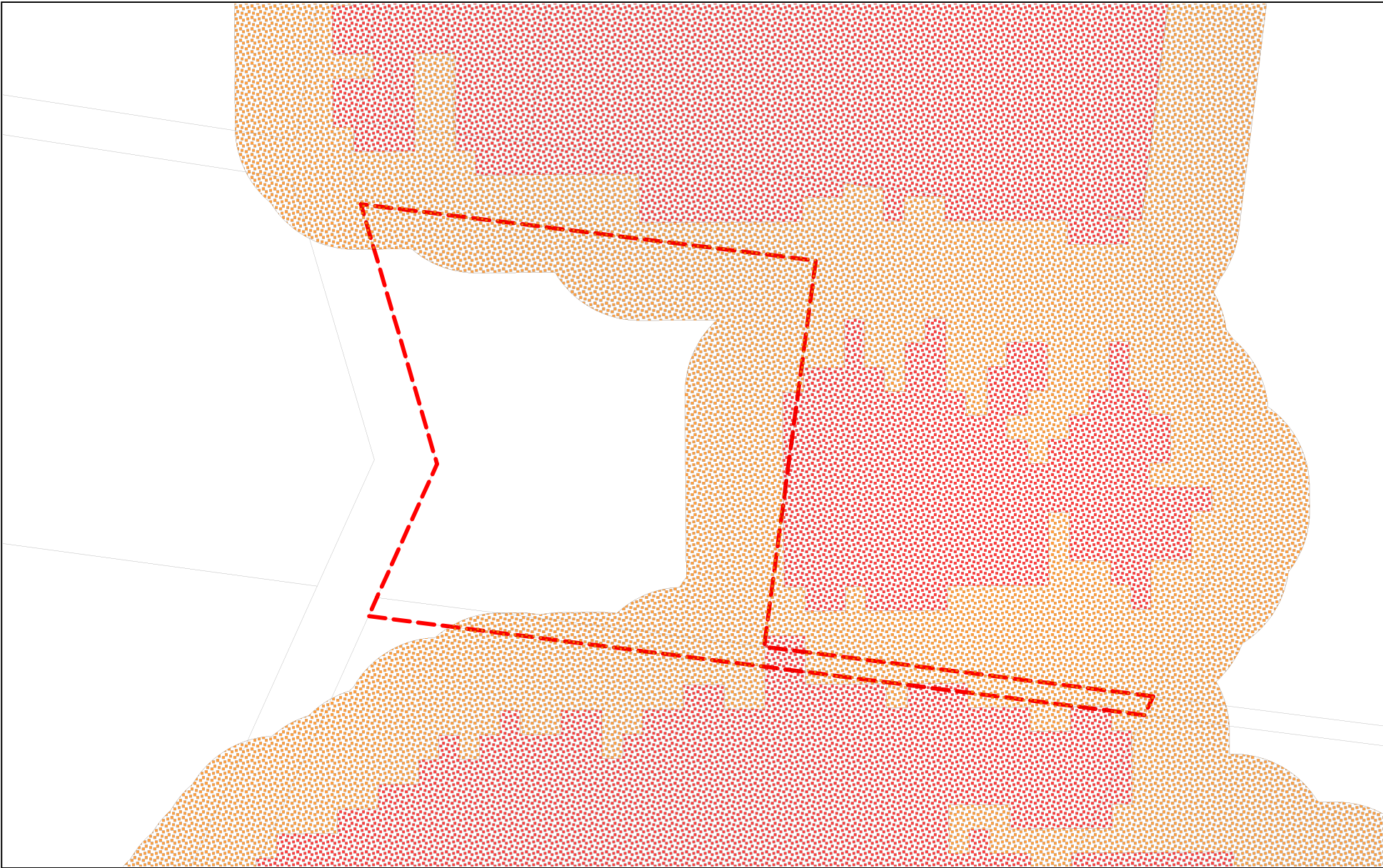
-  Buffer
-  Vegetation Category 1



Bushfire Prone Land - Naradhan Woolshed

Legend

- Buffer
- Vegetation Category 1



APPENDIX 7 – COUNCIL RESOLUTION

8.12 Planning Proposal – Minor Amendments of Bland Local Environmental Plan 2011

Recommendation:

26062017 RESOLVED on the motion of Cr McGlynn seconded Cr Crowe:

- 1. Pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, Council forwards the attached planning proposal for minor amendments to the Bland Local Environmental Plan 2011 to the Minister for Planning requesting a Gateway Determination, and**
- 2. That Council undertakes community consultation in accordance with the Gateway Determination. CARRIED**