

Planning Proposal – Minor Amendments of Bland Local Environmental Plan 2011

Our prosperity

Ensuring a vibrant and sustainable future

Vision: Growing our population and jobs

DP22.2 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

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Introduction

Following the Councillor Workshop with representatives of the NSW Department of Planning (Western Region) February 2017 a number of minor matters have been identified and 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.

It is considered that these amendments will, in the short term, address the current lack of land that is available for both residential and industrial development.

The table below identifies the proposed amendments and the rationale for each proposed amendment:

Amendment		Rationale
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.	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.	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.	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.
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.

Financial Implications

This matter has no direct financial impact upon Council's adopted budget.

Summary

This planning proposal is the first step in a comprehensive review of the Bland Local Environmental Plan 2011. It is anticipated that upon completion of a Land Use Analysis that

Council will develop a Land Use Strategy that will be used as a basis for further planning proposals.

Recommendation:

- 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.**