

ATTACHMENT 1

PLANNING PROPOSAL No 7 FUNCTIONAL AMENDMENTS 2014

PLANNING PROPOSAL No. 7

FUNCTIONAL AMENDMENTS 2014



YOUNG SHIRE COUNCIL

Date Council resolved to prepare:	21 May 2014
Date Gateway Determination received:	
Date Council Meeting determined submissions:	
Date Final Version sent to Department:	

LOCAL GOVERNMENT AREA: Young Shire Council
ADDRESS OF LAND: VARIOUS LOTS AS LISTED
MAPS AND AERIAL PHOTOS: REFER TO ATTACHMENTS

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PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The purpose of the planning proposal is to correct functional issues that have arisen in the practical application of the Young LEP 2010. The proposed amendments will satisfy local land use needs.

Each amendment proposed in the planning proposal is generally compatible with the intent of Young Shire Strategic Landuse Study Towards 2030.

Council at its Meeting on 16 May 2014 considered the matters identified in this planning proposal and resolved that the planning proposal be sent to the Department of Planning and Infrastructure for processing to Gateway Determination.

The proposal will address 6 issues, as follows:

1. Update Land Use Tables for various zones to provide clarity and identify appropriate permissible and prohibited uses;
2. Permit the Parking and Storage of Passenger Buses, Heavy Vehicles, Plant and/or Machinery in certain zones as Complying Development (subject to conditions);
3. Provide greater flexibility for Farm stay accommodation by increasing the maximum number of bedrooms from 3 to 8;
4. Clarify ambiguous wording in Clause 6.1(3)(b) relating to the erection of dwelling houses that may permit dwellings contrary to the intent of the clause;
5. Amend Schedule 1 - item 5 for land in Telegraph Road and Murringo Road to permit 'agricultural produce industries' rather than 'stock feed processing'; and
6. Rezone Keith Cullen Oval to correct an inadvertent error and to accurately reflect the current use of the site.

PART 2 – EXPLANATION OF THE PROVISIONS OF THE PROPOSED LEP

The objectives of the proposal will be achieved by the following changes to the Young LEP 2010.

Issue 1. The Land Use Tables for the RU1, RU4, R1 and R5 zones will be amended. See **Attachment 1** for a comparison of current and proposed Land Use Tables. The objectives of the proposal will be achieved by the following changes to the Young LEP 2010.

Issue 1 - Part 2 Permitted or Prohibited Development Land Use Table

Land Use Table Review

RU1 Primary Production

The following land uses are **currently prohibited** and are **proposed to be permissible**:

- boat launching ramps;
- boat sheds;
- eco-tourist facilities;
- emergency services facilities;
- environmental facilities;
- function centres;
- helipads;
- home industries;
- hotel and motel accommodation;
- information and education facilities;
- jetties;
- moorings;
- mooring pens;
- places of public worship;
- plant nurseries;
- residential care facilities;
- restaurants;
- secondary dwelling;
- signage;
- water recreation structures;
- wharf and boating facilities;

The following land uses are **currently permissible** and are **proposed to be prohibited**:

- depots;
- freight transport facilities;
- funeral homes;
- light industries;
- mortuaries;
- rural supplies;

Other adjustments have been made for consistency purposes. For example “viticulture” is a form of “intensive plant agriculture”. Viticulture was removed from permissibility without consent as Intensive Plant Agriculture requires consent.

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RU4 Primary Production Small Lots

The following land use is currently permitted with consent and is proposed to to be permitted without consent:

- environmental protection works;

The following land uses are **currently prohibited** and are **proposed to be permissible**:

- eco-tourist facilities;
- environmental facilities;
- intensive plant agriculture;
- moorings;
- mooring pens;
- residential care facilities;
- respite day care centres;
- restaurants;
- secondary dwellings;
- signage
- water recreation structures;

The following land uses are **currently permissible** and are **proposed to be prohibited**:

- Funeral homes;

Another proposed change is the removal of “advertising signage”. This use is subject to controls within a State Environmental Planning Policy and accordingly does not need to be stated in the LEP Land Use Table.

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R1 General Residential

The following land uses are:

- **currently permissible but permissibility is hidden by the words “any development not specified in item 2 or 4” or**
- **currently prohibited and proposed to be permissible;**
- Bed and breakfast;
- Building identification sign;
- Business identification sign;
- Exhibition villages;
- Home businesses;
- home industries;
- jetties;
- residential care facilities;
- secondary dwellings

The following land uses are **currently permissible** and are **proposed to be prohibited**:

- airstrips;
- air transport facilities;
- boat launching ramps;
- farm buildings;
- food and drink premises;
- helipads;
- heliports;
- mortuaries;
- shop top housing;
- truck depots;
- warehouse and distribution centres;
- waste disposal facilities;

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R5 Large Lot Residential

The following land uses are:

- **currently permissible but permissibility is hidden by the words “any development not specified in item 2 or 4” or**
- **currently prohibited and proposed to be permissible;**
- Bed and breakfast accommodation;
- boat launching ramps;
- building identification signs;
- exhibition villages;
- home businesses;
- Home industries;
- Jetties;
- Respite day care facilities;
- Residential care facilities;

The following land uses are **currently permissible** and are **proposed to be prohibited**:

- Airports;
- Airstrips;
- air transport facilities;
- attached dwellings;
- backpackers accommodation;
- commercial premises;
- environmental facilities;
- farm stay accommodation;
- food and drink premises;
- funeral homes;

- group homes;
- group homes (permanent);
- group homes (transitional);
- mortuaries;
- resource recovery centres;
- restaurants;
- retail premises;
- roadside stalls;
- rural industries;
- semi-detached dwellings;
- serviced apartments;
- stock and sale yards;
- take away food and drink premises;
- truck depots;
- warehouse and distribution centres;

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Issue 2. Schedule 3 will be amended to include the parking and storage of passenger buses, heavy vehicles, plant and/or machinery used for commercial purposes in zones R1, R5, RU1, RU4, and RU5 as Complying Development.

Schedule 3 Complying development

(Clause 3.2)

Note. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.

Part 1 Types of development

Note. This Part refers to complying development not specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Parking and Storage of Passenger Buses, Heavy Vehicles, Plant and/or Machinery Used for Commercial Purposes in Zones R1, R5, RU1, RU4 & RU5

(1) Application and general

- a) In zones R1, R5 and RU5

- i) A maximum of 30 square metres of land shall be used for the purpose
- b) In zones RU1 and RU4
 - i) A maximum of 100 square metres shall be used for the purpose
- c) May only be approved under this section where an approved dwelling house already exists and the use is carried out by the residents of that dwelling

(2) Setbacks and siting

This use, whether within a structure or not, must be setback

- (a) In zones R1, R5 & RU5 at least 3m from any side or adjoining property boundary and behind the front alignment of the dwelling to the road or street fronted.
- (b) In zones RU1 and RU4 at least 10m from any side or adjoining property boundary and behind the front alignment of the dwelling to the road or street fronted..
- (c) Not to be located on or over council water, sewer, stormwater infrastructure or easement for any service provision;

Part 2 Complying development certificate conditions

Note. Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.

General conditions

Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as well as Division 2A of Part 7 of the Environmental Planning & Assessment Act, 1979.

Note 1. Division 2A of Part 7 of the Environmental Planning and Assessment Regulation 2000 specifies conditions to which certain complying development certificates are subject.

Note 2. In addition to the requirements specified for development under this Schedule, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 3. If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications

facilities), the relevant infrastructure authority should be contacted before commencing the development.

Note 4. Under section 86A of the *Environmental Planning and Assessment Act 1979*, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Specific Conditions

Parking and Storage of Passenger Buses, Heavy Vehicles, Plant and/or Machinery Used for Commercial Purposes in Zones R1, R5, RU1, RU4 & RU5

1 Run-off and erosion controls

Run-off and erosion controls must be implemented and maintained to prevent soil erosion, water pollution or the discharge of loose sediment on the premises and surrounding land by:

- (a) diverting any run-off around cleared or disturbed areas, and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (c) preventing the tracking of sediment by vehicles onto roads, and

2 Maintenance of site

- (1) All vehicles must be stored wholly within the subject site unless an approval to store them elsewhere is held.
- (2) Servicing and maintenance of vehicles shall not be carried out on the subject site,
- (3) Provision of a vehicle crossing over council's road reserve, compliant with council's relevant standards,
- (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (5) The subject site must be left clear of waste and debris.

3 Noise

- (1) Noise emitted by the development:
 - (a) must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and

- (b) must not cause the relevant amenity criteria in Table 2.1 in the NSW Industrial Noise Policy to be exceeded.

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Issue 3 – Clause 5.4 Controls relating to miscellaneous permissible uses – Farm stay

In respect of sub-clause (5) Farm stay accommodation;

- delete the words “ consist of no more that 3 bedrooms”;
- insert the following words “consist of 8 bedrooms in one or more buildings;

Increasing the number of bedrooms provides greater flexibility to permit such accommodation for rural homesteads and rural properties without reducing amenity.

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Issue 4- Clause 6.1(3)(b) Erection of dwelling house in certain residential, rural and environment protection zones

In respect of sub-clause (3) (b);

- delete the existing sub-clause in toto;
- insert the following sub-clause:
 - “(3)(b) - a lot created under an environmental planning instrument immediately preceding the commencement of this Plan and on which a dwelling house was permissible.”

For the purposes of above clause (6.1(3)(b)) and clause 6.1(4), an “existing holding” is not recognised as permitting a dwelling house since being rescinded on 2 August 2013.

Issue 5 - Schedule 1 Additional permitted uses

In respect of Item 5 use of certain land at Telegraph Road and Murringo Road, Young

- In sub-clause (2) delete the words “stock feed processing” and insert the words “agricultural produce industries.

Amend wording of permitted development for Item 5 relating to premises in Telegraph and Murringo Roads (currently Ambos Stockfeeds) to align it with defined terms in the Standard LEP dictionary. This may permit a potentially broader usage of the premises such as production of human consumable agricultural products not just stock feed, as existing infrastructure has a duality of purpose.

Issue 6 – Recreation Field Mapping Alteration

In respect of LZN Mapping - land being known as Keith Cullen Oval (home to Junior Rugby League within the Town) was mapped incorrectly at LZN_016 to be R1 General Residential. In fact this land should be zoned RE1 Public Recreation. This Planning Proposal rectifies this mapping error.

PART 3 – JUSTIFICATION

Section A – Need for the planning proposal

1 Is the planning proposal a result of any strategic study or report?

No. A specific strategic study or report has not been done for the proposed amendments but the proposed amendments comply with the provisions of Young Shire Strategic Landuse Study Towards 2030 (the Strategy) as explained below.

The planning proposal contains functional issues that relate to specific land uses or tasks and are operation issues not affecting the structure of the Young LEP 2010.

Issue 1 - Part 2 Permitted or Prohibited Development Land Use Table

The effect of the proposed amendments is to provide increased flexibility to permit land uses that address local needs and maintain amenity and the general intent of the Standard Instrument.

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Issue 2 – Complying development

Parking and Storage of Passenger Buses, Heavy Vehicles, Plant and/or Machinery Used for Commercial Purposes in Zones R1, R5, RU1, RU4 & RU5

One example of the local effect of the proposed amendment relates to provision of school bus services. Several bus operators located in and around Young Township provide regional school bus services on approximately 20 routes in a geographical area from Koorawatha to Boorowa to Bribbaree to the two high schools and the three primary schools located in Young Township. The proposal would permit private owners to operate two or three buses from lots greater than 10,000 square metres.

The building floor area is limited to 100 square metres or 1% of the smallest lot area. Amenity, siting and related issues would be addressed at development application stage.

Similarly, a person on a larger lot would have the ability to garage 2 or maybe 3 machines at their home if they had business types, yet under strict amenity controls. Service and repairs would not be permissible.

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Issue 3 – Clause 5.4 Controls relating to miscellaneous permissible uses – Farm stay

Increasing the number of bedrooms provides greater flexibility to permit such accommodation for rural homesteads and rural properties without reducing amenity. Council has had examples where landowners wished to increase the number of bedrooms and amenity issues could have been satisfactorily addressed at development application stage. Amendment corrects the problem.

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Issue 4 – Clause 6.1(3)(b) Erection of dwelling house in certain residential, rural and environment protection zones

The proposed amendment is justified because Council has received opinion solicitors acting for landowners that they have dwelling entitlement for a lot based on the current wording.

The intent of the proposed amendment is to reduce dwelling entitlement and reduce the fragmentation of potentially agricultural land. Such intent was an important part of the Young Rural Lands Study 2009 and Young Shire Strategic Landuse Study Towards 2030.

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Issue 5 - Schedule 1 Additional permitted uses

In respect of Item 5 use of certain land at Telegraph Road and Murringo Road, Young

- In sub-clause (2) delete the words “stock feed processing” and insert the words “agricultural produce industries.”

Amend wording of permitted development for Item 5 relating to premises in Telegraph and Murringo Roads (currently Ambos Stockfeeds) to align it with defined terms in the Standard LEP dictionary. This may permit a potentially broader usage of the premises such as production of human consumable agricultural products not just stock feed, as existing infrastructure has a duality of purpose.

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Issue 6 – Mapping Change

In respect of the mapping change, Council believes this mapping should have occurred originally and is the dominant intended use of the land. This was an inadvertent error.

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2 Is the planning proposal the best means or achieving the objectives or intended outcomes, or is there a better way?

It is considered that the planning proposal is the best means of achieving the intended outcomes for the reasons explained below.

In respect of the land use table proposed amendments, Council accepts the principle of standard instrument zones and land uses but has found that functionally the small numbers of land uses addressed in this planning proposal are not compatible with standardisation.

In respect of clauses 6,1(3) (b) and 6.2 the intent of Young Shire Strategic Landuse Study Towards 2030 is being circumvented by the current wording. It is hoped that the new wording will correct the problem.

In respect of Schedule 1 Additional permitted uses, rezoning the land or similar means of achieving the objectives could have unintended consequences. Use of schedule 1 maintains tight controls outside the site but increased flexibility within the site.

To achieve the outcomes Council is seeking and to address landowner and community expectations and opportunities it is considered that there is no other means of resolving the problems.

3 Is there a net community benefit?

Net community benefit is examined in the context of jobs generated, business regeneration, expansion and renewal, local and regional economic effects and infrastructure implications.

The proposed amendments will enable greater local flexibility and assist local small business to facilitate their business activity thereby improving jobs and business activity. The proposed amendment of clause 6.2 will improve future infrastructure provision in the zone RU5 Village.

The Schedule 5 amendment relating the existing Ambos Stockfeeds site has potential opportunity for major community benefit for Young as a value-adding agricultural centre.

Section B – Relationship to strategic planning framework

4 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

There are no regional or sub-regional strategies applying to land in Young Shire.

5 Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

Council's Community Strategic Plan has been adopted by Council and the relevant section is explained below.

Section 1.2.1 of Plan Young of the above Plan relates to "Urban design, planning and building control that meets Community needs." One of the sub-sections requires Council land use planning decisions to be based on the Young Shire Strategic Landuse Strategy Towards 2030. All proposed amendments are compatible with the Strategy.

Section 3.2.4 of Grow Young of the above plan relates to "Support the growth and development of new and existing businesses and industry".

Section 4.3.2 of Live Young of the above plan relates to "Support and promote community and cultural events that foster participation, celebration and pride in the Shire".

Sections 3.2.4 and 4.3.2 mentioned above are addressed because the proposed LEP amendments are intended to assist local small businesses to grow and generate employment and services for benefit of the local community.

6 Is the planning consistent with applicable state environmental planning policies?

SEPPs identified below relate to the issues in the planning proposal and their consistency and relevance are addressed.

SEPP (Infrastructure) 2007

The aim of the policy is to provide a consistent planning regime for infrastructure and the provision of services across NSW, along with providing consultation with public authorities during the assessment process.

Relevance to planning proposal:

The planning proposal refers to the provision of infrastructure in Zne U% Villeage and reinforces the need to provide such utility facilities.

Consistency:

The planning proposal is consistent with the SEPP.

Implications:

The proposed amendment will reinforce the need for public utility infrastructure.

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SEPP (Rural Lands) 2008

The aim of the policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes.

Relevance to planning proposal:

The planning proposal reinforces the principle in Young Shire Strategic Landuse Study Towards 2030 that fragmentation of rural productive lands should not occur or at least be minimised.

Consistency:

The planning proposal is consistent with the SEPP.

Implications:

There are no implications.

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7 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

S117 Ministerial Directions impose certain requirements on the preparation of a draft LEP. Directions identified below relate to the issues in the planning proposal and their consistency and relevance is addressed.

Ministerial Direction: 1.2 - Rural Zones

The objective is to protect the agricultural production value of rural land.

Relevance:

For the proposed amendment of Clause 6.1(3)(b) is intended to reduce the dwelling entitlements in rural zones so as to protect such lands.

Consistency:

The planning proposal is consistent with the Direction as explained above.

Implications:

There are no implications.

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Ministerial Direction: 1.5 - Rural Lands

The objective is to protect the agricultural production value of rural land and facilitate orderly and economic development of rural lands for rural and related purposes.

Relevance:

For the proposed amendment of Clause 6.1(3)(b) is intended to reduce the dwelling entitlements in rural zones so as to protect such lands.

Consistency:

The planning proposal is consistent with the Direction as explained above.

Implications:

There are no implications.

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Section C – Environmental, social and economic impact

8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely effected as a result of the proposal?

The minimal land use changes in the planning proposal will not have any detrimental effect on any critical habitat or other environmental circumstances.

9 Are there any other likely environmental effects as a result of the planning proposal and how they are proposed to be managed?

Similar comments to those in Item 8 above.

10 How has the planning proposal adequately addressed any social and economic effects?

Given that the planning proposal is generally correcting functional problems arising from Young LEP 2010 and that the amendments comply with YSSLUST 2030, there are unlikely to be any social or environmental impacts.

Section D – State and Commonwealth Interests

11 Is there adequate public infrastructure for the planning proposal?

Due to the minor nature of the proposed amendments, it is unlikely that there will be any impacts on public infrastructure.

The proposed amendment of Clause 6.2(2) reinforces the need for public utility infrastructure in Zone RU5 Village.

12 What are the views of State and Commonwealth public authorities consulted in accordance within this gateway determination?

The views of Commonwealth and State public authorities will be sought as required by the Gateway Determination when issued by the Department of Planning and Infrastructure.

PART 4 MAPPING

Mapping to be carried out in accordance with mapping requirements

PART 5 – COMMUNITY CONSULTATION

Consultation with the Community and public authorities will be carried out in accordance with the requirements of the Gateway Determination issued by the Department of Planning and Infrastructure.

PART 6 – PROJECT TIMELINES

If planning proposal is allowed to proceed at Gateway prior to 30 June 2014 the following project timelines could reasonably apply.

Action	Timeline
Commencement date –	Date of Gateway Determination
Commencement date - Public Exhibition	September 2014
Completion date - Public Exhibition	28 days after commencement of public exhibition.
Timeframe for consideration of submissions	One month after close of public exhibition.
Council Meeting Date for consideration of submissions	Next available Council Meeting date.
Letter sent to Department of Planning and Infrastructure post Submissions determination by Council.	Within one week of Council Meeting date.
Last date Council must lodge to Department to satisfy Gateway Determination	As prescribed by Gateway Determination
Completion date for LEP amendment	As prescribed by Gateway Determination.

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ATTACHMENT 1 LAND USE TABLES - EXISTING AND PROPOSED

EXISTING AS AT 22 MAY 14

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To maintain areas of high conservation value vegetation.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home occupations; Viticulture

3 Permitted with consent

Advertising structures; Agriculture; Air transport facilities; Animal boarding or training establishments; Bed and breakfast accommodation; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Extractive industries; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Funeral homes; Home-based child care; Home businesses; Intensive livestock agriculture; Intensive plant agriculture; Light industries; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Veterinary hospitals; Water storage facilities; Water treatment facilities

4 Prohibited

Any development not specified in item 2 or 3

Proposed Land Use Table for Zone RU1 Primary Production

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To maintain areas of high conservation value vegetation.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home occupations;

3 Permitted with consent

Aquaculture; Air transport facilities; Animal boarding or training establishments; Bed and breakfast accommodation; **Boat launching ramps; Boat sheds**; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Dual occupancies (attached); Dwelling houses; **Eco-tourist facilities**; Educational establishments; **Emergency services facilities**; **Environmental facilities**; Extractive industries; Farm stay accommodation; Flood mitigation works; **Function centres**; **Helipads**; Home-based child care; Home businesses; **Home industries**; **Hotel and motel accommodation**; **Information and education facilities**; Intensive livestock agriculture; Intensive plant agriculture; **Jetties**; **Moorings**; **Mooring pens**; Open cut mining; **Places of public worship**; **Plant nurseries**; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; **Residential care facilities**; **Restaurants**; Roads; Roadside stalls; Rural industries; Rural workers' dwellings; **Secondary dwellings**; **Signage**; Veterinary hospitals; **Water recreation facilities**; Water storage facilities; Water treatment facilities; **Wharf and boating facilities**

4 Prohibited

Any development not specified in item 2 or 3

EXISTING

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Extensive agriculture; Forestry; Home occupations

3 Permitted with consent

Advertising structures; Aquaculture; Bed and breakfast accommodation; Cellar door premises; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Funeral homes; Helipads; Home-based child care; Home businesses; Home industries; Intensive plant agriculture; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Research stations; Roads; Roadside stalls; Veterinary hospitals; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Proposed Land Use Table for Zone RU4 Primary Production Small Lots

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Extensive agriculture; **Environmental protection works** Forestry; Home occupations

3 Permitted with consent

Aquaculture; Bed and breakfast accommodation; Cellar door premises; Community facilities; Dual occupancies (attached); Dwelling houses; **Eco-tourist facilities; Environmental facilities;**; Farm buildings; Farm stay accommodation; Flood mitigation works; Helipads; Home-based child care; Home businesses; Home industries; **Intensive plant agriculture; Moorings; Mooring pens;** Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Research stations; **Residential care facilities; Respite day cares; Restaurants;** Roads; Roadside stalls; **Secondary dwellings; Signage;** Veterinary hospitals; **Water recreation facilities;** Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

EXISTING

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Food and drink premises; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Proposed Land Use Table for Zone R1 General Residential

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; **Bed and breakfast accommodation**; Boarding houses; **Building identification sign**; Child care centres; Community facilities; Dual occupancies; Dwelling houses;; **Exhibition villages**; Group homes; Hostels; **Home businesses**; **Home industries**; **Jetties**; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; **Residential care facilities**; Respite day care centres; Roads; **Secondary dwellings**; Semi-detached dwellings; Seniors housing; Shop top housing;

4 Prohibited

Any other development not specified in item 2 or 3

EXISTING AS AT 22 MAY 14

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Home occupations

3 Permitted with consent

Dwelling houses; Roads; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Amusement centres; Animal boarding or training establishments; Boarding houses; Boat building and repair facilities; Boat sheds; Bulky goods premises; Business premises; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Freight transport facilities; Function centres; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Industries; Information and educational facilities; Landscaping material supplies; Marinas; Mooring pens; Moorings; Multi dwelling housing; Office premises; Open cut mining; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Rural supplies; Rural workers' dwellings; Service stations; Sex services premises; Shop top housing; Storage premises; Timber yards; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Proposed Land Use Table for Zone R5 Large Lot Residential

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat launching ramps; Building identification signs; Exhibition villages; Dual Occupancies; Dwelling houses; Home businesses; Home industries; Jetties; Respite day care facilities; Residential care facilities; Roads; Secondary dwellings;

4 Prohibited

Any other development not specified in item 2 or 3

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Young LEP 2010

Planning Proposal 7 (Keith Cullen Oval)

Submission No.

n/a

Address

Keith Cullen Oval - Briggs Street Young

Extract Exhib Map

LZN_016



Extract Proposed Map

LSZ_016



Note: No change to LSZ Maps as no minimum lot size applicable R1 or RE1 zones