

## 8 COMMITTEE REPORTS

### 8.1 CIVIL AND ENVIRONMENTAL SERVICES COMMITTEE MINUTES - 14 OCTOBER 2020

#### RESOLUTION 2020/107

Moved: Cr Di Baker

Seconded: Cr Stewart Berryman

- i) *That the Minutes of the Civil and Environmental Services Committee held on Wednesday, 14 October, 2020, be received and noted; and*
- ii) *The following recommendations of the Civil and Environmental Services Committee be adopted by Council.*

**CARRIED**

#### 8.1.1 Planning Proposal - Request to Amend Inverell Local Environmental Plan 2012 - 24-28 Glen Innes Road and 1-7 Chester Street, Inverell

*That:*

1. *Council support the request from Newton Denny Chapelle to amend the Inverell Local Environmental Plan 2012 to:*
  - (a) *Re-zone Lot 1 DP 326225, Lot 2 DP 326225 and Lot 3D 360441 from R1 General Residential to B1 Neighbourhood Centre;*
  - (b) *Remove the minimum lot size applicable to Lot 1 DP 326225, Lot 2 DP 326225 and Lot 3D 360441, consistent with the surrounding B1 Neighbourhood Centre zone; and*
  - (c) *Nominate 'Specialised Retail Premises' as an Additional Permitted Use, under Schedule 1 of the Inverell Local Environmental Plan 2012, on Lot 1 DP 322074, Lot 1 DP 666824, Lot 1 DP 334109, Lot 2 DP 322074, Lot 1 DP 326225, Lot 2 DP 326225 and Lot 3D DP 360441;*
2. *Council's support be provided on the basis that Newton Denny Chapelle is responsible for the preparation of the Planning Proposal, including any necessary studies and reports, in accordance with "Planning Proposals: A guide to preparing planning proposals" published by the NSW Department of Planning and Environment and to the satisfaction of the General Manager;*
3. *Once completed, the Planning Proposal be forwarded to the NSW Department of Planning, Infrastructure and Environment requesting a Gateway determination in accordance with sections 3.33 and 3.34 of the Environmental Planning and Assessment Act 1979;*
4. *The General Manager be authorised to undertake the procedural steps associated with the progress of the Planning Proposal and obtaining the Gateway determination, including any minor amendments, information requests and public exhibition; and*
5. *A further report be submitted in relation to this matter following public exhibition.*

S375A Record of Voting	Councillors For:	Councillors Against:
Harmon	√	
Michael	√	
Baker	√	

	Berryman	√		
	McCosker	√		
	Dight	√		
	Watts	√		
	Peters	√		
	King	√		

## 8.2 ECONOMIC AND COMMUNITY SUSTAINABILITY COMMITTEE MINUTES - 14 OCTOBER 2020

Moved: Cr Jacki Watts

Seconded: Cr Paul King OAM

- i) *That the Minutes of the Economic and Community Sustainability Committee held on Wednesday, 14 October, 2020, be received and noted; and*
- ii) *The following recommendations of the Economic and Community Sustainability Committee be adopted by Council.*

**CARRIED**

### 8.2.1 Request for Assistance - Inverell Women's Cottage

*That:*

- i) *The Inverell Women's Cottage be thanked for their correspondence;*
- ii) *The Committee is assured that Council supports the initiative, however can not assist with funding for the Cottage's ongoing operation; and*
- iii) *Council offers to work with the Committee and other organisations in an attempt to identify accommodation options for the group.*

### 8.2.2 Request for Consideration - Concession for Rates - Tingha Buffalo Lodge

*That the Tingha Buffalo Lodge is thanked for their correspondence and advised Council can not accede to their request.*

### 8.2.3 Governance - Monthly Investment Report

*That:*

- i) *The report indicating Council's Fund Management position be received and noted; and*
- ii) *The Certification of the Responsible Accounting Officer be noted.*

## 5 DESTINATION REPORTS

<b>5.1 PLANNING PROPOSAL - REQUEST TO AMEND INVERELL LOCAL ENVIRONMENTAL PLAN 2012 - 24-28 GLEN INNES ROAD AND 1-7 CHESTER STREET, INVERELL</b>
---

**File Number:** S18.6.34/10 / 20/39172

**Author:** Chris Faley, Development Services Coordinator

### **SUMMARY:**

This report has been triggered by a request to Council to undertake a Planning Proposal to amend the *Inverell Local Environmental Plan 2012* in relation to 24 to 28 Glen Innes Road and 1 to 7 Chester Street, Inverell.

The Planning Proposal is seeking to rezone approximately 2,580 square metres of R1 General Residential zoned land to B1 Neighbourhood Centre zone, with consequential amendments to the minimum lot size. The Planning Proposal also proposes to permit “specialised retail premises” on 24 to 28 Glen Innes Road and 1 to 7 Chester Street, Inverell. The purpose of the amendment is to facilitate the redevelopment of the existing service station at 24-26 Glen Innes Road, incorporating mixed use retail uses.

It is recommended that the request to amend the *Inverell Local Environmental Plan 2012* be supported, subject to the applicant preparing the Planning Proposal, including necessary reports and studies. Once a Planning Proposal has been prepared, it is recommended that Council forward the Planning Proposal to the NSW Department of Planning, Infrastructure and Environment requesting a Gateway Determination in accordance with Sections 3.33 and 3.34 of the *Environmental Planning and Assessment Act 1979*.

**RECOMMENDATION:**

*The Committee recommend to Council that:*

1. *Council support the request from Newton Denny Chapelle to amend the Inverell Local Environmental Plan 2012 to:*
  - (a) *Re-zone Lot 1 DP 326225, Lot 2 DP 326225 and Lot 3D 360441 from R1 General Residential to B1 Neighbourhood Centre;*
  - (b) *Remove the minimum lot size applicable to Lot 1 DP 326225, Lot 2 DP 326225 and Lot 3D 360441, consistent with the surrounding B1 Neighbourhood Centre zone; and*
  - (c) *Nominate 'Specialised Retail Premises' as an Additional Permitted Use, under Schedule 1 of the Inverell Local Environmental Plan 2012, on Lot 1 DP 322074, Lot 1 DP 666824, Lot 1 DP 334109, Lot 2 DP 322074, Lot 1 DP 326225, Lot 2 DP 326225 and Lot 3D DP 360441;*
2. *Council's support be provided on the basis that Newton Denny Chapelle is responsible for the preparation of the Planning Proposal, including any necessary studies and reports, in accordance with "Planning Proposals: A guide to preparing planning proposals" published by the NSW Department of Planning and Environment and to the satisfaction of the General Manager;*
3. *Once completed, the Planning Proposal be forwarded to the NSW Department of Planning, Infrastructure and Environment requesting a Gateway determination in accordance with sections 3.33 and 3.34 of the Environmental Planning and Assessment Act 1979;*
4. *The General Manager be authorised to undertake the procedural steps associated with the progress of the Planning Proposal and obtaining the Gateway determination, including any minor amendments, information requests and public exhibition; and*
5. *A further report be submitted in relation to this matter following public exhibition.*

**COMMENTARY:****INTRODUCTION**

On 29 September 2020, Council received a request from Newton Denny Chapelle to amend the *Inverell Local Environmental Plan 2012* in relation to 24 to 28 Glen Innes Road, Inverell and 1 to 7 Chester Street, Inverell (**Attachment 1**). The amendment aims to facilitate the redevelopment of the existing service station at 24-26 Glen Innes Road, Inverell, incorporating mixed use retail uses. It is intended that the redevelopment will occur after Council completes the development of a planned round-a-about on the Glen Innes Road, Chester Street and Bundarra Road intersections.

The first steps to amending a Local Environmental Plan is for the proponent to formally request Council to consider the proposed amendment (refer **Figure 1**). Should Council agree to support the proposed amendment, a Planning Proposal is then prepared and submitted to the NSW Department of Planning, Infrastructure and Environment.



**Figure 1 – LEP Amendment Process**

The aim of this report is to:

- Describe the site, the subject of this request;
- Outline the request to amend the *Inverell Local Environmental Plan 2012*; and
- Provide discussion of the amendment by Council's Development Services.

**THE SITE**

The Planning Proposal applies to the properties described in **Table 1** and shown in **Figure 2**.

<b>Table 1 – Properties subject to the Planning Proposal</b>			
<u>Title Particulars</u>	<u>Address</u>	<u>Approximate Size</u>	<u>Description</u>
Lot 1 DP 322074 and Lot 1 DP 666824	24-26 Glen Innes Road, Inverell	1537m <sup>2</sup>	This property is located on the corner of Glen Innes Road and Chester Street and contains the Liberty Service Station.
Lot 1 DP 334109	28 Glen Innes Road, Inverell	379.4m <sup>2</sup>	This property is located on the eastern side of the Service Station (towards Glen Innes) and contains a single storey building previously used for a vet surgery and other business purposes.
Lot 2 DP 322074	1 Chester Street, Inverell	284.5m <sup>2</sup>	Located on the northern side of the Service Station and contains a single storey residential dwelling
Lot 1 DP 326225	3 Chester Street, Inverell	1012m <sup>2</sup>	Located on the northern side of the Service Station and contains a single storey residential dwelling
Lot 2 DP 326225	5 Chester Street, Inverell	1012m <sup>2</sup>	Contains a single storey residential dwelling
Lot 3D DP 360441	7 Chester Street, Inverell	556.4m <sup>2</sup>	Contains a single storey residential dwelling.

The subject land has frontage to Glen Innes Road and Chester Street. Glen Innes Road forms part of the Gwydir Highway and Chester Street is permitted for use by restricted-access-vehicles (e.g. B-Doubles) outside school bus hours and with a maximum speed of 40km/h. The road network can be seen in **Figure 2**.

The zoning and minimum lot size applicable to the subject properties under the *Inverell Local Environmental Plan 2012* is described in **Table 2** and shown in **Figure 3** and **Figure 4**.

<b>Table 2 – Properties subject to the Planning Proposal</b>			
<u>Title Particulars</u>	<u>Address</u>	<u>Zone</u>	<u>Minimum Lot Size</u>
Lot 1 DP 322074 and Lot 1 DP 666824	24-26 Glen Innes Road, Inverell	B1 Neighbourhood Centre	Nil
Lot 1 DP 334109	28 Glen Innes Road, Inverell	B1 Neighbourhood Centre	Nil
Lot 2 DP 322074	1 Chester Street, Inverell	B1 Neighbourhood Centre	Nil
Lot 1 DP 326225	3 Chester Street, Inverell	R1 General Residential	450m <sup>2</sup>
Lot 2 DP 326225	5 Chester Street, Inverell	R1 General Residential	450m <sup>2</sup>
Lot 3D DP 360441	7 Chester Street, Inverell	R1 General Residential	450m <sup>2</sup>

The dwelling on 3 Chester Street is identified as an Item of Environmental Heritage under the *Inverell Local Environmental Plan 2012*. The subject lots are not identified as flood prone land.





Figure 1 – Aerial Image of the Site

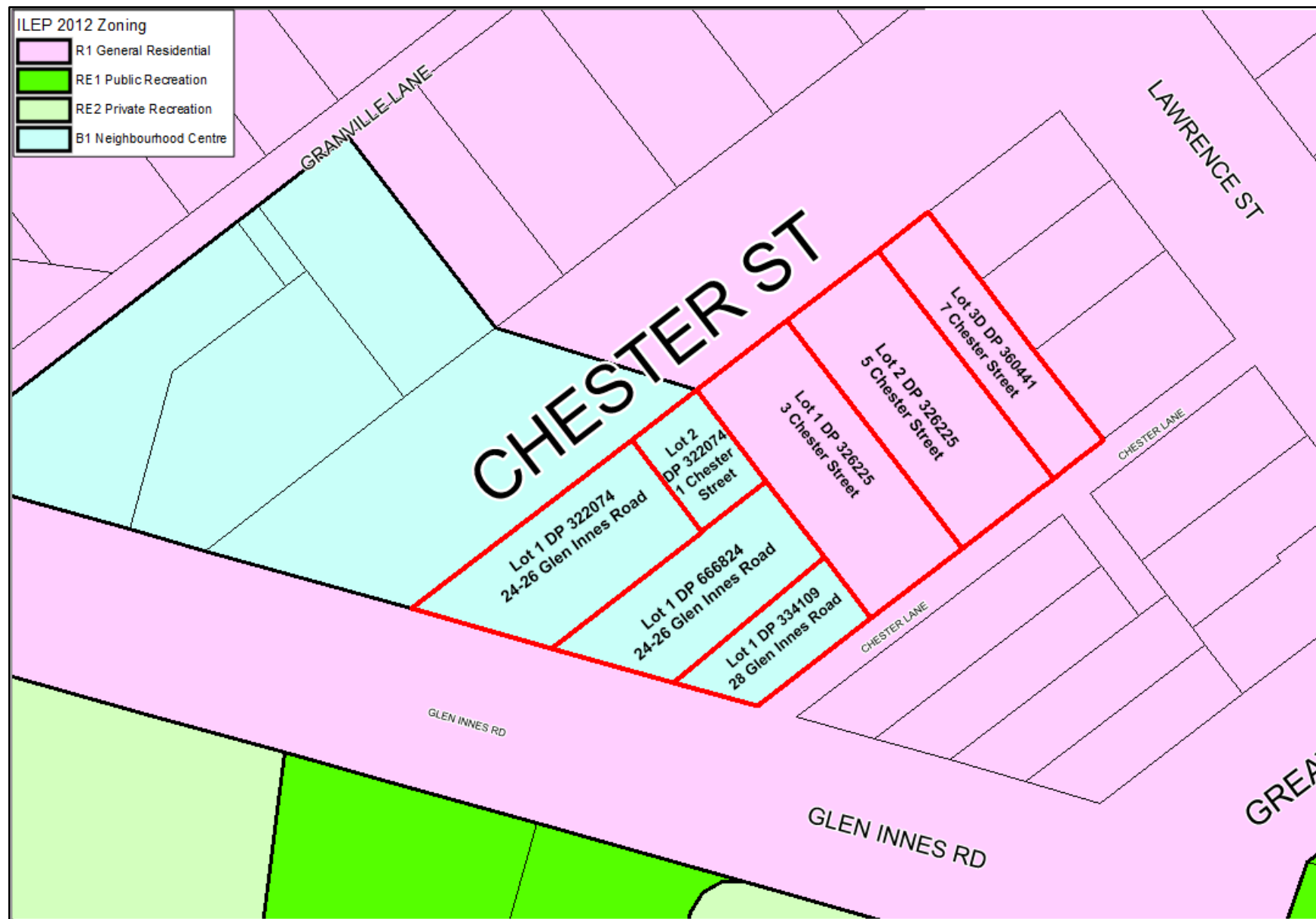


Figure 2 – Zoning under the Inverell Local Environmental Plan 2012



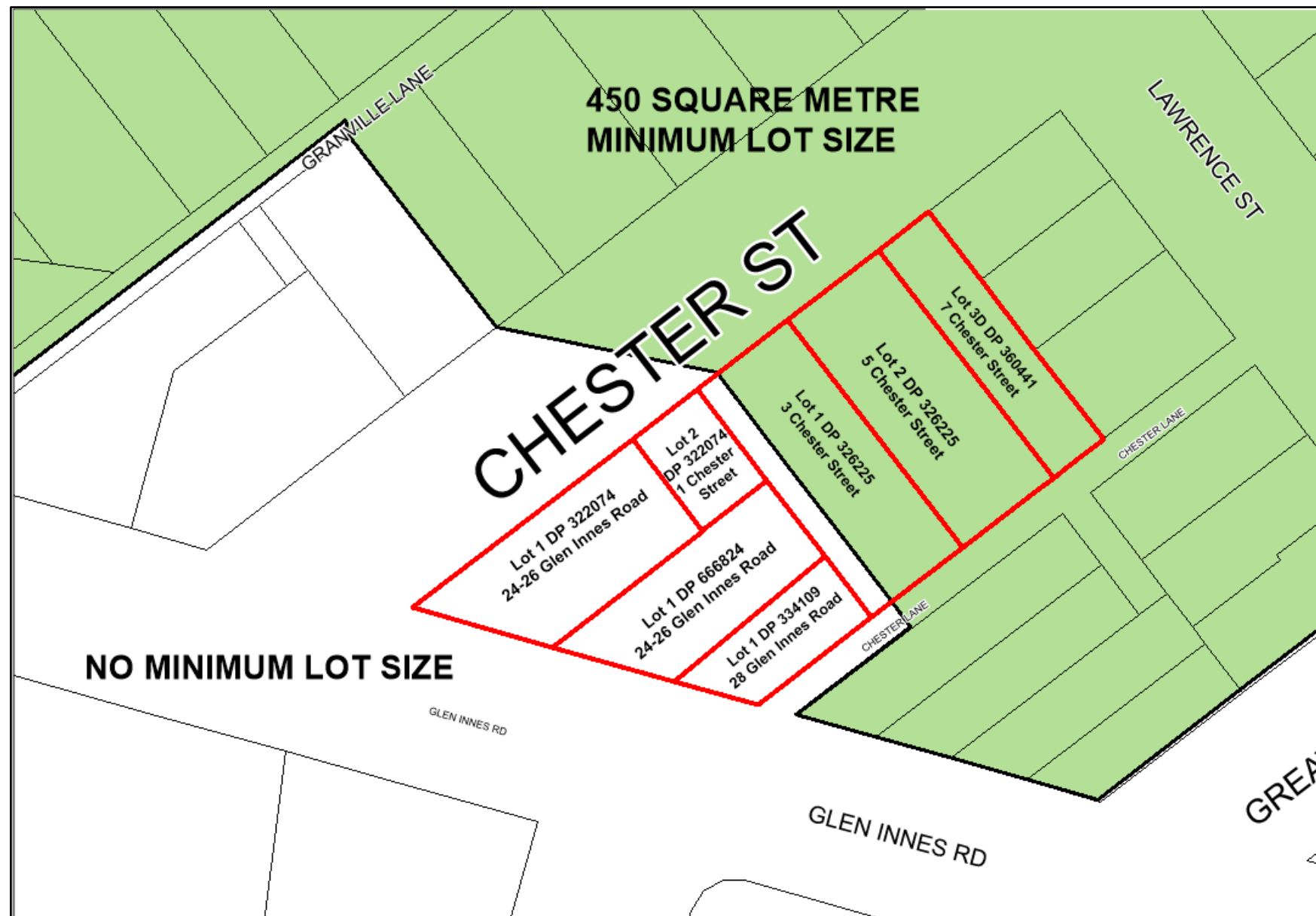


Figure 3 – Current Minimum Lot Size under the Inverell Local Environmental Plan 2012

**REQUEST TO AMEND THE INVERELL LOCAL ENVIRONMENTAL PLAN 2012 – 24 TO 28 GLEN INNES ROAD, INVERELL AND 1 TO 7 CHESTER STREET, INVERELL**

As per the request from Newton Denny Chapelle (**Attachment 1**), the amendment to the *Inverell Local Environmental Plan 2012* aims to facilitate the redevelopment of the existing service station at 24-26 Glen Innes Road, Inverell, incorporating mixed use retail uses. The redevelopment is proposed to be undertaken after Council completes the development of a planned round-a-about on the Glen Innes Road, Chester Street and Bundarra Road intersections.

The following specific amendments to the *Inverell Local Environmental Plan 2012* are proposed by Newton Denny Chapelle:

1. To re-zone Lot 1 DP 326225 (3 Chester Street, Inverell), Lot 2 DP 326225 (5 Chester Street, Inverell) and Lot 3D 360441 (7 Chester Street, Inverell) from R1 General Residential to B1 Neighbourhood Centre.

An indicative zoning map for the requested amendment is shown in **Figure 4**, which can be compared with the current zoning previously shown in **Figure 2**.

2. To remove the minimum lot size applicable to Lot 1 DP 326225 (3 Chester Street, Inverell), Lot 2 DP 326225 (5 Chester Street, Inverell) and Lot 3D 360441 (7 Chester Street, Inverell), consistent with the surrounding B1 Neighbourhood Centre zone.

An indicative minimum lot size map for the requested amendment is shown in **Figure 5**, which can be compared with the current minimum lot size previously shown in **Figure 3**.

3. To amend Schedule 1 Additional Permitted Uses of the *Inverell Local Environmental Plan 2012* to permit “Specialised Retail Premises” on 24 to 28 Glen Innes Road and 1 to 7 Chester Street, being Lot 1 DP 322074, Lot 1 DP 666824, Lot 1 DP 334109, Lot 2 DP 322074, Lot 1 DP 326225, Lot 2 DP 326225 and Lot 3D DP 360441.

Under the *Inverell Local Environmental Plan 2012*, a ‘Specialised Retail Premises’ means “a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires—

(a) a large area for handling, display or storage, or

(b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition”.

Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies.

A ‘Specialised Retail Premises’ is currently prohibited in the B1 Neighbourhood Centre zone; however the service station has historically sold goods and merchandise, consistent with the definition of a ‘Specialised Retail Premises’, in accordance with existing consents. The requested amendment to permit ‘Specialised Retail Premises’ on the subject lots would essentially formalise the existing arrangement and facilitate the redevelopment of the service station.

It is not proposed to permit ‘Specialised Retail Premises’ in the entire B1 Neighbourhood zone. Under the *Inverell Local Environmental Plan 2012*, the small neighbourhood shopping area in Wade Street is also zoned B1 Neighbourhood Centre and it is not considered suitable for ‘Specialised Retail Premises’.

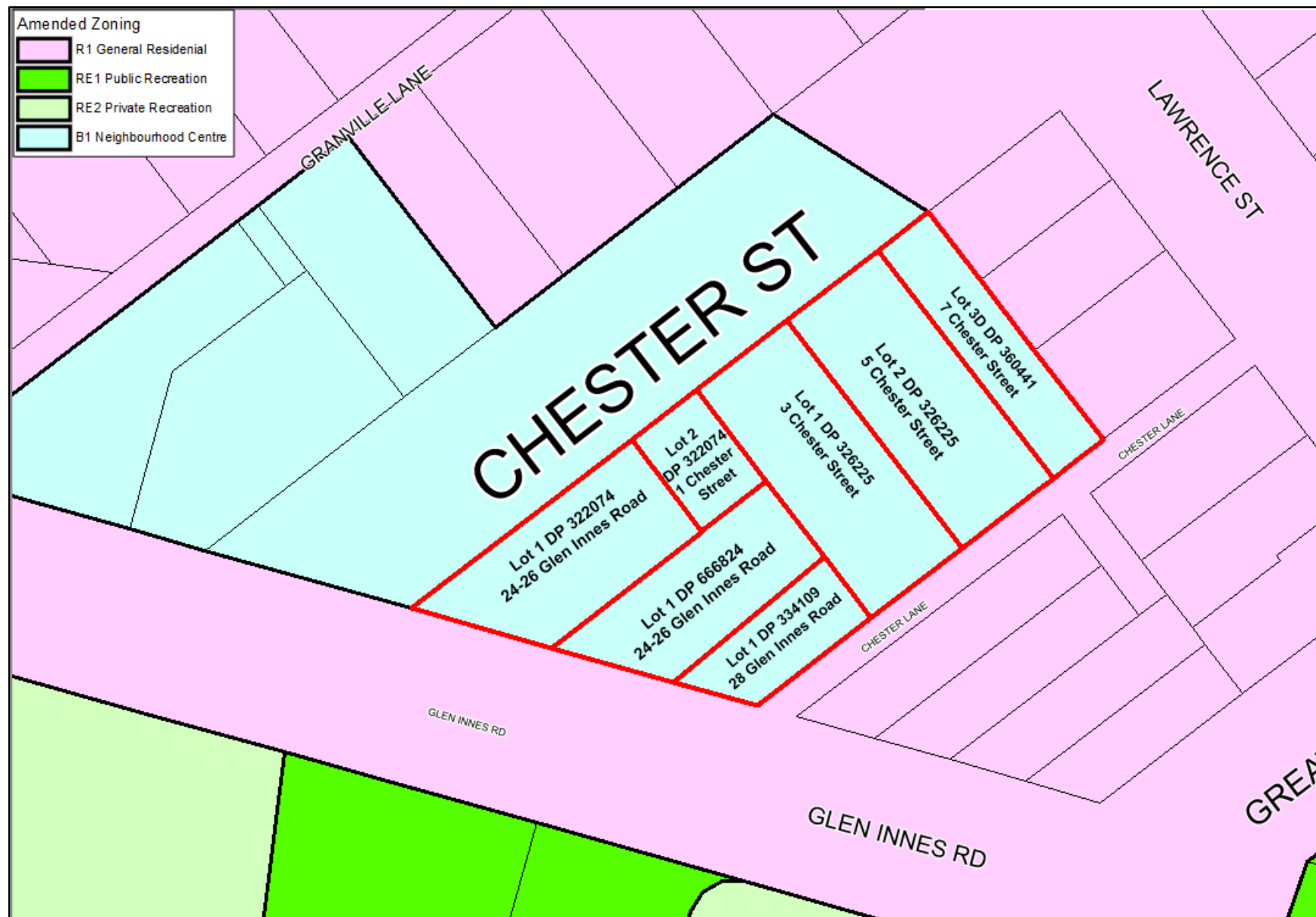


Figure 4 – Proposed Zoning following Amendment to Inverell Local Environmental Plan 2012

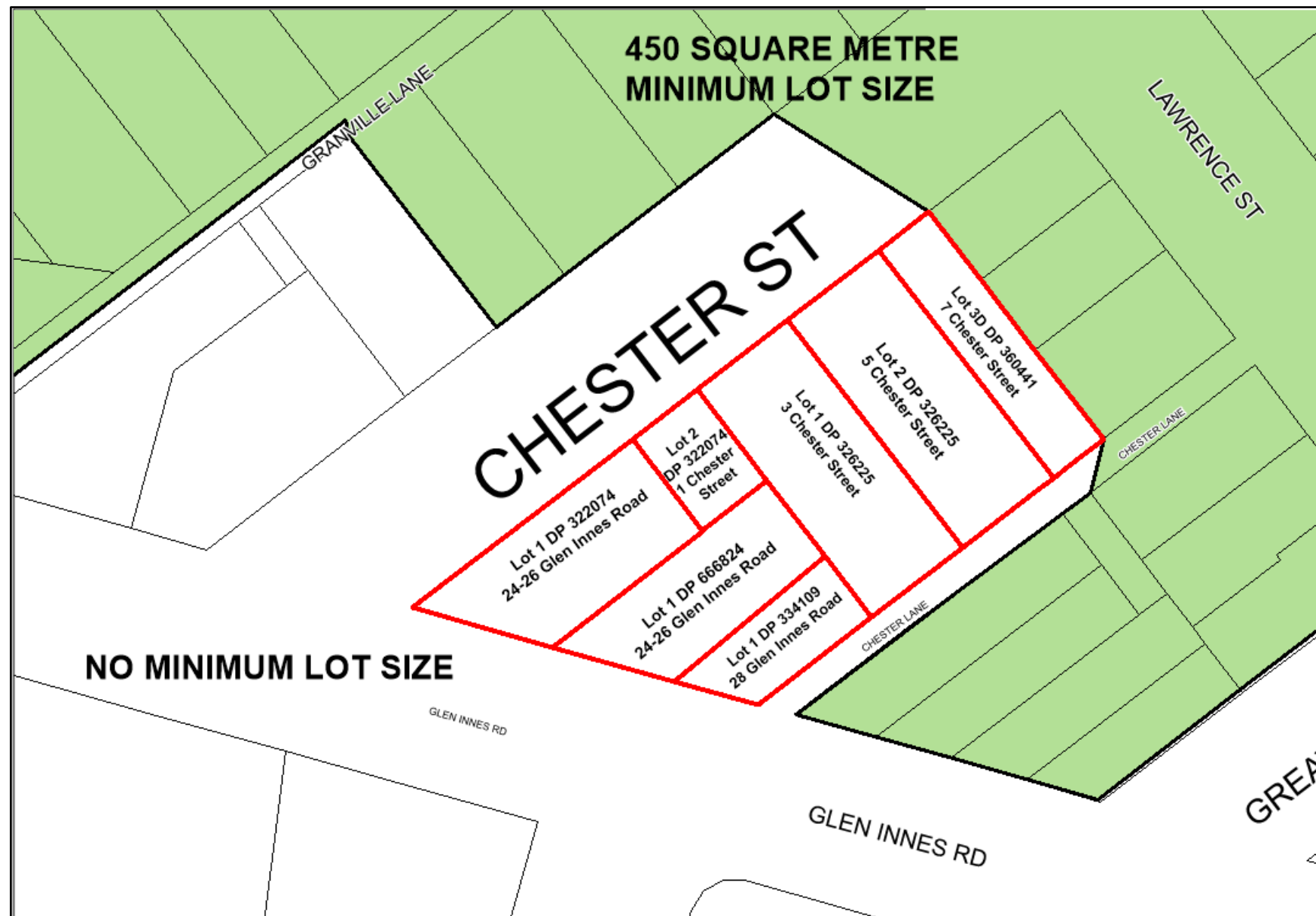


Figure 5 – Proposed Minimum Lot Size following Amendment to Inverell Local Environmental Plan 2012

## DISCUSSION

Council's Development Services staff have undertaken a review of the request by Newton Denny Chappelle to amend the *Inverell Local Environmental Plan 2012*. This review has focused on the consistency of the requested amendment with the *Inverell Local Strategic Planning Statement 2036* and the potential impact on the item of environmental heritage (3 Chester Street, Inverell).

Subject to the proposed amendment to the *Inverell Local Environmental Plan 2012*, the future redevelopment of the land will be subject to the merit based development application process, which would consider site specific issues, e.g. noise and traffic.

### Inverell Local Strategic Planning Statement 2036

At the Ordinary Meeting of Council on 27 May 2020, the *Inverell Local Strategic Planning Statement 2036* (LSPS) was adopted by Council (Resolution 2020/43).

It is the view of the Department of Planning, Industry and Environment, that the LSPS will inform future changes to development controls such as amendments to the *Inverell Local Environmental Plan 2012* and the *Inverell Development Control Plan 2013*.

Ten (10) planning priorities are identified within the LSPS, which take into consideration Council's vision, existing strategies (e.g. *Inverell Employment Lands Strategy 2011*), other policies and the direction of the community. Of relevance to the request from Newton Denny Chappelle is Planning Priority 5 of the LSPS to "promote business and lifestyle opportunities" and Action 5.2 of the LSPS to "*promote opportunities in the LEP and DCP for new and contemporary industry, ideas, skills and business practices to establish in the Shire*".

The request from Newton Denny Chappelle to amend the *Inverell Local Environmental Plan 2012* is considered to be consistent with the *Inverell Local Strategic Planning Statement 2036*

### Item of Environmental Heritage – 3 Chester Street, Inverell

The dwelling on 3 Chester Street, Inverell is identified as an item of local heritage significance under the *Inverell Local Environmental Plan 2012*. As a consequence of the proposed re-zoning of this property from R1 General Residential to B1 Neighbourhood Centre, it is possible that any future redevelopment may require alterations to, or even demolition of, the heritage item.

Council's Heritage Advisor has reviewed the significance of 3 Chester Street and provided the following comments:

*The Inverell Shire Heritage Study 1986 states that the building was constructed between 1925-1950 and that the building may have been associated with an adjacent cordial factory.*

*From an external inspection, from the front only, it was evident that over the years alterations have occurred some of which is unsympathetic to the architecture of the building.*

*It is understood that Council is proposing to undertake a major upgrade to the intersection of Glen Innes Road and Tingha Road and that the works will affect part of the land that the Liberty Service Station is situated on.*

*The owners of Liberty Service Station are investigating options to expand their business and 3 Chester Street is included in their options.*

*Should the owners be proposing to demolish this building then a Heritage Archival Report should be prepared and accompany any future Development Application. The report should outline the history of the building; include plans and elevations and photographs of the exterior and interior of the building including any of the internal original fixtures and fittings.*

*A copy of the Heritage Archival Report should also be deposited with the Local Studies Section of the Council library.*

Given the unsympathetic alterations to 3 Chester Street, it is considered that any future redevelopment of 3 Chester Street as a result of the proposed re-zoning, including possible demolition of the heritage item, is not considered unreasonable subject to the recommended Heritage Archival Report. This would be addressed in any future Development Application.



## NEXT STEPS

Should Council resolve to support the request from Newton Denny Chapelle to amend the *Inverell Local Environmental Plan 2012*, the next step (refer **Figure 1**) would be for a Planning Proposal to be prepared.

A Planning Proposal is a formal document that explains the intended effect and sets out the justification for amending a Local Environmental Plan. The Planning Proposal document will be used and read by a wide audience including government agencies and the general community. It is not a Development Application nor does it consider specific detailed design, construction or environmental matters that should form part of a Development Application.

Section 3.33(2) of the *Environmental Planning and Assessment Act 1979* outlines that a Planning Proposal must include the following components:

- **Part 1** – A statement of the objectives and intended outcomes of the proposed instrument;
- **Part 2** – An explanation of the provisions that are to be included in the proposed instrument;
- **Part 3** – The justification for those objectives, outcomes and the process for their implementation;
- **Part 4** – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies; and
- **Part 5** – Details of the community consultation that is to be undertaken on the planning proposal.

The *Environmental Planning and Assessment Act 1979* does not dictate who must prepare a Planning Proposal. In essence, the Planning Proposal document can be prepared by a Council, a landowner or a developer seeking to change the planning controls relating to a particular site or locality. In accordance with Section 3.32 (3) of the *Environmental Planning and Assessment Act 1979*, where Council is requested to amend a Local Environmental Plan, as a condition of doing so, Council can require the owner/developer to carry out studies, provide other information and/or pay the costs of Council.

In this instance, it is recommended that should Council support the request from Newton Denny Chapelle, this support be provided on the basis that Newton Denny Chapelle is responsible for the preparation of the Planning Proposal, including any necessary studies and reports.

## CONCLUSION

Council has received a request to amend the *Inverell Local Environmental Plan 2012* in relation to 24 to 28 Glen Innes Road and 1 to 7 Chester Street, Inverell. The amendment proposes to re-zone approximately 2,580 square metres of R1 General Residential zoned land to B1 Neighbourhood Centre zone, with consequential amendments to the minimum lot size. The Planning Proposal also proposes to permit “specialised retail premises” on 24 to 28 Glen Innes Road and 1 to 7 Chester Street, Inverell consistent with the historic operation of the existing Service Station.

The amendment would facilitate the redevelopment of the existing service station at 24-26 Glen Innes Road, Inverell, incorporating mixed use retail uses. It is intended that the redevelopment will take place after Council completes the development of a planned round-a-about on the Glen Innes Road, Chester Street and Bundarra Road intersections.

It is considered that the request to amend the *Inverell Local Environmental Plan 2012* is consistent with the *Inverell Local Strategic Planning Statement 2036* and has sufficient strategic merit for submission to the *NSW Department of Planning, Infrastructure and Environment* for a Gateway Determination.

Committee Members are requested to recommend to Council that Council support the request from Newton Denny Chapelle to amend the *Inverell Local Environmental Plan 2012* and a Planning Proposal be forwarded to the *NSW Department of Planning, Infrastructure and Environment*

requesting a Gateway determination in accordance with Sections 3.33 and 3.34 of the *Environmental Planning and Assessment Act 1979*.

**RISK ASSESSMENT:**

Nil

**POLICY IMPLICATIONS:**

The planning proposal is consistent with Council's strategic planning framework, including the *Inverell Local Strategic Planning Statement 2036*.

**CHIEF FINANCIAL OFFICERS COMMENT:**

Nil

**LEGAL IMPLICATIONS:**

Amendments to the *Inverell Local Environmental Plan 2012* will alter the planning provisions for the subject site.

**ATTACHMENTS:**

1. Letter from Newton Denny Chapelle



Date: 28<sup>th</sup> September 2020  
Our Ref: 19/225

General Manager  
Inverell Shire Council  
PO Box 138  
INVERELL NSW 2360

Attention: Anthony Alliston - Manager Development Services

Dear Sir,

**Re: Planning Proposal Request  
North Coast Petroleum**

Newton Denny Chapelle (**NDC**) has been engaged by North Coast Petroleum (**NCP**) (the Client) to lodge a request with Inverell Shire Council to amend under the Inverell Local Environmental Plan 2012 to permit the redevelopment of the Liberty Service Station in association with additional retail services.

Our Client recognises a formal Planning Proposal will need to be lodged with Council in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the Guide to Preparing Planning Proposals (August 2016). Accordingly, whilst this letter serves as a formal request to Inverell Shire Council to amend the Inverell Local Environmental Plan (**ILEP**) 2012, we are seeking Council's initial feedback on the nature of the proposal and the key assessment areas which Council consider necessary for the Planning Proposal.

**Proposal Overview**

As a result of the planned Gwydir Highway, Bundarra Road, Chester Street roundabout, the Liberty Service Station will not be capable of continuing operation in its current form due to access and land acquisition matters. Accordingly, NCP are currently reviewing the development options for their land holding, in the context of redeveloping the service station and incorporating associated mixed use retail uses.

In reviewing the development options, post the road acquisition and based on their landholdings, the opportunity exists to develop the selected land parcels for a mixed-use development. The development would incorporate, inter alia, a service station, rural produce retail premises, carwash and bottle shop.

NCP currently own, or are in the process of acquiring the below properties which have a variety of land uses. The below table outlines the subject lands, their current use and land zoning.

**Table 1:** Land Holdings Subject to the Planning Proposal

Property Number	Subject Land	Current Land Use	Current Land Zoning
1	28 Glen Innes Road, Inverell – Lot 1 on DP 334109	(Previously a Vet Surgery)	B1 Neighbourhood Business
2	24 Glen Innes Road, Inverell – Lot 1 on DP 322074	Existing Service Station	B1 Neighbourhood Business
3	26 Glen Innes Rd, Inverell – Lot 1 on DP 666824	Existing Service Station Site	B1 Neighbourhood Business
4	1 Chester Street, Inverell – Lot 2 on DP 322074	Residential Dwelling	B1 Neighbourhood Business
5	3 Chester Street, Inverell – Lot 1 on DP 326225	Residential Dwelling	R1 General Residential
6	5 Chester Street, Inverell – Lot 2 on DP 326225	Residential Dwelling	R1 General Residential
7	7 Chester Street, Inverell – Lot 3D on DP 360441	Residential Dwelling	R1 General Residential

**Plate 1:** Aerial photo of the subject lands

The land holding consisting of seven lots is bounded by Glen Innes Road to the south-west, Chester Street to the west and Chester Lane to the east. **Plate 1** illustrates the land is urbanised with a mix of commercial and residential land uses with scattered landscape vegetation.

3 Chester Street, Inverell (Lot 1 DP 326225) is listed within Schedule 5 of the ILEP as an item of environmental heritage, being the residence (item I096). The heritage listing is of local significance.

In relation to the site location, the following advantages are identified through the analysis of the proposed land uses and site locality:

- **Economic Benefit:** The proposal will provide for the continuation of an existing business with additional retail services. In this respect, the proposal provides for the business to expand within the context of a neighbourhood business precinct, thus preserving local jobs and associated economic multiplier advantages within the community.
- **Strategic location:** The site is located on Glen Innes Road, which provides the principal east-west road connection through Inverell, and as such the service station and associated uses planned for the site have a high degree of accessibility to the surrounding locality. This position is improved further upon the development of the planned roundabout.
- **Visual Exposure:** The site has significant exposure to passing traffic on the Glen Innes Road, with significant sight lines for traffic and customers within the general area which are deemed to be advantageous for the continuation of the Liberty Service Station.
- **Service Catchment:** The site is well-located with respect to potential local business customers given the proximity of the commercial, residential and industry uses. This position is reflected in the success of the existing service station.

### Planning Proposal

The objective of this Planning Proposal is to facilitate the Liberty Service Station re-development post the land acquisition and development of the planned Gwydir Highway, Bundarra Road, Chester Street roundabout. This would involve approximately 2,350m<sup>2</sup> of land being rezoned from the R1 – General Residential zoning to the B1 – Neighbourhood Centre zoning.

To progress the development concept for the land holdings listed in Table 1, an amendment to the ILEP 2012 is required. Specifically, this request seeks to rezone properties 5-7 from their current R1 – General Residential to B1 – Neighbourhood Business commensurate to properties 1-4. Accordingly, the ILEP land zoning maps will need to be amended in this instance and will be reflected in the formal Planning Proposal to be lodged with Council.

A further amendment will be proposed to amend Schedule 1 Additional Permitted Uses to permit *specialised retail premises* for the purpose of the rural produce store. As the development concept for the site is still be finalised, our Client seeks for all the land holdings in Table 1 to be listed in Schedule 1.

This Planning Proposal also seeks to remove the minimum lot size provisions applying to the land so there is also consistency with the minimum lot size provisions currently applying to the existing B1- Neighbourhood Business zone land in this area.

From a strategic planning framework perspective, The New England North West Regional Plan 2036 is the State governments 20-year blueprint for the future of the New England and North West region. The plan covers a vast area of the state from Gunnedah, Narrabri, and Moree in the west, to Quirindi, Tamworth and Walcha in the south, the NSW border in the north and Armidale, Glen Innes, and Tenterfield in the east.

Inverell is identified in the plan as a 'strategic centre' meaning that Inverell is seen as a major centre of regional strategic importance supporting the rural communities in that area. Provisions within the Regional Plan. Of particular reference in this instance within the Regional Plan is *Direction 7: Build strong economic centres*.

Direction 7 of the Plan provides:

- "Where out-of-centre commercial areas are proposed, they must be of an appropriate size to service their catchment."
- Action 7.2: "Focus retail and commercial activities in central business precincts and develop place-making focused planning strategies for centres."



In relation to Direction 7, the Council strategic planning framework and the ILEP 2012 have established this area for neighbourhood business as demonstrated through the current zoning and land use history for business activity. This proposal draws on the current neighbourhood business activity and the strategic benefits achieved through the delivery of the key roundabout infrastructure.

A full assessment of the key local plans and policies, as listed below, will be undertaken within the Planning Proposal document.

- Inverell Shire Employment Lands Strategy 2011, and
- Inverell Strategic Land Use Plan 2012
- Inverell Local Environmental Plan 2012
- Inverell Development Control Plan 2013

Reference is also made to the fact the Planning Proposal will address relevant State Environmental Planning Policies & Ministerial Directions.

### **Conclusion**

Our client is committed to the development of the nominated land to provide for the continuation of an improved Liberty Service Station offering with associated retail uses to service the local community.

As outlined, whilst this letter services as a formal request to amend the Inverell Local Environmental Plan 2012, we are seeking Council's initial feedback on the proposed amendment prior to the preparation of the required technical reports and lodgement of the documentation with Council.

We thank Council in advance for their time on this matter. Should you require any additional information to assist with your review, please do not hesitate contacting Damian Chapelle of this office.

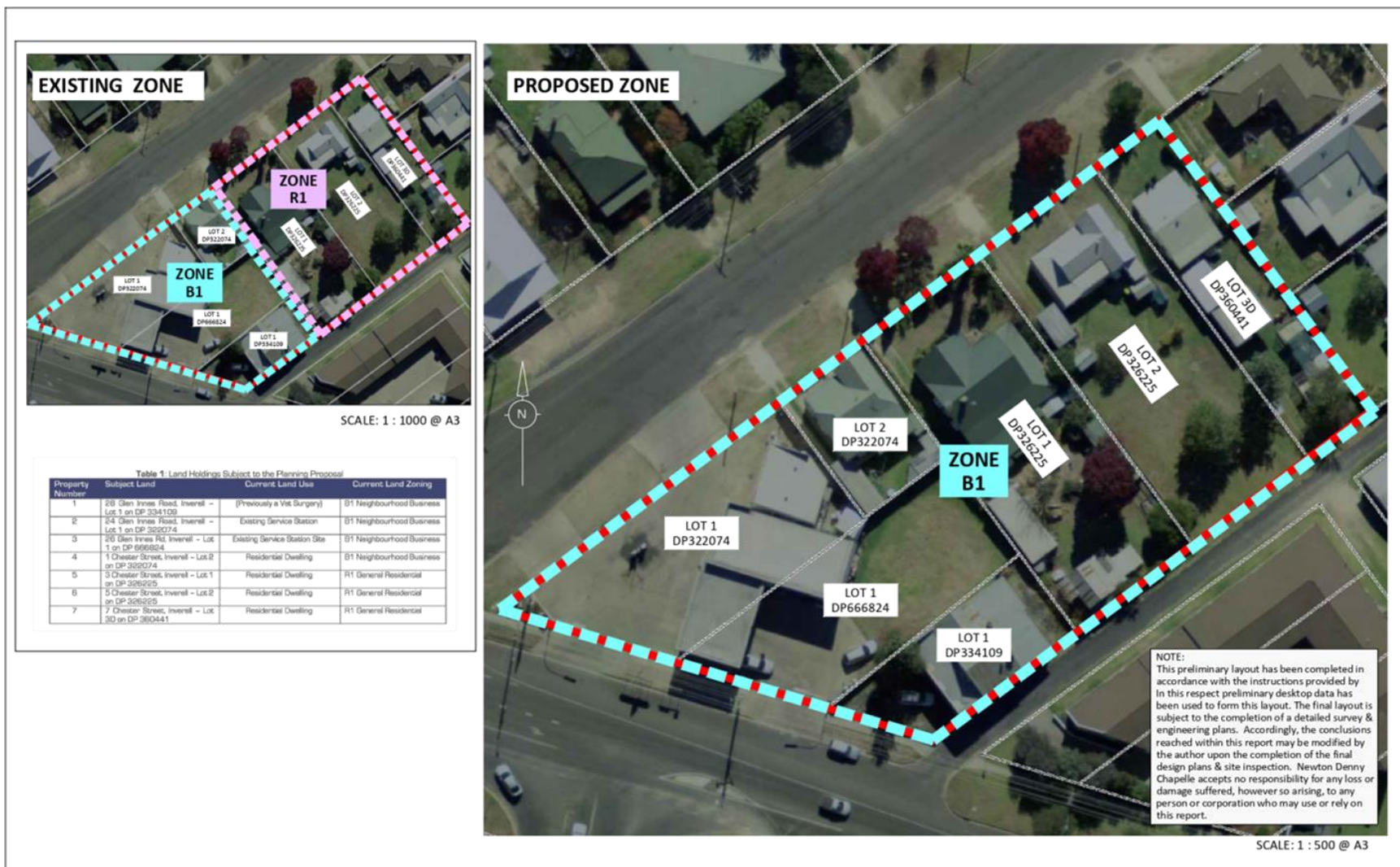
Yours sincerely,

**NEWTON DENNY CHAPELLE**



**DAMIAN CHAPELLE**

Town Planner. BTP CPP.



REV	DATE	AMENDMENT
A	29.09.20	
B	07.10.20	existing zone bdy
C		
D		

SOURCE PLAN: [www.maps.six.nsw.gov.au](http://www.maps.six.nsw.gov.au) - accessed 28.08.20

g:\190225 - north coast petroleum\190225 - north coast petroleum.dwg - plan 2

**NSP**  
Newton Denny Chapelle  
Surveyors Planners Engineers  
Email: [office@newtdennychapelle.com.au](mailto:office@newtdennychapelle.com.au)  
31 Carrington St Usmore 2480  
PH: 6622 1011  
ABN: 86 220 045 469

**PLAN 2: LEP AMENDMENT**

**CLIENT: NORTH COAST PETROLEUM**

**LOCATION: GLEN INNES ROAD & CHESTER STREET INVERELL NSW**

**DATE: SCALE: AS ABOVE**

**REF: 190225 DRAWN: bk**

© Newton Denny Chapelle 2020