

9.11 WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011 - THEGOA LAGOON REZONING PLANNING PROPOSAL

File Number: RPT/22/42

Responsible Officer: Matthew Carlin - Director Health and Planning
Responsible Division: Health and Planning
Reporting Officer: George Kenende - Development Assessment Officer

Objective: 2.0 Wentworth is a desirable Shire to visit, live, work and invest

Strategy: 2.5 Maintain/create desirable open spaces and recreation facilities

Summary

Council's Health and Planning Department has prepared a Planning Proposal as an outcome of the Sustainable Wentworth Strategy and Management Plan for Thegoa Lagoon.

The Planning Proposal seeks to amend the following planning provision in the *Wentworth Local Environmental Plan 2011* (WLEP2011):

- Amend the Land Zoning Map – Sheet LZN_002B and Land Zoning Map – Sheet LZN_002D applied to the subject land from 'RU1 Primary Production' & 'RU5 Village' to 'C2 Environmental Conservation'

This report seeks Council endorsement to submit the Planning Proposal to the Department of Planning, Industry & Environment requesting a Gateway Determination to proceed.

Recommendation

That Council resolves to:

- a) Submit the Planning Proposal to amend the Wentworth Local Environmental Plan 2011 to the Minister for Planning and Homes for consideration of a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.
- b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Detailed Report

Purpose

The purpose of this report is to provide Council with the information required to make an informed decision with regard to the Planning Proposal.

Background

The Sustainable Wentworth Strategy 2016 was undertaken by Council's Health and Planning Department. The Management Plan for Thegoa Lagoon Reserve was prepared by Thegoa Lagoon Management Steering Committee in 2003.

The purpose of preparing the Sustainable Wentworth Strategy 2016 was to guide the future development of the township of Wentworth and to provide opportunities for alternative uses of specific sites around the township. The Management Plan was undertaken to guide the integrated management of the reserve by identifying management goals and actions to ensure the natural and cultural features of the Thegoa Lagoon are recognised and protected. The strategy and the Management Plan provide justification and recommendations for amendments to the WLEP2011.

Refer to Attachment 1 Sustainable Wentworth Strategy 2016.

Refer to Attachment 2 Management Plan for Thegoa Lagoon Reserve 2003.

Matters under consideration

This Planning Proposal has been prepared to act upon the recommendations made in the Sustainable Wentworth Strategy 2016 and Management Plan for Thegoa Lagoon Reserve.

The Planning Proposal proposes to:

- Amend the Land Zoning Map – Sheet LZN_002B and Land Zoning Map – Sheet LZN_002D applied to the subject land from ‘RU1 Primary Production’ & ‘RU5 Village’ to ‘C2 Environmental Conservation’ (in accordance with the proposed Land Zoning Map shown in Part 4).

Refer to Attachment 3 – Planning Proposal for Thegoa Lagoon.

Refer to Attachment 4 – Zone investigation

Early consultation with the Department of Planning, Industry and Environment (Biodiversity and Conservation) and Department of Planning, Industry and Environment (Crown Lands) has been undertaken to gauge the agencies support or concerns for the proposed amendments to the *Wentworth Local Environmental Plan 2011*.

The response received from the agencies was positive regarding the proposed amendments to the WLEP2011. A copy of the agency responses will be sent to the NSW Department of Planning and Environment as part of the planning proposal application.

Options

Based on the information contained in this report, the options available to address this matter are to:

- Submit the Planning Proposal to the Minister for Planning and Homes for consideration of a Gateway Determination,
Or
- Refuse to support the Planning Proposal.

Legal, strategic, financial or policy implications

The endorsement of the attached Planning Proposal will allow it to be submitted to the Minister for Planning and Homes for consideration of a Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979.

The endorsement will provide Council with the opportunity to progress the implementation of the recommendations made in the Sustainable Wentworth Strategy and the Management Plan for Thegoa Lagoon Reserve which will provide social and biodiversity benefits such as a healthy environment, cultural heritage protection and enhanced community interaction with the environment.

Conclusion

Having consideration for the content of this report, it is concluded that the most appropriate course of action is to resolve to submit the Planning Proposal to the Minister for Planning and Homes for consideration of a Gateway Determination.

Attachments

1. Sustainable Wentworth Strategy 2016
2. Management Plan for Thegoa Lagoon Reserve 2003
3. Planning Proposal for Thegoa Lagoon
4. Zone Investigation