

WARREN SHIRE COUNCIL
Report of the Manager Health & Development Services
to the Ordinary Meeting of Council to be held at
Council Community Room, Warren on Thursday 5th December 2024

ITEM 3 PLANNING PROPOSAL – LEP REVIEW

(P15-31.6)

RECOMMENDATION:

1. That the information be received and noted, and
2. Council endorses the amended Planning Proposal to be submitted to the Department for Gateway determination.

PURPOSE

The purpose of this report is for Council to endorse the planning proposal to be submitted to the Department of Planning for Gateway determination.

BACKGROUND

At the ordinary Meeting of Council held 24th October 2024, Council resolved the following

- “1. The information be received and noted; and*
- 2. Council endorses the planning proposal to be submitted to the Department for Gateway determination with an amendment to LEP 1 to include small and large scale projects and the required temporary and transient worker accommodation in the RU1 agricultural areas, R5 residential areas and RU5 village zones.”*

REPORT

Following on from the October 2024 Council meeting, the consultant contacted the Department of Planning to validate the correct method to proceed with the Planning Proposal, incorporating the above resolution. The Planning Proposal has now been modified to incorporate the amendment.

FINANCIAL AND RESOURCE IMPLICATIONS

Because the Local Environment Plan review is a specialised area, a consultant was engaged to complete the review and prepare the planning proposal. The cost of the consultant has been within the Warren Shire Council budget allocation.

LEGAL IMPLICATIONS

The planning proposal has been amended to incorporate the resolution of Council, to progress with the gateway determination.

RISK IMPLICATIONS

If Warren Shire Council does not amend their LEP to reflect legislative changes, and to ensure that land availability exists, it could be detrimental and result in less development, particularly when there is a shortage of residential dwellings across the state.

Additionally, to attract professionals to the area, having the land available for residential development, increases the likelihood of private developers and/or individuals building their dream home.

STAKEHOLDER CONSULTATION

The LEP review was publicly advertised during May 2023 requesting those that have land that would like to develop and/or rezone in the future, were to contact Council. Only one interested party contacted Council. To ensure that all bases were covered, Council contacted 3 local representatives who were consulted with, as well as the Department of Planning. All their concerns have been addressed. The LEP review will involve a public exhibition period.

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CONTINUED

OPTIONS

Council does have the option to not proceed with the LEP review, however it is recommended that the review proceeds.

CONCLUSION

Council should progress with the recommendations as detailed. Further consideration in the future should be given to a Flood Study, and a Land Use Strategy, which are outside the scope of this report.

LINK TO POLICY AND / OR COMMUNITY STRATEGIC PLAN

- 1.1.4 Ensure current and future housing needs for the community are met.
- 5.1.3 Promote Warren Shire Council to wide audiences both within the Shire and externally.
- 5.2.1 Ensure that this strategic planning framework becomes an integral part of our operating culture.
- 5.4.1 Obtain new development funds from developers to support the provision of improved infrastructure services.

SUPPORTING INFORMATION / ATTACHMENTS

Amended Planning Proposal content incorporating Council's resolution.

Addendum:

Council, at its meeting held on 24 October 2024, resolved to include small as well as large developments in the new provisions proposed for temporary workers' accommodation. This is due to the severe lack of short-term accommodation available in the Warren Shire as well as permanent rentals. With the Warren Caravan Park converting to a cabins-only based model and the only other Warren Caravan Park now closed, short term and affordable accommodation is extremely limited. In terms of adding this to the existing proposal, the premise of additional workers accommodation options, especially temporary in nature, is supported by the information already in this proposal. This addendum has strategic merit as it simply expands the accommodation options for a shire where a smaller infrastructure development can prove significant in a Shire where the population and developments are naturally smaller. Temporary developments often have concessions and allowances in planning instruments due to their intrinsically short-term nature. Providing the development meets the existing LEP and DCP standards for environmental controls, this addition is supported for this Proposal.