



Planning Proposal – Reclassification of Council Land

Table of Contents

Planning Proposal – Reclassification of Council Land.....	1
Part 1 Objectives and intended outcomes.	4
Introduction.....	4
What is Community Land?	5
What is Operational Land?	5
Objectives and Intended Outcomes	5
Part 2 Explanation of provisions.....	5
Part 3 Justification	11
Section A Need for the planning proposal.	11
Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?.....	11
Q2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	11
Section B Relationship to strategic planning framework.....	11
Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?.....	11
Q4. Will the planning proposal give effect to a council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?	12
Q5. Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPPs)?	12
Q6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?	13
Section C Environmental, Social and Economic Impact.....	26
Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?	26
Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	26
Q9. How has the planning proposal adequately addressed any social and economic effects?	26
Section D State and Commonwealth interests.....	26
Q10. Is there adequate public infrastructure for the planning proposal?	26
Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	26
Part 4 Mapping.....	27
Part 5 Community consultation.....	27
Public Exhibition	27
Public hearings	27
Part 6 Timeframe.....	27
Summary and Conclusions	27

Appendix A: Information to be provided by Practice Note PN 16-001 – Classification and reclassification of public land through a local environmental plan.....	28
Appendix B: Title Searches	30

Part 1 Objectives and intended outcomes.

Introduction

This Planning Proposal has been undertaken in order for Glen Innes Severn Council (Council) to reclassify a number of Council owned parcels from Community to Operational Classification. This is to ensure that Council is able to effectively manage these parcels. These parcels are:

Description	Address	Lot and DP
Old Shire Council building (east)	181 Bourke St Glen Innes	6/A/DP193319
Old Shire Council building (west)	181 Bourke St Glen Innes	5/A/DP193319
Council Church St Offices	136 Church St Glen Innes	13/A/DP193319
Council Church St Offices	136 Church St Glen Innes	14/A/DP193319
Council Church St Offices	136 Church St Glen Innes	11/A/DP193319
Council Church St Offices	136 Church St Glen Innes	12/A/DP193319
VRA Shed	5 Sachs Lane Glen Innes	15/A/DP193319
VRA Shed	5 Sachs Lane Glen Innes	16/A/DP193319
Jamesies Garage	138 Church St Glen Innes	9//DP137340
Jamesies Garage	138 Church St Glen Innes	10//DP137340
Aerodrome Site	773 Emmaville Rd Glen Innes	2//DP1187809
Aerodrome Hangers	773 Emmaville Rd Glen Innes	3//DP1187809
Aerodrome including terminal	773 Emmaville Rd Glen Innes	1//DP1187809
Works Depot	105 Lang St Glen Innes	687//DP753282
Saleyards	36 Lang St Glen Innes	716//DP753282
Visitor Information Centre	152 Church St Glen Innes	8//DP773258
Visitor Information Centre	152 Church St Glen Innes	3//DP211176
Visitor Information Centre	152 Church St Glen Innes	9//DP773258

These lots and DPs represent 6 distinct areas, the Church St Council offices and surrounds (currently utilised as Council offices, a VRA shed, the former Severn Shire Council Building which is currently vacant and an investment property occupied by a mechanic workshop), the Glen Innes Aerodrome (currently utilised as an operational aerodrome), a Works Depot (currently utilised as Councils' Works Depot), the saleyard site (currently operating as a saleyards) and the Visitor Information site (currently utilised as the Glen Innes Visitor Information Centre).

At the introduction of the Local Government Act in 1993, all NSW Councils were required to classify, by resolution, all public land owned or under the control of Council as either "Community" or "Operational" land (except Roads and Crown land). Council owned or Council controlled land that was not classified as Operational on 28 June 1994 (or within 3 months of a property's subsequent acquisition) reverted automatically to Community land.

It should be noted that the classification / reclassification of land does not affect a property's ownership, tenure, development, or zoning, nor does it mean that Council is required to sell the property.

What is Community Land?

Community land comprises land open to the public such as a park, bush land reserve or sportsground. The purpose of the Community land classification is to identify Council owned land which should be set aside for general public use.

Accordingly, there are a number of restrictions on how Community land is managed by Council, including:

- Community land cannot be sold,
- Community land must be managed in accordance with a Plan of Management,
- Council can grant a lease or licence over community land, but only for certain purposes, some of which must be expressly authorised by a Plan of Management for the land, and not for more than 21 years (Note: A lease or licence over Community Land for greater than 5 years is required to comply with more stringent controls and more restrictions).

What is Operational Land?

Operational land generally comprises:

- Land held as a temporary asset or as an investment,
- Land which facilitates the carrying out by Council its functions,
- Land which may not be opened to the general public, such as a works depot or a Council garage,
- The restrictions / controls applying to 'Community Land' do not apply to 'Operational Land' and can therefore be sold or developed in accordance with its zoning and subject to the normal Council processes.

The land parcels identified are generally land which is required by Council to carry out their functions or is land that has been identified as being surplus to Council operational needs.

Objectives and Intended Outcomes

The objectives and intended outcomes of this planning proposal is to reclassify the identified land from Community to Operational. Any additional works to the identified lands will be undertaken under separate approval processes or actions.

Part 2 Explanation of provisions

Clause 5.2 of the *Glen Innes Severn Local Environmental Plan 2012* enables Council to classify or reclassify public land as Operational land or Community land in accordance with the *Local Government Act 1993*. This planning proposal seeks to amend the *Glen Innes Local Environmental Plan 2012* by listing the lots described in Part 1 within Schedule 4 of the LEP. The only interests to be discharged are those listed in the blow table. All other interests are not be discharged. Interests that are not to be discharged are listed in Appendix 2.

These lots are:

Address	Lot and DP	Any interests to be discharged
181 Bourke St Glen Innes	6/A/DP193319	Nil
181 Bourke St Glen Innes	5/A/DP193319	Nil

773 Emmaville Rd Glen Innes	2//DP1187809	Nil
773 Emmaville Rd Glen Innes	3//DP1187809	Nil
773 Emmaville Rd Glen Innes	1//DP1187809	Nil
136 Church St Glen Innes	13/A/DP193319	Nil
136 Church St Glen Innes	14/A/DP193319	Nil
136 Church St Glen Innes	11/A/DP193319	Nil
136 Church St Glen Innes	12/A/DP193319	Nil
5 Sachs Lane Glen Innes	15/A/DP193319	Nil
5 Sachs Lane Glen Innes	16/A/DP193319	Nil
138 Church St Glen Innes	9//DP137340	3 AI194104 LEASE TO WAYNE JOHN JAMES & FIONA HELEN JAMES EXPIRES: 1/10/2013.
138 Church St Glen Innes	10//DP137340	3 AI194104 LEASE TO WAYNE JOHN JAMES & FIONA HELEN JAMES EXPIRES: 1/10/2013.
105 Lang St Glen Innes	687//DP753282	2 W260406 LEASE TO BOOMERANG FROZEN FOODS PTY LIMITED OF PREMISES SHOWN HATCHED IN PLAN WITH W260406 TOGETHER WITH RIGHTS. EXPIRES 31-12-1989. OPTION OF RENEWAL 5 YEARS W260407 TRANSFER OF LEASE TO BARRY JOHN SULLY AND JOHN MICHAEL WEBBER AS TENANTS IN COMMON
36 Lang St Glen Innes	716//DP753282	Nil
152 Church St Glen Innes	3//DP211176	2 AJ913103 LEASE TO ARTS NORTH WEST INCORPORATED OF 1ST FLOOR, 152 CHURCH STREET, GLEN INNES. EXPIRES: 30/6/2018.
152 Church St Glen Innes	8//DP773258	5 AK998814 LEASE TO REDDESTONE SAPPHIRES PTY LTD OF SHOP 2, 152 CHURCH STREET, GLEN INNES. EXPIRES: 30/9/2019. OPTION OF RENEWAL: 3 YEARS. 6 AN486041 LEASE TO

		BRETT BROWN & JENNY BROWN OF OLD BUS LOUNGE, 152 CHURCH STREET, GLEN INNES. EXPIRES: 14/12/2020. OPTION OF RENEWAL: 2 YEARS.
152 Church St Glen Innes	9//DP773258	5 AJ913103 LEASE TO ARTS NORTH WEST INCORPORATED OF 1ST FLOOR, 152 CHURCH STREET, GLEN INNES. EXPIRES: 30/6/2018.

Title Searches for these lots are included as Appendix B.

Aerial imagery showing the identified lots and the zoning of these lots are shown below.



Figure 1: Church St Precinct

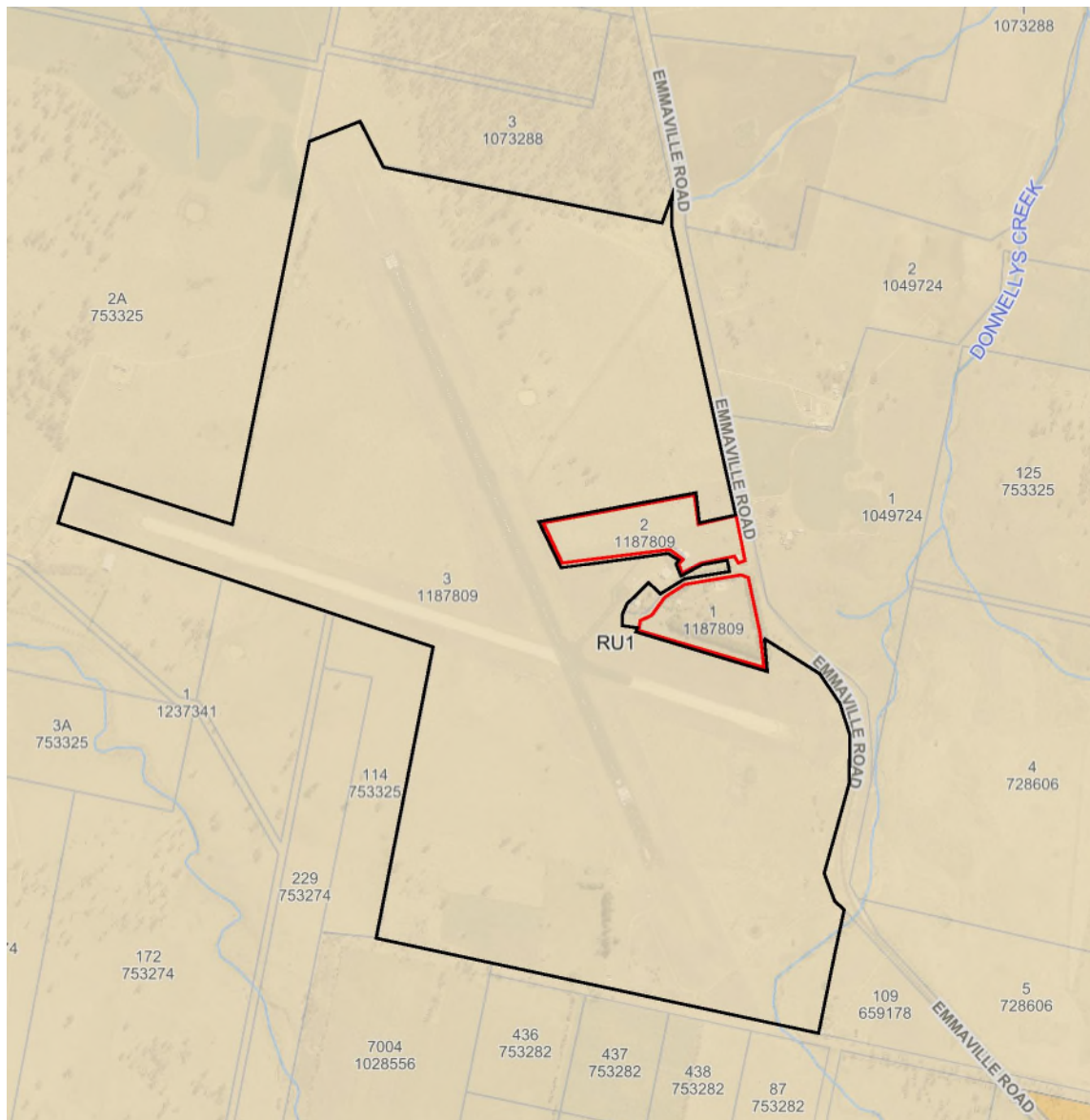


Figure 2: Aerodrome Site (all lots including those in red)

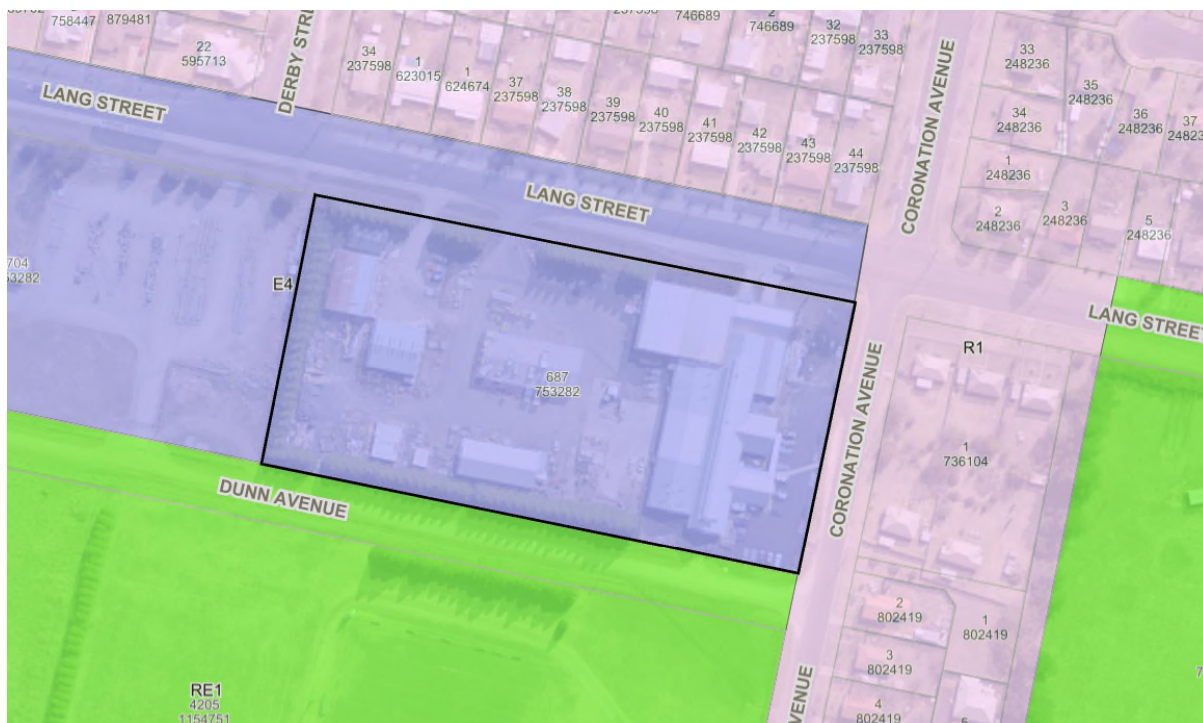


Figure 3: Council Works Depot

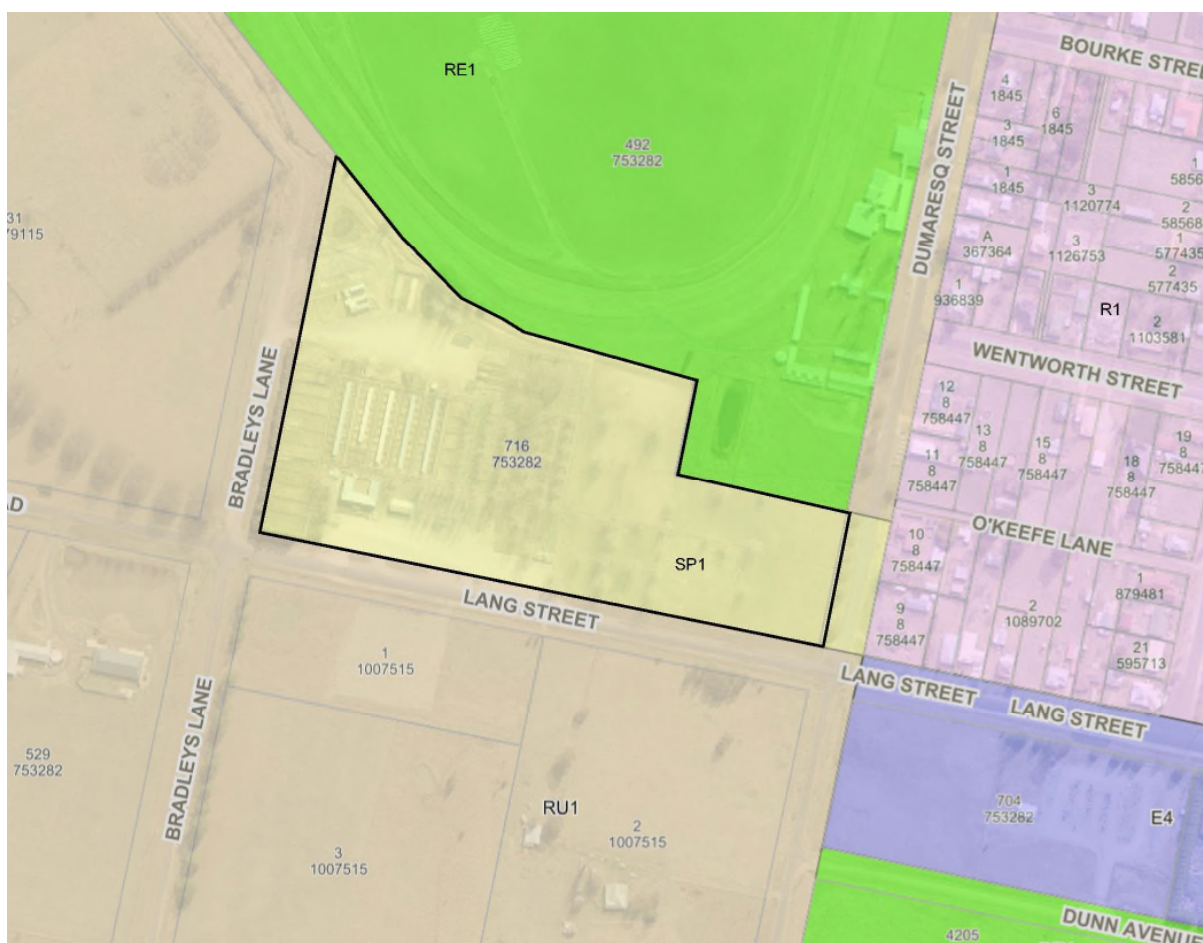


Figure 4: Saleyards

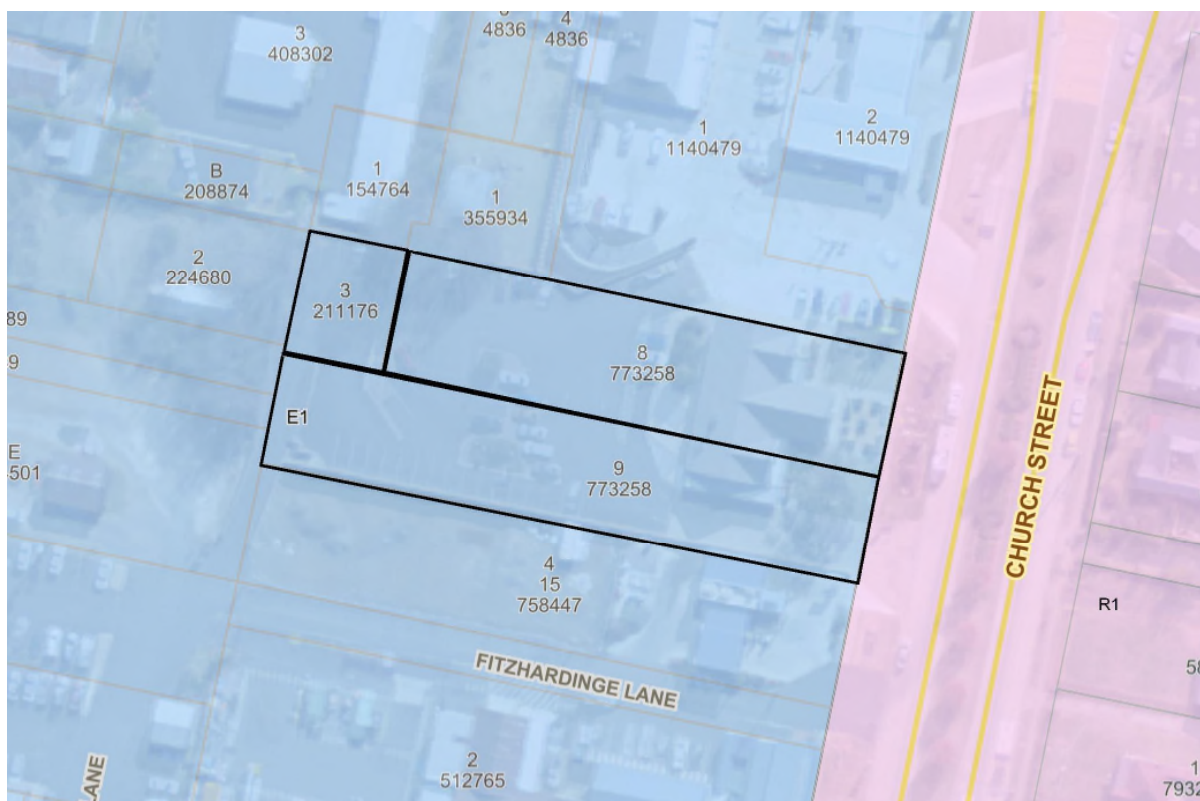


Figure 5: Visitor Information Centre

Part 3 Justification

Section A Need for the planning proposal.

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

No. The planning proposal has been prepared in order to achieve operational objectives relating to the orderly use of Council land.

Q2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Section 31 of the *Local Government Act 1993* provides that a council may resolve that the land be classified as community or operational before or within three months after it acquires the land. Council did not adopt any such resolution within these designated timeframes therefore a planning proposal is currently the only way to reclassify land from Community to Operational.

Section B Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The planning proposal is for the reclassification of Council land. Although it does not give effect to any objectives or actions in applicable plans or strategies, it does not undermine any applicable plans or strategies.

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The planning proposal is for the reclassification of land rather than to achieve a strategic outcome. Although the planning proposal does not give effect to the endorsed LSPS, it does not undermine the strategy.

Q5. Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPPs)?

SEPP	Relevance	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	N/A	Not applicable to the reclassification of Council land.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2021	N/A	Not applicable to the reclassification of Council land.
State Environmental Planning Policy (Planning Systems) 2021	N/A	Not applicable as the Planning Proposal is for the reclassification of Council land.
State Environmental Planning Policy (Precincts – Central River City) 2021	N/A	Not applicable as the SEPP does not apply to the Council area.
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	N/A	Not applicable as the SEPP does not apply to the Council area.
State Environmental Planning Policy (Precincts – Regional) 2021	N/A	Not applicable to the reclassification of Council land.
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	N/A	Not applicable as the SEPP does not apply to the Council area.
State Environmental Planning Policy (Primary Production) 2021	N/A	Not applicable to the reclassification of Council land.
State Environmental Planning Policy (Resilience and Hazards) 2021	N/A	Not applicable to the reclassification of Council land.
State Environmental Planning Policy (Resources and Energy) 2021	N/A	Not applicable to the reclassification of Council land.

State Environmental Planning Policy (Sustainable Buildings) 2021	N/A	Not applicable to the reclassification of Council land.
State Environmental Planning Policy (Transport and Infrastructure) 2021	N/A	Not applicable to the reclassification of Council land.

No State Environmental Planning Policies apply to the planning proposal as it is for the reclassification of community land to operational land.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

S9.1 Direction	Application	Relevance	Comment
Focus Area 1: Planning Systems			
1.1 Implementation of Regional Plans	This direction applies to a relevant planning authority when preparing a planning proposal for land to which a Regional Plan has been released by the Minister for Planning	Yes	The New England North West Regional Plan applies to land within the LGA. The planning proposal is consistent with the following Objectives of the Plan: Objective 5: Enhance the diversity and strength of Central Business Districts and town centres. The planning proposal seeks to reclassify a number of parcels of Community land to Operational land in order to encourage a broader range of uses within the Glen Innes CBD. These include Council investment holdings currently leased of successful commercial operations.

			<p>Objective 18: Public spaces and green infrastructure support connected, inclusive and healthy communities. The planning proposal seeks to reclassify Community Land to Operational Land in order to allow a broader range of uses on the land.</p> <p>The planning proposal does not counter the local government narrative identified for the LGA.</p>
1.2 Development of Aboriginal Land Council Land	This direction applies to all relevant planning proposal authorities when preparing a planning proposal for land shown on the Land Application Map of chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021.	No	N/A
1.3 Approval and Referral Requirements	This direction applies to all relevant planning authorities when preparing a planning proposal.	Yes	The planning proposal will not seek any provisions requiring the concurrence of the Minister.
1.4 Site Specific Provisions	This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out.	No	N/A
1.4A Exclusion of Development	This direction applies when a planning proposal authority prepares a	No	N/A

Standards from Variation	planning proposal that proposes to introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.		
Focus Area 1: Planning Systems – Place Based			
1.5 Parramatta Road Corridor Urban Transformation Strategy	This direction applies when a relevant planning authority prepares a planning proposal for land in the City of Parramatta, Cumberland, Strathfield, Burwood, Canada Bay and Inner West local government areas, that applies to land within the Parramatta Road Corridor	No	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	This direction applies when a relevant planning authority prepares a planning proposal for land in the Blacktown, The Hills or Hawkesbury local government areas that applies to land within the North West Priority Growth Area.	No	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This direction applies when a relevant planning authority prepares a planning proposal for land contained within the Greater Parramatta Priority Growth Area	No	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This direction applies when a relevant planning authority prepares a planning proposal for land in the Wollondilly local government area that applies to land within the Wilton Priority Growth Area (being the Wilton Priority Growth Area within the meaning of chapter 3 of the State Environmental Planning Policy (Precincts -	No	N/A

	Western Parkland City) 2021.		
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	This direction applies when a relevant planning authority prepares a planning proposal for land in the Campbelltown local government area that applies to land within the precincts between Glenfield and Macarthur	No	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	This direction applies when a relevant planning authority prepares a planning proposal for land in the Blacktown, Blue Mountains, Camden, Campbelltown, Fairfield, Liverpool, Penrith and Wollondilly local government areas that applies to land that is the subject of the chapter 4 of the State Environmental Planning Policy (Precincts- Western Parkland City) 2021.	No	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	This direction applies when a planning proposal authority prepares a planning proposal for land in the Bayside local government area that applies to land within the Bayside West Precincts in the Arncliffe, Banksia and Cooks Cove Bayside.	No	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	This direction applies when a planning proposal authority prepares a planning proposal for land within the Cooks Cove Precinct in the Bayside local government area,	No	N/A
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	This direction applies when a planning proposal authority prepares a planning proposal for land within the St Leonards and Crows Nest Precinct in the North Sydney, Lane Cove, and Willoughby local government areas	No	N/A

1.14 Implementation of Greater Macarthur 2040	This direction applies to when a planning proposal authority prepares a planning proposal for land in the Camden, Campbelltown and Wollondilly local government areas that applies to land identified within Greater Macarthur 2040 dated November 2018 and the Greater Macarthur Growth Area Structure Plan 2022.	No	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	This direction applies when a planning proposal authority prepares a planning proposal within land subject to the Pyrmont Peninsula Place Strategy in the City of Sydney local government area as shown on Map LAP_001 Pyrmont Peninsula Place Strategy Ministerial Direction	No	N/A
1.16 North West Rail Link Corridor Strategy	This direction applies when a relevant planning authority prepares a planning proposal for land in the Hornsby, The Hills and Blacktown local government areas that applies to land within the North West Rail Link Corridor, as identified in the NWRL Corridor Strategy and Structure Plans.	No	N/A
1.17 Implementation of the Bays West Place Strategy	This direction applies when a planning proposal authority prepares a planning proposal for land in the Inner West Council local government area as shown on Map LAP_001 Bays West Place Strategy Ministerial Direction Map	No	N/A
1.18 Implementation of the Macquarie Park Innovation Precinct	This direction applies when a planning proposal authority prepares a planning proposal for land in the City of Ryde local government area that applies to land identified as	No	N/A

	Macquarie Park Corridor and the Macquarie Park Investigation Area		
1.19 Implementation of the Westmead Place Strategy	This direction applies when a planning proposal authority prepares a planning proposal for land subject to the Westmead Place Strategy in the City of Parramatta Council and Cumberland Council local government areas	No	N/A
1.20 Implementation of the Camellia-Rosehill Place Strategy	This direction applies when a planning proposal authority prepares a planning proposal for land subject to the Camellia-Rosehill Place Strategy in the City of Parramatta local government area	No	N/A
1.21 Implementation of South West Growth Area Structure Plan	This direction applies to when a planning proposal authority prepares a planning proposal for land in the Camden, Campbelltown and Liverpool local government areas that applies to land within the South West Growth Area.	No	N/A
1.22 Implementation of the Cherrybrook Station Place Strategy	This direction applies when a planning proposal authority prepares a planning proposal for land subject to the Cherrybrook Station Precinct Place Strategy in the Hornsby Shire Council and The Hills Shire Council local government areas	No	N/A
Focus Area 2: Design and Place (Focus area currently blank)			
Focus Area 3: Biodiversity and Conservation			
3.1 Conservation Zones	This direction applies to all relevant planning authorities when preparing a planning proposal.	No	N/A
3.2 Heritage Conservation	This direction applies to all relevant planning authorities when preparing a planning proposal.	Yes	A number of items are listed heritage items under the Glen Innes Severn LEP. The reclassification of

			land does not alter the heritage significance of these items.
3.3 Sydney Drinking Water Catchments	This direction applies when a planning proposal authority prepares a planning proposal for land located in the Sydney drinking water catchment	No	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This direction applies when a relevant planning authority prepares a planning proposal within the Ballina, Byron, Kyogle, Lismore and Tweed local government areas that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or introduces or alters an overlay and associated clause.	No	N/A
3.5 Recreation Vehicle Areas	This direction applies to all relevant planning authorities when preparing a planning proposal.	No	N/A
3.6 Strategic Conservation Planning	This direction applies to all relevant planning authorities when preparing a planning proposal that relates to land that, under the State Environmental Planning Policy (Biodiversity and Conservation) 2021, is identified as avoided land or a strategic conservation area.	No	N/A
3.7 Public Bushland	This direction applies when a planning proposal authority prepares a planning proposal for land in the following local government areas (list of Metropolitan LGAs).	No	N/A
3.8 Willandra Lakes Region	This direction applies when a planning proposal authority prepares a planning proposal for land identified as the Willandra	No	N/A

	Lakes World Heritage Property, on the World Heritage Property Map, under the Balranald Local Environmental Plan 2010 and Wentworth Local Environmental Plan 2011.		
3.9 Sydney Harbour Foreshores and Waterways Area	This direction applies when a planning proposal authority prepares a planning proposal for land within the Foreshores and Waterways Area as defined in the State Environmental Planning Policy (Biodiversity and Conservation) 2021.	No	N/A
3.10 Water Catchment Protection	This direction applies when a planning proposal authority prepares a planning proposal which will affect land within a regulated catchment, excluding the Sydney Drinking Water Catchment, within the meaning of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.	No	N/A
Focus area 4: Resilience and Hazards			
4.1 Flooding	This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	No	N/A
4.2 Coastal Management	This direction applies when a planning proposal authority prepares a planning proposal that applies to land that is within the coastal zone, as defined under the Coastal Management Act 2016 - comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and	No	N/A

	coastal use area - and as identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021		
4.3 Planning for Bushfire Protection	This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land.	Yes	A small portion of the Aerodrome site is mapped as bushfire prone. The reclassification does not impact on potential risk from bushfire.
4.4 Remediation of Contaminated Land	<p>This direction applies when a planning proposal authority prepares a planning proposal that applies to:</p> <p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out, (c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</p> <p>i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	No	

4.5 Acid Sulfate Soils	This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning and Environment.	No	N/A
4.6 Mine Subsidence and Unstable Land	This direction applies when a relevant planning authority prepares a planning proposal that permits development on land that is within a declared mine subsidence district in the Coal Mine Subsidence Compensation Regulation 2017 pursuant to section 20 of the Coal Mine Subsidence Compensation Act 2017, or has been identified as unstable in a study, strategy or other assessment undertaken by or on behalf of the relevant planning authority or by or on behalf of a public authority and provided to the relevant planning authority.	No	No land impacted by mine subsidence is included in this planning proposal.
Focus area 5: Transport and Infrastructure			
5.1 Integrating Land Use and Transport	This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, employment, village or tourist purposes	Yes	Land identified is generally in an area that is zoned for urban purposes. However, as the planning proposal is for the reclassification of land and does not alter the permissible uses.

5.2 Reserving Land for Public Purposes	This direction applies to all relevant planning authorities when preparing a planning proposal.	No	No land identified as being reserved for a public purpose is included within this planning proposal. There is a distinction between land reserved for a public purpose (i.e. land reserved for a future school) and land owned by Council.
5.3 Development Near Regulated Airports and Defence Airfields	This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.	No	N/A
5.4 Shooting Ranges	This direction applies to all relevant planning authorities when preparing a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range	No	N/A
Focus area 6: Housing			
6.1 Residential Zones	This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.	Yes	Although land where residential development is permitted is included in this planning proposal, the reclassification of land does not alter any permissibility.
6.2 Caravan Parks and Manufactured Home Estates	This direction applies to all relevant planning authorities when preparing a planning proposal. This	No	N/A

	direction does not apply to Crown land reserved or dedicated for any purposes under the Crown Land Management Act 2016, except Crown land reserved for accommodation purposes, or land dedicated or reserved under the National Parks and Wildlife Act 1974.		
Focus area 7: Industry and Employment			
7.1 Employment Zones	This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed Employment zone (including the alteration of any existing Employment zone boundary)	Yes	The planning proposal relates to a number of sites within central Glen Innes which are zoned E1 Local Centre. The reclassification does not alter any permissibility.
7.2 Reduction in non-hosted short-term rental accommodation period	This direction applies to Byron Shire Council when the council prepares a planning proposal to identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out in parts of its local government area.	No	N/A
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	This direction applies when a relevant planning authority prepares a planning proposal for land within those council areas on the North Coast that the Pacific Highway traverses, being those council areas between Port Stephens Shire Council and Tweed Shire Council, inclusive, and that applies to land in the vicinity of the existing and/or proposed alignment of the Pacific Highway.	No	N/A
Focus area 8: Resources and Energy			
8.1 Mining, Petroleum Production and	The objective of this direction is to ensure that the future extraction of State or regionally	No	N/A

Extractive Industries	significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development		
Focus area 9: Primary Production			
9.1 Rural Zones	This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).	No	N/A
9.2 Rural Lands	This direction applies when a relevant planning authority prepares a planning proposal for land outside the local government areas of lake Macquarie, Newcastle, Wollongong and LGAs in the Greater Sydney Region (as defined in the Greater Sydney Commission Act 2015) other than Wollondilly and Hawkesbury, that: (a) will affect land within an existing or proposed rural or conservation zone (including the alteration of any existing rural or conservation zone boundary) or (b) changes the existing minimum lot size on land within a rural or conservation zone.	No	N/A
9.3 Oyster Aquaculture	This direction applies to any relevant planning authority when preparing a planning proposal in 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area as identified in the NSW Oyster Industry Sustainable Aquaculture Strategy (2006) ("the Strategy")	No	N/A
9.4 Farmland of State and Regional Significance on	This direction applies when a relevant planning authority prepares a planning proposal for land	No	N/A

the NSW Far North Coast	within Ballina Shire, Byron Shire, Kyogle Shire, Lismore City, Richmond Valley and Tweed Shire local government areas, except land identified as “urban growth areas” mapped in the North Coast Regional Plan 2041 when preparing a planning proposal		
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Section C Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

No. All land subject to this planning proposal is located in an urban area or is land that is substantially cleared and used for operational purposes such as an operational aerodrome.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no likely negative environmental effects as a result of this reclassification.

Q9. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal seeks the reclassification of a number of Council sites from Community Land to Operational Land. This better reflects how these sites are utilised by both Council and the community. The reclassification will create generally positive social and economic effects through enabling the more orderly use of Council land and utilising that land for a wider range of community services.

Section D State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

All sites are located in an existing urban area and are serviced by public infrastructure.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No public authorities have been consulted with at this point in the planning proposal process. Post Gateway Determination, appropriate consultation will be undertaken and this section updated.

Part 4 Mapping

This planning proposal does not affect LEP mapping.

Part 5 Community consultation

Public Exhibition

The planning proposal will be placed on public exhibition post gateway determination for a period of 28 days unless otherwise specified in the gateway determination in accordance with Schedule 1 Part 1 Division 1 Section 4 of the Act.

Public hearings

A public hearing will be held post gateway determination. The public hearing will be chaired by an independent party, not affiliated with Council. The community will be notified of the date and location of this public hearing, and a report on the outcomes of this public hearing will be reported back to Council as part of the finalisation of the planning proposal. This section of the planning proposal will be updated at this time.

Part 6 Timeframe

The following is the proposed timeframes for the planning proposal.

Step	Timeframe
Submit Planning Proposal for gateway determination	February-March 2025
Review gateway determination and amend planning proposal	April 2025
Public and agency consultation (28 days)	May 2025
Public Hearing following public consultation	June 2025
Consideration of submissions and outcomes of public hearing and updating planning proposal	July 2025
Report to Council advising of outcomes of public consultation and hearing and finalisation of planning proposal	August 2025
Finalisation of Planning Proposal	September 2025

Summary and Conclusions

This planning proposal is for the reclassification of land within the boundaries of the town of Glen Innes. All land to be reclassified is from Community to Operational. This reflects the usage of these sites, which form Council offices, Council investment properties, a Council owned aerodrome, Councils work depot, Councils saleyards and the Glen Innes Visitor Information Centre. These are all operational land uses, and as a result, require the reclassification to be carried out. No impacts on land utilised by the community for recreational purposes are included in this planning proposal.

The planning proposal is minor and procedural in nature, and will not change any of the day to day activities on any of these sites.

Appendix A: Information to be provided by Practice Note PN 16-001 – Classification and reclassification of public land through a local environmental plan

Information Required	Council Comment
1. Current & proposed classification of the land.	All lots are currently classified as Community land. All lots are to be reclassified to Operational land.
2. Is the land a 'public reserve' as defined in the LG Act?	No land is identified as such.
3. The strategic and site specific merits of the reclassification.	The reclassification applies to lots that are currently used for operational purposes and is required for Council to continue to operate these sites for operational reasons.
4. Is the planning proposal the result of a strategic study or report?	The planning proposal is not the result of a strategic study or report. However, the lots selected have been the result of a review of Council land.
5. Is the planning proposal is consistent with council's community plan or other local strategic plan?	The planning proposal is supportive of the overall strategic aims of the Community Strategic Plan and Local Strategic Planning Statement.
6. Summary of council's interests in the land.	Council's interest is as the landowner.
7. Are any interests in the land proposed to be discharged?	Leases identified on the title search that have long expired are proposed to be discharged. No other interests are proposed to be discharged.
8. The effect of the reclassification.	There are no physical or operational changes or effects anticipated as a result of the reclassification.
9. Evidence of public reserve status or relevant interests, or lack thereof.	Not relevant to this proposal, the proposed reclassification process is correcting the error of the previous classification process.
10. Current use(s) of the land, and whether uses are authorised or unauthorised.	Land is used for the following purposes: <ul style="list-style-type: none"> • Vacant former Severn Shire Council building • Current Council offices • VRA Shed • Motor vehicle repair station • Aerodrome • Saleyard • Works Depot • Visitor Information Centre All uses are authorized.
11. Any agreement for the sale or lease of the	There is a Council resolution resolving to sell the former Severn Shire Council building. This is dependent on the reclassification.

land – inc. basic details, timing.	
12. Is rezoning of the land proposed in association with the reclassification?	No rezonings are proposed.
13. How council may or will benefit financially, and how these funds will be used;	The reclassification will allow the sale of the vacant former Severn Shire Council offices to be finalized, with the revenue from the sale going back to Council.
14. How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant to this proposal, the proposed reclassification process does not impact on any sites used for an open space purpose.
15. Inclusion of a Land Reclassification (part lots) Map, if land to be reclassified does not apply to the whole lot.	No part lots are proposed to be reclassified.
16. Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	N/A

Appendix B: Title Searches