

#. SUBJECT: PLANNING PROPOSAL 8 (BARHAM ROAD)

**FROM: Acting Director Economic Development and Business
John Harvie**

**REPORT BY: Manager Environmental Services
Julie Rogers**

Recommendation/s:

Division

In accordance with the requirements of the Local Government Act, it is necessary for Council to call a division when voting of any resolution relating to a relevant planning application.

1. That Council advise the Department of Planning and Environment that Lot 2 DP286006 Barham Road be deleted from Planning Proposal 8 (Barham Road).

Background:

At its meeting on 14 October 2017, Council resolved to:

- a Prepare a planning proposal to amend the Deniliquin Local Environmental Plan 2013 in accordance with section 55(1) of the Environmental Planning and Assessment Act 1979 to rezone Lots 2, 3 and 4 DP286006 Barham Road, Deniliquin from RU1 Primary Production to IN1 General Industrial.*
- b Forward the planning proposal to the Minister for Planning and Infrastructure in accordance with section 56(1) of the Environmental Planning and Assessment Act 1979.*
- c Request that the local planning making functions in relation to this planning proposal be delegated to Council.*

The planning proposal was forwarded to the Department of Planning and Environment (the Department) on 31 October 2016. The Department has requested additional information and in response to these issues, it is proposed to delete Lot 2 DP286006 Barham Road from the planning proposal.

Figure 1 shows the location of the subject site.

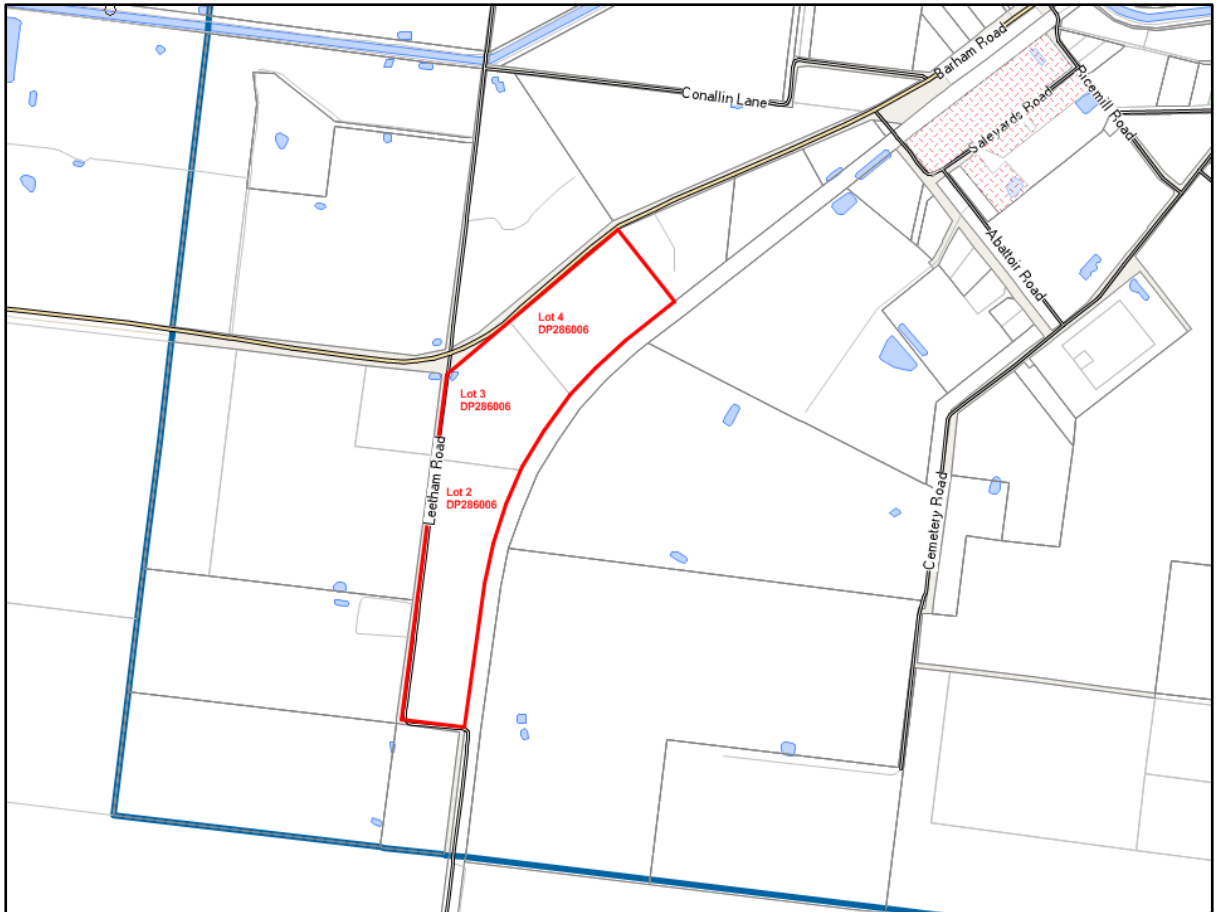


Figure 1 Location of subject site

Comment

The Department have raised the following issues in relation to the planning proposal:

- Industrial land supply and demand;
- Local strategy;
- Surrounding land uses/industry; and
- Servicing.

The planning proposal would result in an additional 66.5ha industrial land which is not supported by a strategy. In considering the comments from the Department, it is proposed that Lot 2 DP286006 be deleted from the planning proposal. Deleting this lot from the planning proposal reduces the land to be rezoned to 39ha. Lot 2 does not have frontage to Barham Road being a sealed road with B double access. If there is additional demand for industrial land in this area then Council can consider a planning proposal for Lot 2 in the future.

The owner has been advised of this issue and agrees to the deletion of Lot 2 from the planning proposal.

Strategic Implications:

The amended planning proposal will provide for an additional 39ha of industrially zoned land with access to services and a sealed road.

Budgetary Implications:

Nil.

Policy Implications:

Nil.

Legislative Implications:

Planning proposals must be prepared in accordance with the Environmental Planning and Assessment Act.

Risk Assessment:***What can happen?***

Land can be rezoned to allow for industrial development.

How can it happen?

By preparing a planning proposal.

What are the consequences of the event happening?

LEP 2013 would be amended.

What is the likelihood of the event happening?

High.

Adequacy of existing controls?

An amendment is required to achieve the objectives of the planning proposal.

Treatment options to mitigate the risk?

Prepare a planning proposal.

Conclusion:

It is recommended to Council that Lot 2 DP286006 be deleted from the planning proposal.

Attachments:

There are no attachments to this report
