28 September, 2010

SIGNIFICANT MILESTONE REACHED FOR NSW PLANNING CONTROLS

The NSW Government has achieved a significant milestone in its program to provide additional housing and employment land and to update and simplify local planning controls in the State.

The publication of the Penrith local environmental plan (LEP) today means 25 new council-wide and significant LEPs have been created using the standard template framework.

They are:
- Albury;
- Balranald;
- Bellingen;
- Burwood Town Centre;
- Camden;
- Canada Bay;
- Gloucester;
- Goulburn Mulwaree;
- Greater Taree;
- Hunters Hill Village;
- Ku-ring-gai Town Centre;
- Lane Cove;
- Liverpool;
- Muswellbrook;
- Nambucca;
- Penrith (stage 1);
- Ryde;
- Temora;
- Tumbarumba;
- Upper Lachlan;
- Wagga Wagga;
- Waverley (Bondi Junction);
- Wingecarribee;
- Wollongong; and
- Young.

In August 2009, the Ministers for Planning and Local Government wrote to all councils advising of a reprioritisation of the Standard Instrument LEP program and identifying 67 priority LEPs to be finalised by June 2011.

The NSW Government announced an LEP Acceleration Fund in the 2009/10 State Budget, providing $10 million over two years to assist councils to finalise their SI LEPs earlier than originally planned.

Minister for Planning, Tony Kelly, said on top of the 25 LEPs now completed, a further 58 are in a well advanced stage of preparation.

“This includes 19 councils which have completed the public exhibition phase for their LEPs and another nine councils given authorisation to exhibit their draft LEP,” the Minister said.

“The standard template is proving to be a successful planning tool to assist councils in updating their LEPs, which in some cases like Balranald, were up to 40 years old.

“Delivering modern, simple and efficient planning controls for the benefit of local councils, businesses and families is a high priority for the NSW Government.

“The standard template provides a common framework for the layout, zone names and definitions of major new LEPs in NSW, making them easier to implement and understand.

“Before the introduction of the standard template, there were 3,100 different zones and 1,700 different definitions,” the Minister said.
“For instance, there were 35 different definitions of hospital and more than 20 definitions for petrol stations, along with different definitions for everyday developments such as houses and car parks.

“These 25 approved plans will help reduce this confusion while at the same time illustrating the template is flexible and can accommodate the needs and individual issues of urban, regional and coastal areas.

“Councils are also using the template to update their planning instruments to meet the needs of their growing populations, with significant new areas for additional housing and employment land.”

Some unique local planning solutions supported as part of the standard template framework include:

- A 30-hectare airpark precinct adjoining Temora’s airport where business premises and residential, tourist and visitor accommodation associated with aviation will be permitted;
- Allowing green breaks of rural and environmentally significant land between townships in Wingecarribee Shire on the Southern Highlands;
- Protecting important lands alongside Balranald’s key rivers, such as the River Murray, to conserve their ongoing viability;
- Controlling the impacts of acid sulphate soils, encouraging foreshore access and creating a foreshore building line to prevent overdevelopment close to the edge of waterways in the Canada Bay Council area; and
- Allowing a variety of different minimum rural lot sizes in a number of rural shires.

Additional housing and employment measures supported as part of the standard template framework include:

- Providing capacity for an extra 100,000 square metres of commercial floor space in Bondi Junction, with the potential to create up to 4,400 jobs;
- Providing capacity for an extra 70,000 square metres of commercial floor space at Burwood, with the potential to up to 2,800 jobs;
- Setting aside 570 hectares for industrial purposes in the Moss Vale Enterprise Corridor;
- Supporting around 1,500 new dwellings to the south, north and west of Young; and
- Catering for 6,900 dwellings and more than 330 hectares of key employment land at West Dapto.