

8.4 Budget allocation for the preparation of a Gulgong building heights Planning Proposal

REPORT BY THE MANAGER STRATEGIC PLANNING
TO 16 AUGUST 2023 ORDINARY MEETING
GOV400103, LAN900046

RECOMMENDATION

That Council:

1. receive the report by the Manager Strategic Planning on the Budget allocation for the preparation of a Gulgong building heights Planning Proposal ; and
2. amend the 2023/2024 budget to allocate \$10,000.00 for the preparation of a Planning Proposal to review and look to increase the maximum building height in Gulgong funded from unrestricted cash

Executive summary

Multiple development applications with building height variations are being reported to Council as the determination of these exceed staff delegation.

During the discussion of one of these development applications proposing a variation, the matter of amending the maximum building height in Gulgong was discussed and it was agreed that staff commence such a project to review the standard with the view to increasing the maximum building height in Gulgong. Accordingly, a budget of \$10,000.00 is proposed to engage a consultant to prepare a Planning Proposal for Council's consideration.

Disclosure of Interest

Nil

Detailed report

The building heights in Gulgong are stipulated on the *Mid-Western Regional Local Environmental Plan 2012* (LEP) mapping. The process of changing this standard would require the preparation and assessment of a Planning Proposal that would then inform an amendment to the LEP.

A budget of \$10,000.00 is proposed to engage a consultant to prepare a Planning Proposal for Council's consideration. Once prepared, staff will report the Planning Proposal to Council for consideration and with Council support progress the amendment through the stages as outlined in the Department of Planning and Environment *Local Environmental Plan Making Guideline* (September 2022).

Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages
Strategy	Respect and enhance the historic character of our region and heritage value of our

towns

Strategic implications

Council Strategies

Mid-Western Regional Comprehensive Land Use Strategy (August 2010)

Council Policies

The allocation of a budget for the preparation of a Planning Proposal will not require any change to relevant policies.

Legislation

Planning Proposals are considered in accordance with Division 3.4 Environmental Planning Instruments - LEPs (previously Division 4) Local Environmental Plans of the *Environmental Planning and Assessment Act 1979* and the *Mid-Western Regional Local Environmental Plan 2012*.

Financial implications

Increase to the 2023/2024 budget to allocate \$10,000.00 for the preparation of a Planning Proposal.

Associated Risks

Nil

SARAH ARMSTRONG
MANAGER STRATEGIC PLANNING

ALINA AZAR
DIRECTOR DEVELOPMENT

3 August 2023

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER