

Kyogle LEP 2012 - Schedule 1 Amendment - 4-8 Craig Street, Kyogle

Proposal Title : **Kyogle LEP 2012 - Schedule 1 Amendment - 4-8 Craig Street, Kyogle**

Proposal Summary : **The planning proposal seeks to allow with consent concrete works (pre-cast concrete manufacturing facility) at Lot 1 DP379688 4-8 Craig Street, Kyogle as an additional permitted use.**

PP Number : **PP_2017_KYOGL_001_00** Dop File No : **17/03239**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 2.4 Recreation Vehicle Areas**
- 3.2 Caravan Parks and Manufactured Home Estates**
- 3.3 Home Occupations**
- 3.4 Integrating Land Use and Transport**
- 4.3 Flood Prone Land**
- 5.1 Implementation of Regional Strategies**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**
- 3.6 Shooting Ranges**

Additional Information : **It is recommended that the planning proposal proceed subject to the following:**

- 1. The planning proposal is to be amended, prior to community consultation, to include maps of a suitable scale identifying the lands current zoning and adjacent land use zones.**
- 2. Prior to community consultation Council is to ensure any adjoining landowner and any nearby residential landowners within a 250m radius are notified in writing of the planning proposal and the proposed community consultation arrangements.**
- 3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:**
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and**
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2016).**
- 4. Consultation is to be undertaken with the NSW Environment Protection Authority.**
- 5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).**
- 6. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.**
- 7. That a written authorisation to exercise plan making delegations be issued to Kyogle**

Council.

Supporting Reasons :

The reasons for the recommendation are as follows:

1. The proposal is consistent with the strategic planning framework and the inconsistencies are considered to be of minor significance.
2. The land is relatively unconstrained and is considered generally suitable to permit concrete works in addition to the other permitted industrial-based uses and zone objectives.
3. The separate Development Application process will debate the particular merits of the use and its relationship with surrounding land uses.

Panel Recommendation

Recommendation Date : **03-Mar-2017**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The proposal is considered to be of minor significance and can be appropriately considered by the Director Regions, Northern.**

Gateway Determination

Decision Date : **03-Mar-2017**

Gateway Determination : **Passed with Conditions**

Decision made by : **Regional Director, Northern Region**

Exhibition period : **28 Days**

LEP Timeframe : **6 months**

Gateway

Determination :

1. The planning proposal is to be amended, prior to community consultation, to include maps of a suitable scale identifying the lands current zoning and adjacent land use zones.
2. Prior to community consultation Council is to ensure any adjoining landowner and any nearby residential landowners within a 250m radius are notified in writing of the planning proposal and the proposed community consultation arrangements.
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2016).
4. Consultation is required with the NSW Environment Protection Authority under section 56(2)(d) of the Act. The NSW Environment Protection Authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Duss

Date:

3/3/17