

Rezoning of 137 Newbridge Road, Blayney

Proposal Title : **Rezoning of 137 Newbridge Road, Blayney**

Proposal Summary : **To rezone land at 137 Newbridge Road, Blayney from Zones part 1(a) General Rural and part 7(a) Environmental Protection - Scenic to Standard Instrument zones part IN1 General Industrial, part RU2 Rural Landscape and part SP2 Infrastructure.**

PP Number : **PP_2012_BLAYN_004_00** Dop File No : **12/01949**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
1.2 Rural Zones
1.3 Mining, Petroleum Production and Extractive Industries
1.5 Rural Lands
2.1 Environment Protection Zones
3.4 Integrating Land Use and Transport
6.3 Site Specific Provisions**

Additional Information : **It is recommended that the Planning Proposal (PP) be approved subject to conditions.**

1. The PP be exhibited for 14 days.

2. The exhibition of the draft Blayney LEP (BLEP) 2011 be concurrent with the exhibition of the PP, if possible.

3. The PP is to be notified and Council is to clearly explain to the public how the PP impacts on and relates to the exhibition of the draft BLEP 2011.

5. Prior to exhibition, Council is to submit to the Department, the draft Standard Instrument Land Zoning map LZN_004B be amended to show the proposed change of zone. The draft Standard Instrument Lot Size Map LSZ_004B is also to be amended to show the proposed change of lot size, consistent with the proposed change of zone.

6. Consultation with Department of Primary Industries (Minerals) to specifically address Section 117 Direction 1.3 Mining, Petroleum Production and Extractive Industries.

7. The timeframe to complete this PP is 6 months.

Supporting Reasons : **This Planning Proposal (PP) reflects the current industrial use and strategic outcome for the subject land. The PP is consistent with the R&I Strategy which has been endorsed by the Director General. The PP has been submitted at this time to enable it to run concurrently and be finalised with the draft BLEP 2011.**

Panel Recommendation

Recommendation Date : **16-Feb-2012** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

1. Council is to proceed with this planning proposal as an amendment to both its existing LEP 1998 and its draft LEP 2011. All exhibition material is to be prepared demonstrating how the intent and outcomes of the proposal will be achieved under both instruments.

2. Council is to prepare and include appropriate mapping for exhibition. This will include a land zoning map and minimum lot size map reflecting amendments to the draft SI LEP

2011 and zoning and associated maps describing the amendments under the existing Blayney LEP 1998.

3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

4. In relation to the planning proposal's consistency with Direction 1.3 Mining, Petroleum Production and Extractive Industries, Council is to consult with the Department of Primary Industries (Minerals and Petroleum) prior to proceeding to public exhibition. The planning proposal should be amended (if necessary) to reflect the outcomes of this consultation.

5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

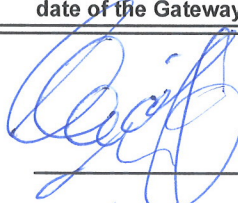
- NSW Department of Primary Industries - Minerals and Petroleum
- Transport NSW - Railcorp
- Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).

7. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGavin

Date:

21.2.12