

Rezone Land in Oban Street and Tuckeys Lane, Guyra from Industrial to Rural Residential

Proposal Title : **Rezone Land in Oban Street and Tuckeys Lane, Guyra from Industrial to Rural Residential**

Proposal Summary : **To rezone 8.9ha of land in Oban Street and Tuckeys Lane, Guyra from industrial to rural residential to be consistent with the surrounding land to the east, west and south of the site.**

PP Number : **PP_2012_GUYRA_001_00** Dop File No : **12/11173**

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
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information :

- 1. The Planning Proposal be supported;
- 2. The Planning Proposal be exhibited for 14 days;
- 3. The Planning Proposal be completed within 6 months; and
- 4. The Director-General's delegate agree that the inconsistency with s117 Direction 1.1 Business and Industrial Zones is of minor significance.

Supporting Reasons :

The proposal to rezone the land for rural residential purposes is considered to be appropriate and is supported. The proposed zoning and lot size is consistent with the surrounding development to the east, west and south of the site and is considered to be a more appropriate long term use of the land than for industrial purposes.

Panel Recommendation

Recommendation Date : **19-Jul-2012** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation :

The Planning Proposal should proceed subject to the following conditions:

- 1. 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).
- 2. Consultation is not required with public authorities under section 56(2)(d) of the EP&A Act:

Rezone Land in Oban Street and Tuckeys Lane, Guyra from Industrial to Rural Residential

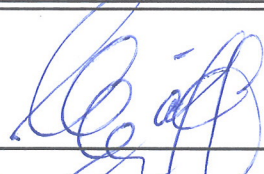
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Date: _____


Neil McGaffin 26.7.12