

Reclassification of Lot19 DP244853 - 1 Beaufort St and Lot 7 DP236446 - 11 Beaufort St, Blayney

Proposal Title :	Reclassification of Lot19 DP244853 - 1 Beaufort St and Lot 7 DP236446 - 11 Beaufort St, Blayney		
Proposal Summary :	Reclassify Lot 19 DP 244853 – 1 Beaufort Street, Blayney and Lot 7 DP 236443 – 11 Beaufort Street, Blayney from 'Community' to 'Operational' land for residential purposes. Both sites are to be listed under Part 2 Schedule 4 of the Blayney LEP 2012.		
PP Number :	PP_2013_BLAYN_002_00	Dop File No :	13/11083

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones**
3.4 Integrating Land Use and Transport
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes

Additional Information : **That the Planning Proposal should proceed and the Gateway as delegate of the Minister:**

- 1. Be satisfied, that the Planning Proposal has been prepared in accordance with any applicable standard instrument under section 33A of the Environmental Planning and Assessment Act 1979 (the Act);**
- 2. Endorse the Planning Team Report;**
- 3. Community consultation is required under section 56(2) of the Act as follows:**
 - a. The Planning Proposal must be made publicly available for 28 days,**
 - b. The RPA must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available.**
 - c. Reclassification of public land being undertaken to follow the guidance provided in LEP Practice Note PN09-003 'Classification and reclassification of public land through a local environmental plan'.**
Noting a public hearing is required to be held under section 57(6) of the Act.
- 5. The RPA is to complete its consideration of submissions received during the community consultation period and from the public hearing and refer the Planning Proposal to the Department under section 59 of the Act requesting the draft LEP to be made.**
- 6. The timeframe for completing the Planning Proposal is to be 6 months from the week following the Gateway Determination.**

Supporting Reasons : **Council delegation is not recommended as the Governors approval is required.**

Panel Recommendation

Recommendation Date :	11-Jul-2013	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 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		

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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 & Infrastructure 2013).

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

3. A public hearing is not required to be held into the matter under section 56(2)(e) of the EP&A Act. However, a public hearing is required to be held into the matter in accordance with the department's practice note PN09-003, as the planning proposal involves a reclassification of land from community to operational.

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:

Sabina Miller

Date:

18 July 2013