

Amendments to the Uralla LEP 2012 Flood Planning Map

Proposal Title : **Amendments to the Uralla LEP 2012 Flood Planning Map**

Proposal Summary : **The Planning Proposal seeks to amend the Uralla LEP 2012 Flood Planning Map to identify additional land located within a flood planning area as a result of the completion of the Rocky and Uralla Creeks Flood Study.**

PP Number : **PP_2015_URALL_001_00** Dop File No : **15/05910**

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
3.1 Residential Zones
4.3 Flood Prone Land**

Additional Information : **1. The Planning Proposal be supported;
2. The Planning Proposal be exhibited for 28 days;
3. The Planning Proposal be completed within 9 months;
4. Council is to consult with the Office of Environment and Heritage - Floodplain Unit;
5. That an authorisation to exercise delegation be issued to Council; and
6. That a revised project time line (that incorporates the additional tasks associated with a written authorisation to exercise plan making delegations) be included in the Planning Proposal prior to public exhibition.**

Supporting Reasons : **The Planning Proposal is needed to amend the Uralla LEP 2012 Flood Planning Map to incorporate the outcomes of the Rocky and Uralla Creeks Flood Study and ensure compliance with the NSW Floodplain Development Manual 2005.**

Panel Recommendation

Recommendation Date : **15-Apr-2015** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

Decision Date : **15-Apr-2015** Gateway Determination : **Passed with Conditions**

Decision made by : **General Manager, Northern Region**

Exhibition period : **28 Days** LEP Timeframe : **9 months**

Gateway Determination : **1. Community consultation is required under sections 56(2)(c) and 57 of the 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 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 Infrastructure 2013).**

2. Consultation is required with the Office of Environment and Heritage – Floodplain Unit under section 56(2)(d) of the EP&A Act. The Office of Environment and Heritage – Floodplain Unit 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.

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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.

5. Prior to public exhibition an updated time line detailing the tasks associated with an authorisation to exercise plan making delegations shall be included in the planning proposal.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

15 APRIL 2015