

Liverpool Plains LEP 2011 Amendment No 3 - Centre St, Allnutt St and Whittaker St Rezoning

Proposal Title : **Liverpool Plains LEP 2011 Amendment No 3 - Centre St, Allnutt St and Whittaker St Rezoning**

Proposal Summary : **This Planning Proposal aims to:**

- 1. Rezone various lots within the township of Quirindi from R1 General Residential to IN2 Light Industrial or B4 Mixed Use to reflect existing land uses;**
- 2. Amend the current IN2 Light Industrial zone land use table to permit certain additional land uses; and**
- 3. Amend the Lot Size Map for the land in the Centre Street precinct being rezoned to IN2 Light Industrial to 1000m2 to ensure consistency in lot sizes with neighbouring light industrial land.**

PP Number : **PP_2014_LPLNS_001_00** Dop File No : **14/08043**

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**
 - 3.1 Residential Zones**
 - 3.4 Integrating Land Use and Transport**
 - 4.3 Flood Prone Land**

- Additional Information : **It is recommended that:**
- 1. The Planning Proposal be supported;**
 - 2. The Planning Proposal be amended prior to exhibition to:**
 - include additional mapping showing the existing and proposed land zoning and minimum lot sizes for the subject land and more appropriate locality maps;**
 - amend the objectives and explanation sections to clearly identify the proposed change in minimum lot size for IN2 land in the Centre St precinct to 1000m2; and**
 - remove 'shops' from the proposed IN2 Light Industrial land use table;**
 - 3. The Planning Proposal be exhibited for a period of 28 days;**
 - 4. The Planning Proposal should be completed within 9 months;**
 - 5. That Council consult with the Australian Rail Track Corporation;**
 - 6. That an authorisation to exercise delegation be issued to Council as the Planning Proposal is dealing with matters of local significance;**
 - 7. The Director General, or his delegate, approve the inconsistencies with section 117 Directions 1.1 Business and Industrial Zones, 2.3 Heritage Conservation, 3.1 Residential Zones and 3.4 Integrating Land Use and Transport and 4.3 Flood Prone Land as matters of minor significance.**

Supporting Reasons : **This Planning Proposal is supported because it seeks to address zoning issues that have arisen with the conversion of the former 2(v) Village Zone into a range of urban zones under Liverpool Plains LEP 2011.**

Panel Recommendation

Recommendation Date : **22-May-2014**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the variations as outlined in the following conditions:**

- 1. Prior to undertaking public exhibition, Council is to amend the planning proposal to prohibit shops in the IN2 zone by removing 'shops' from Item 3 'Permitted with consent' of the proposed IN2 Light Industrial zone.**

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Rezoning**

2. Prior to undertaking public exhibition, Council is to update the project timeline within the planning proposal to reflect the 9 month timeframe allocated for completing the LEP and reflect that Council will be finalising the LEP under delegation.

3. Prior to undertaking public exhibition, Council is to update the planning proposal to advise that the proposed minimum lot size for land to be zoned IN2 Light Industrial in Centre Street, Quirindi is 1,000sqm and the planning proposal is to include existing and proposed land zoning, lot size and location maps, which are at an appropriate scale and clearly identify the subject lands.

4. 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 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 2013).

5. Consultation is required with the Australian Rail Track Corporation under section 56(2)(d) of the EP&A Act. The Australian Rail Track Corporation 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.

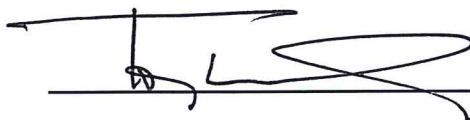
6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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

Plan making delegation:

Plan making powers were delegated to councils by the Minister in October 2012. Council has requested to be issued with delegation for this planning proposal. Council's request to be issued with plan making delegation should be supported.

Signature:



Printed Name:

TROY LOVEDAY

Date:

02/06/2014