

### Gunnedah LEP 2012 - Rezoning of land from E3 Environmental Management to RU1 Primary Production, Kelvin Rd and Rangari Rd

|                    |                                                                                                                                                                                                                                         |               |          |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|
| Proposal Title :   | Gunnedah LEP 2012 - Rezoning of land from E3 Environmental Management to RU1 Primary Production, Kelvin Rd and Rangari Rd                                                                                                               |               |          |
| Proposal Summary : | To rezone various parcels of land in the Kelvin Rd and Rangari Rd area from E3 Environmental Management to RU1 Primary Production to better reflect the site characteristics of the land and to permit intensive livestock agriculture. |               |          |
| PP Number :        | PP_2015_GUNNE_006_00                                                                                                                                                                                                                    | Dop File No : | 15/16572 |

#### Planning Team Recommendation

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

S.117 directions:

- 1.2 Rural Zones
- 1.5 Rural Lands
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 6.3 Site Specific Provisions
- 3.6 Shooting Ranges

Additional Information : It is recommended that:

1. The Planning Proposal be supported;
2. The Planning Proposal be exhibited for 28 days;
3. The Planning Proposal be completed within 6 months;
4. That the Secretary's delegate determines that the inconsistency with s117 Direction 2.1 Environmental Protection Zones is justified as a matter of minor significance;
5. Consultation with the Office of Environment and Heritage be undertaken;
6. Prior to community consultation the proposal be amended to include the correct written property description list; and
7. That a written authorisation for Council to exercise its plan making delegations be granted for this matter.

Supporting Reasons : This proposal is supported as it will rezone land to better reflect its historical use and land characteristics.

#### Panel Recommendation

Recommendation Date : **24-Nov-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 : **24-Nov-2015** Gateway Determination : **Passed with Conditions**

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

Exhibition period : **28 Days** LEP Timeframe : **6 months**

- Gateway Determination :
1. Prior to public exhibition, Council is to amend the planning proposal to include the correct written property description of the land to which the proposal applies.
  2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

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(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).

3. Consultation is required with the Office of Environment and Heritage under section 56(2) (d) of the Act. The Office of Environment and Heritage 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.

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

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

Signature:



Printed Name:

STEPHEN MURRAY

Date:

24 NOVEMBER 2015