

Amend Wagga Wagga LEP 2010 - Rezone Lot 34 DP 1061134 to RE1 Public Recreation Zone and reclassify to Community Land

Proposal Title :	Amend Wagga Wagga LEP 2010 - Rezone Lot 34 DP 1061134 to RE1 Public Recreation Zone and reclassify to Community Land		
Proposal Summary :	Wagga Wagga City Council seeks to rezone lot 34 DP 1061134 (Council owned land) from R1 General Residential Zone to RE1 Public Recreation Zone and to reclassify the land from 'Operational Land' to Community Land'. The site has an area of 1,273 M2. The land, part of Tatton Park, was previously reclassified as 'Operational Land' under Wagga Wagga LEP 2010 using Schedule 4 Part 2 of Wagga Wagga LEP 2010. Council now wish to reclassify the land back to Community Land, embellish the site, and continue using the site for public recreation.		
PP Number :	PP_2012_WAGGA_002_00	Dop File No :	11/22645-1

Planning Team Recommendation

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

S.117 directions :

- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.2 Reserving Land for Public Purposes

Additional Information : 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 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

2. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

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

4. It is recommended that the Director General:

(a) agrees under s117 Direction 6.2 Reserving Land for Public Purposes to the land being shown as RE1 Public Recreation in the Planning Proposal and will consider his formal agreement when the final LEP is submitted; and
 (b) is satisfied that any inconsistencies with other s117 Directions are of minor significance.

Supporting Reasons : Public consultaton is required because the proposal invloves the reclassification and rezoning of Council owned land.

Panel Recommendation

Recommendation Date : 19-Jan-2012 Gateway Recommendation : Passed with Conditions

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

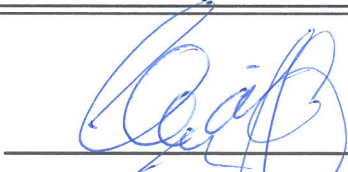
1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental

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Planning and Assessment Act 1979 ("EP&A Act") as follows:

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 - (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. 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 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:

Neil McGaffin

Date:

30.1.12