

Uralla LEP 2012 - Amendment No 2 - Reclassification of 4 lots

Proposal Title : **Uralla LEP 2012 - Amendment No 2 - Reclassification of 4 lots**

Proposal Summary : **This Planning Proposal aims to reclassify 4 lots of land from 'Community' to 'Operational' to rectify errors in classification and align existing land uses with the classification of land.**

PP Number : **PP_2013_URALL_001_00** Dop File No : **13/01798**

Planning Team Recommendation

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

S.117 directions:

Additional Information : **It is recommended that;**

- 1. The planning proposal should proceed as a 'routine' planning proposal.**
- 2. The planning proposal is to be completed within 9 months.**
- 3. That a community consultation period of 28 days is necessary.**
- 4. A public hearing is required to be held into the reclassification of the 4 lots in accordance with the requirements of section 29 of the Local Government Act 1993.**
- 5. No consultation is required with public authorities.**

Supporting Reasons : **This Planning Proposal is supported as it will amend the LEP so that the 4 lots are reclassified to 'Operational' to ensure that their land uses match their classification.**

Panel Recommendation

Recommendation Date : **24-Jan-2013** Gateway Recommendation : **Passed with Conditions**

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

- 1. It is understood that a heritage study will be undertaken to support the planning proposal. If appropriate, Council is to amend the planning proposal to reflect the outcomes of this work, prior to undertaking public exhibition.**
- 2. Prior to undertaking public exhibition, Council is to amend the planning proposal to address matters under Part 3 'Justification' in A Guide to Preparing Planning Proposals.**
- 3. 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 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).**
- 4. Consultation is not required with public authorities under section 56(2)(d) of the EP&A Act.**
- 5. 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).

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

Gateway Determination

Decision Date : Gateway Determination : **Passed with Conditions**

Decision made by : **Director General**

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

Gateway Determination : **The Planning Proposal should proceed subject to the following conditions:**

1. It is understood that a heritage study will be undertaken to support the planning proposal. If appropriate, Council is to amend the planning proposal to reflect the outcomes of this work, prior to undertaking public exhibition.
2. Prior to undertaking public exhibition, Council is to amend the planning proposal to address matters under Part 3 'Justification' in A Guide to Preparing Planning Proposals.
3. 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 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).
4. Consultation is not required with public authorities under section 56(2)(d) of the EP&A Act.
5. 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).
6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____ Date: _____