

Rezone land at 32 Charles Street, Blayney

Proposal Title : **Rezone land at 32 Charles Street, Blayney**

Proposal Summary : **Proposal to rezone land at 32 Charles Street, Blayney from R1 General Residential to B2 Local Centre.**

PP Number : **PP_2013_BLAYN_001_00**

Dop File No : **12/20729**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
3.1 Residential Zones**

Additional Information : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Community consultation is not required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act"),**
- 2. Consultation is not required with any 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 3 months from the week following the date of the Gateway Determination.**

Supporting Reasons : **N/A**

Panel Recommendation

Recommendation Date : **17-Jan-2013**

Gateway Recommendation : **Passed with Conditions**

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

- 1. Prior to undertaking public exhibition, Council to amend the 'community consultation' part of the planning proposal to reflect the 14 days public exhibition period. Council is also to include a project timeline which is consistent with the 6 month timeframe allocated to complete the planning proposal.**
- 2. Prior to undertaking public exhibition, Council is to amend the planning proposal to ensure that all maps clearly identify the subject land.**
- 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 proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012) and must be made publicly available for 14 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 2012).**

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4. No consultation is 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 6 months from the week following the date of the Gateway determination.

Signature:

M. Selman

Printed Name:

NEIL SELMAN

Date:

22/01/2013