

Proposed rezoning at 5-11 Maitland St, Narrabri, from RE1 Public Recreation to RE2 Private Recreation

Proposal Title :	Proposed rezoning at 5-11 Maitland St, Narrabri, from RE1 Public Recreation to RE2 Private Recreation		
Proposal Summary :	The Planning Proposal aims to rezone part of Lot 3 DP 519595 and part of Lots 5 & 6 DP 533507, 5-11 Maitland St, Narrabri from RE1 Public Recreation to RE2 Private Recreation to correct a mapping error in the preparation of Narrabri LEP 2012.		
PP Number :	PP_2013_NARRB_001_00	Dop File No :	13/12290

Planning Team Recommendation

Preparation of the planning proposal supported at this stage :	Recommended with Conditions		
S.117 directions:	4.3 Flood Prone Land 6.2 Reserving Land for Public Purposes		
Additional Information :	It is recommended that: 1. The Planning Proposal be supported; 2. The Planning Proposal be exhibited for 14 days; 3. The Planning Proposal be completed within 6 months; 4. No agency consultation be required; 5. That the Director General (or his delegate) agree that the inconsistencies with section 117 Directions 4.3 Flood Prone Land and 6.2 Reserving Land for Public Purposes are of minor significance; 6. That an authorisation to exercise delegation be issued to Council; and 7. That a revised project time line (that addresses all the additional steps to be completed by Council due to an authorisation to exercise delegation being issued) be included in the Planning Proposal prior to public exhibition.		
Supporting Reasons :	The Planning Proposal will correct a mapping error that occurred in the preparation of Narrabri LEP 2012. This correction is considered important in permitting the LEP to operate effectively and accurately.		

Panel Recommendation

Recommendation Date :	01-Aug-2013	Gateway Recommendation :	Passed with Conditions
Panel Recommendation :	This Planning Proposal is considered to be of local significance and the Gateway Determination to be issued under delegation by the Regional Director. The Planning Proposal will therefore not be considered by the Panel.		

Gateway Determination

Decision Date :	01-Aug-2013	Gateway Determination :	Passed with Conditions
Decision made by :	Regional Director, Northern Region		
Exhibition period :	14 Days	LEP Timeframe :	6 months
Gateway Determination :	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 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 & Infrastructure 2013) and must be made publicly available for a minimum of 14 days; and (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for		

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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 2013).

2. Prior to undertaking public exhibition, Council is to update the project timeline within the planning proposal to include all relevant information in accordance with Section 2.6 Part 6 of the A Guide to Preparing Planning Proposals.
3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
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 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).
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:

1 AUGUST 2013