

Request for Initial Gateway Determination

Relevant Planning Authority Details

Name of Relevant Planning Authority: Warrumbungle Shire Council

Contact Person: Alia Slamet

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Planning Proposal Details - Attachments

1. **LAND INVOLVED**

The land the subject of this Planning Proposal is land zoned RU1 under the Warrumbungle Shire Local Environmental Plan and that was formerly zoned either 1(b) General Rural or 1(c) Rural Small Holdings under the Coonabarabran Local Environmental Plan 1990.

2. **MAPS**

- ☒ Location map showing the land affected by the proposed draft plan in the context of the LGA
- ☐ Existing zoning map showing the existing zoning of the site and surrounding land and proposed zoning change for the site/s

3. **PHOTOS and other visual material**

- ☐ Aerial photos of land affected by the Planning Proposal
- ☐ Photos of land involved and surrounding land uses

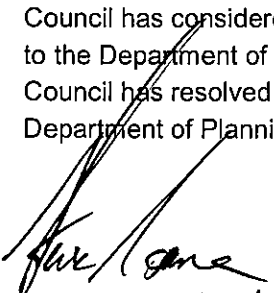
4. **COMPLETE PLANNING PROPOSAL**

- ☒ *Council's must address all relevant matters in a planning proposal – including the Director-General's requirements for the justification of all planning proposals (other than those that solely reclassify public land) as set out in the Department of Planning publications; a 'Guide to preparing local environmental plans' and a 'Guide to preparing a planning proposal'. These requirements must be completed prior to submitting the Planning proposal to the Regional Office.*

5. **PLANNING PROPOSAL HAS BEEN SUPPORTED BY COUNCIL**

- ☐ Council has considered the written planning proposal prior to sending it to the Department of Planning
- ☒ Council has resolved to send the written planning proposal to the Department of Planning.

Signed for and on behalf of the Relevant Planning Authority


DATE 25/11/14

Dwelling Permissibility in the RU1 Zone (Document attached)

Part 1 - Objectives or Intended Outcomes

Please refer to Planning Proposal document attached

Part 2 - Explanation of Provisions

Please refer to Planning Proposal document attached

Part 3 - Justification

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

Please refer to Planning Proposal document attached

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Please refer to Planning Proposal document attached

Section B - Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable **regional or sub-regional strategy** (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Please refer to Planning Proposal document attached

4. Is the planning proposal consistent with the local council's **Community Strategic Plan**, or other **local strategic plan**?

Please refer to Planning Proposal document attached

5. Is the planning proposal consistent with applicable state **environmental planning policies**?

Please refer to Planning Proposal document attached

6. Is the planning proposal consistent with applicable **Ministerial Directions** (s.117 directions)?

Please refer to Planning Proposal document attached

Section C - Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Please refer to Planning Proposal document attached

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Please refer to Planning Proposal document attached

9. How has the planning proposal adequately addressed any social and economic effects?

Please refer to Planning Proposal document attached

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Please refer to Planning Proposal document attached

11. How many lots or hectares of residential or employment land are proposed? /

Please refer to Planning Proposal document attached

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination, and have they resulted in any variation to the planning proposal?

Please refer to Planning Proposal document attached

Part 4 - Community Consultation

Please refer to Planning Proposal document attached

Part 5 – Risks to the Planning Proposal

The Planning Proposal is expected to be realised within 6 months of the gateway determination. However there is potential that public authority objection and/or requirement to re-exhibit may have an adverse impact on this expected timeframe.

Part 6 – Benchmark Timeframes for making the Plan

1. The plan will be made within 6 months of the Gateway Determination date.
2. The Planning Proposal will aim to be exhibited within the timeframe specified in the Gateway Determination.
3. Community Consultation will be completed 28 days from the last day the Planning Proposal must be exhibited.
4. Public Authority Consultation will be completed within 35 days of the Gateway Determination date.
5. Council's request for the Department to draft and finalise the LEP should be made in 6 weeks prior to the projected publication date, as specified in point 1 above.

WARRUMBUNGLE SHIRE COUNCIL

**MINUTES OF THE ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL HELD
AT THE COUNCIL CHAMBERS, COOLAH ON THURSDAY, 17 JULY 2014 COMMENCING AT
10.03AM** **PAGE 6**

Item 22 Request to purchase bitumen emulsion from Council

19/1415 RESOLVED that Council not establish a business of selling bitumen emulsion .To assist the applicant for a trial period of 12 months, that coincides with the current supply contract, they be advised each time Council is expecting a delivery of bitumen emulsion at the Coonabarabran depot to enable the applicant to purchase emulsion directly from Council's supplier.

**Clancy/R Sullivan
The motion was carried**

**Item 23 2014/15 Technical Services Works Program
– Road Operations, Urban Services & Water Services
Received**

Item 24 Companion Animal Fees

20/1415 RESOLVED that Council adopt the new companion animal registration fees as at 1 July 2014 as follows:

- Desexed animal: \$51 (from \$49)
- Non-desexed animal: \$188 (from \$182)
- Breeder concession: \$51 (from \$49)
- Pensioner concession (desexed animal only) \$20 (from \$19)

**Capel/Schmidt
The motion was carried**

Item 25 Contaminated Lands Register

21/1415 RESOLVED that Council engage in community consultation to identify contaminated or potentially contaminated land sites within the Warrumbungle Shire LGA.

**Capel/Schmidt
The motion was carried**

Item 26 Lot 1&2 DP84788 made available for Grazing Licence

22/1415 RESOLVED that Council approve Lot 1 and 2 DP847880 be included in the portfolio of lands available for grazing licence and that it be advertised for expressions of interest from the general public for a short term licence of twelve months, **FURTHERMORE** Council gives authority to the General Manager to negotiate the Licence as a matter of business.

**Clancy/Schmidt
The motion was carried**

Item 27 LEP Amendment – Erection of dwellings in RU1 Zone

23/1415 RESOLVED that Council support the preparation of a Planning Proposal to address the issue of 'lost dwelling entitlement' under the current LEP Zone RU1, including any other amendments necessary, which would be determined at a later date.

**Schmidt/Capel
The motion was carried**

Item 28 Heritage Report

Received.

Council Resolution at Council Meeting 20 November 2014

RESOLVED That Council lodge a planning proposal with The Department of Planning and Environment for gateway determination to amend the WLEP as follows:

To make provision for the erection of a dwelling (pending consideration of any environmental impacts relating to the land) on any allotment in Zone RU1 Primary Production, if: the allotment was created before the commencement of the WLEP; the allotment was previously Zoned 1(b) General Rural or 1(c) Rural Small Holdings under the CLEP; and if the allotment achieves the applicable minimum lot size under its former Zone.

To include a sunset clause for the above inclusion to enable the WLEP to revert to what it was at the time of gazettal in 2013.