



Uralla LEP 2012 - Rural Boundary Adjustment Clause and Detached Dual Occupancies In Certain Rural and Environmental Zones

Proposal Title : Uralla LEP 2012 - Rural Boundary Adjustment Clause and Detached Dual Occupancies in Certain Rural and Environmental Zones

Proposal Summary : The purpose of the Planning Proposal is to amend Uralla LEP 2012 to permit:
- detached dual occupancies in the RU1 Primary Production, RU2 Rural Landscape, E3 Environmental Management and E4 Environmental Living Zones; and
- include a rural boundary adjustment clause that will apply to the RU1 Primary Production, RU2 Rural Landscape, E3 Environmental Management, E4 Environmental Living Zones and R5 Large Lot Residential Zones

PP Number : PP_2015_URALL_002_00 **Dop File No :** 15/05911

Planning Team Recommendation

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

S.117 directions:
1.2 Rural Zones
1.5 Rural Lands
2.1 Environment Protection Zones
3.1 Residential Zones
4.4 Planning for Bushfire Protection

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 9 months;
4. That the RPA consult with the Commissioner of the NSW Rural Fire Service in accordance with the requirements of S117 Direction 4.4 Planning for Bushfire Protection;
5. The potential unresolved inconsistency with S117 Direction 4.4 Planning for Bushfire Protection be noted;
6. The Secretary's delegate agree that the inconsistency with S117 Direction 4.3 Flood Prone Land is a matter of minor significance;
7. That an authorisation to exercise delegation be issued to Council; and
8. Prior to public exhibition the Planning Proposal be amended to include appropriate mapping illustrating the land affected by the proposal.

Supporting Reasons : The proposal will result provide greater to flexibility to landowners and will help address matters identified by Council through the operation of the current LEP.

Panel Recommendation

Recommendation Date : 20-Apr-2015

Gateway Recommendation : Passed with Conditions

Panel Recommendation : This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 20-Apr-2015

Gateway Determination : Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 14 Days

LEP Timeframe : 9 months

Gateway Determination : 1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing

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LEPs (Department of Planning and Environment 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 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 2013).

2. Prior to public exhibition, Council is to prepare appropriate mapping illustrating the land affected by this planning proposal. The mapping is to be incorporated into the planning proposal.

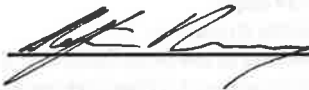
3. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the EP&A Act and to comply with the requirements of the relevant s117 direction. The NSW Rural Fire Service is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

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 9 months from the week following the date of the Gateway determination.

6. Prior to public exhibition an updated time line detailing the tasks associated with an authorisation to exercise plan making delegations shall be included in the planning proposal.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

20 APRIL 2015