

Rezone part of Lot 12 DP 529709, Rowan Ave, Uralla to RU4 Primary Production Small Lots

Proposal Title : **Rezone part of Lot 12 DP 529709, Rowan Ave, Uralla to RU4 Primary Production Small Lots**

Proposal Summary : **The proposal seeks to rezone part of Lot 12 DP 529709, Rowan Ave, Uralla to RU4 Primary Production Small Lots. The rezoning will involve:**
 - inserting the RU4 Primary Production Small Lots Zone in Uralla LEP 2012 (land use table and amendment of other relevant provisions);
 - zoning the existing RU1 Primary Production and RU2 Rural Landscape areas on Lot 12 to RU4 Primary Production Small Lots; and
 - applying a 40ha minimum lot size to the area of Lot 12 being rezoned to RU4 Primary Production Small Lots.

PP Number : **PP_2015_URALL_003_00** Dop File No : **15/10870**

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
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 28 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 1.2 Rural Zones is a matter of minor significance; and**
- 7. That an authorisation to exercise delegation not be issued to Council.**

Supporting Reasons : **The Planning Proposal is required due to Council's desire to address a perceived shortage of available industrial land in the Uralla LGA and to provide the residue rural land on Lot 12 with an appropriate zoning and lot size that is reflective of its size, nature, location and likely future use.**

Panel Recommendation

Recommendation Date : **15-Jul-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 : **15-Jul-2015** Gateway Determination : **Passed with Conditions**

Decision made by : **General Manager, Northern Region**

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

Gateway Determination : **1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:**
(a) the planning proposal must be made publicly available for a minimum of 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public

Rezone part of Lot 12 DP 529709, Rowan Ave, Uralla to RU4 Primary Production Small Lots

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 Environment 2013).

2. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the Act. 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.

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

Signature:



Printed Name:

JAMES MATTHEWS

Date:

15 JULY 2015