

Gunnedah LEP 2012 - Proposed zone and minimum lot size change at 299 Kamilaroi Road, Gunnedah

Proposal Title :	Gunnedah LEP 2012 - Proposed zone and minimum lot size change at 299 Kamilaroi Road, Gunnedah		
Proposal Summary :	This Planning Proposal seeks to amend the Gunnedah LEP 2012 by: - rezoning part of Lot 662, DP 39633 and part of Lot 680, DP 723481, Gunnedah, (299 Kamilaroi Road) from E3 Environmental Management to R5 Large Lot Residential; and - amending the minimum lot size map for part of Lot 662, DP 39633 and part of Lot 680, DP 723481, Gunnedah, (299 Kamilaroi Road), from 40ha to 1.2 ha.		
PP Number :	PP_2014_GUNNE_003_00	Dop File No :	14/11896

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : Recommended with Conditions			
S.117 directions:	1.2 Rural Zones 1.3 Mining, Petroleum Production and Extractive Industries 1.5 Rural Lands 2.1 Environment Protection 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 consultation with the NSW Rural Fire Service and Office of Environment and Heritage be undertaken; 5. That an authorisation to exercise delegation be issued to Council; 6. That the Director General's delegate determine that the inconsistencies with s117 Direction 1.3 Mining, Petroleum Production and Extractive Industries, 1.5 Rural Lands and 2.1 Environmental Protection Zones are justified as the proposal is of minor significance. 7. That the Director General's delegate note that the inconsistencies with s117 Direction 4.4 Planning for Bushfire Protection is outstanding until consultation with the NSW Rural Fire Service is complete.		
Supporting Reasons :	This Planning Proposal will facilitate the development of more rural residential housing on land that is currently zoned for this use. It will also facilitate the efficient use of Council water services infrastructure. The potential impact on the environment is considered to be minor in nature given the size of the land involved.		

Panel Recommendation

Recommendation Date :	25-Jul-2014	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 :	29-Jul-2014	Gateway Determination :	Passed with Conditions
Decision made by :	Regional Director, Northern Region		

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Exhibition period : **14 Days**

LEP Timeframe : **9 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 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 Environment 2013).

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and to comply with the requirements of relevant S117 Directions:

- **NSW Rural Fire Service**
- **Office of Environment and Heritage**

Each public authority 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 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 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

29 JULY 2014