

Minimum lot size change to Lot 81 DP 2855, Ugoa St, Narrabri

Proposal Title :	Minimum lot size change to Lot 81 DP 2855, Ugoa St, Narrabri		
Proposal Summary :	The Planning Proposal seeks to amend the Minimum Lot Size Map for Lot 81 DP 2855, Ugoa St, Narrabri to permit a dwelling on the land with consent.		
PP Number :	PP_2012_NARRB_002_00	Dop File No :	12/13749

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 4.3 Flood Prone Land
Additional Information :	It is recommended that: 1. The Planning Proposal be supported; 2. That the Director General's delegate agree to the inconsistencies with section 117 Directions 1.2 Rural Zones and 4.3 Flood Prone Land as matters of minor significance, or as matters justified by a local strategy approved by the Director General; 3. That consultation be undertaken with the Office of Environment and Heritage in regards to flooding issues prior to exhibition; 4. That the Planning Proposal be considered as low impact and exhibited for a period of 14 days; and 6. The Planning Proposal should be completed within 6 months; 7. That an authorisation to exercise delegation not be issued to Council (as Council has not yet formally accepted its plan making delegations); and 8. That a revised project timeline be included in the Planning Proposal prior to public exhibition.
Supporting Reasons :	The Planning Proposal is in keeping with the recommendations of the Narrabri Growth Management Strategy and the surrounding landuses.

Panel Recommendation

Recommendation Date :	31-May-2013	Gateway Recommendation :	Passed with Conditions
Panel Recommendation :	The planning proposal should proceed subject to the following conditions: 1. Prior to undertaking public exhibition, Council is to update the project timeline within the planning proposal to reflect the correct date of the Gateway determination. It is noted that subsequent dates allocated within the project timeline will also need to be amended as a consequence of the above change. 2. 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 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). 3. Consultation is required with the Office of Environment and Heritage (OEH) under		

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section 56(2)(d) of the EP&A Act. OEH 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 6 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____



Date: _____

5/6/13