

Gunnedah LEP 1998 Amendment No 24

Proposal Title :	Gunnedah LEP 1998 Amendment No 24		
Proposal Summary :	The Planning Proposal seeks to reduce the minimum lot size for subdivision of Lot 1 DP 1102185, 56-58 Kamilaroi Road, Gunnedah from 40ha to 6200m2 to permit the creation of 5 low density residential allotments.		
PP Number :	PP_2011_GUNNE_005_00	Dop File No :	11/21554

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

Additional Information : **It is recommended that:**

1. the Planning Proposal be supported;
2. the Planning Proposal be considered as 'low impact' and be exhibited for a period of 14 days;
3. consultation be undertaken with the Australian Rail Track Corporation (ARTC);
4. the Planning Proposal be amended prior to exhibition to include appropriate maps identifying the site and to rectify the typographical errors in Part 2 - Explanation of Provisions;
5. the Planning Proposal should be completed within 6 months; and
6. the Director General (or an officer of the Department nominated by the Director General) agree that the inconsistency with s117 Direction 1.2 Rural Zones is of minor significance.

Supporting Reasons : The proposed reduction in the minimum lot size for a subdivision of the land will provide additional low density rural residential development close to Gunnedah. The lower density will minimise potential land use conflict with the rail corridor compared to Council's current adopted strategy and is consistent with the land holding sizes to the east of the site. The reduction in potential housing stock (19 lots) is considered to have a negligible impact on the overall availability of residential land in Gunnedah. It is also expected that the proposal will have a positive social and economic impact with the additional residential allotments adding to the housing choice currently available in Gunnedah, thus helping to meet the demand for housing being created by the development of the Gunnedah coal basin.

Panel Recommendation

Recommendation Date : **15-Dec-2011**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

1. Council is to amend the planning proposal to refer to the correct Lot and DP description for the site at Part 2 of the planning proposal.
2. Council is to include appropriate mapping in the planning proposal to identify the subject site and to clearly identify the proposed intent of the planning proposal for exhibition purposes.
3. 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 2009) and must be made publicly available for 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

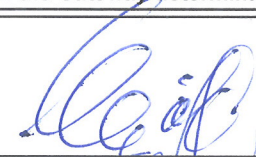
- Australian Rail Track Corporation (ARTC)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. 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).

6. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGiffin

Date:

21.12.11