

Proposal to amend the MLS map for Lot 9 DP 1122385

Proposal Title : **Proposal to amend the MLS map for Lot 9 DP 1122385**

Proposal Summary : **Council is proposing to amend the MLS map to allow for the subdivision of lot 9 DP 1122385 containing existing detached dual occupancy dwellings into 2 lots.**

PP Number : **PP_2013_WELLI_001_00** Dop File No : **13/09364**

Planning Team Recommendation

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

S.117 directions : **1.5 Rural Lands
2.1 Environment Protection Zones
4.3 Flood Prone Land**

Additional Information : **1. Proceed and finalise the Planning Proposal in 9 months.

2. Community consultation to be undertaken for 14 days.

3. Wellington Shire Council be issued an authorisation to exercise delegation to make this Plan.

4. Council provide the proposed minimum lot size map that complies with the technical guidelines for mapping.**

Supporting Reasons : **The amendment to the minimum lot size map is a reflection of existing land use and will not further intensify development of the subject land.**

Panel Recommendation

Recommendation Date : **13-Jun-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 planning proposal to include existing and proposed lot size maps, which are at an appropriate scale and clearly identify the subject site.**
- 2. Prior to undertaking public exhibition, Council is to update the planning proposal to include a project timeline, consistent with Section 2.6 Part 6 of the A Guide to Preparing Planning Proposals. The project timeline is to provide a mechanism to monitor the progress of the planning proposal.**
- 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 & 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).**
- 4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.**

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

Signature:



Printed Name:



Date:

