



Conargo LEP 2013 - 73A - Proposed Am 1

Proposal Title : **Conargo LEP 2013 - 73A - Proposed Am 1**

Proposal Summary : **Council has submitted a 73A planning proposal seeking to amend minor mapping corrections at the village of Conargo and to insert CL1_006 map.**

PP Number : **PP_2014_CONAR_001_00** Dop File No : **14/07679**

Proposal Details

Date Planning Proposal Received : **07-May-2014** LGA covered : **Conargo**
Region : **Western** RPA : **Conargo Shire Council**
State Electorate : **MURRAY DARLING** Section of the Act : **73A - Minor Matter**
LEP Type : **73A**

Location Details

Street : **N/A**
Suburb : **Conargo** City : **Conargo** Postcode : **2710**
Land Parcel :

DoP Planning Officer Contact Details

Contact Name : **Megan Jones**
Contact Number : **0268412180**
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RPA Contact Details

Contact Name : **Marie Sutton**
Contact Number : **0358801200**
Contact Email : **maries@conargo.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Wayne Garnsey**
Contact Number : **0268412180**
Contact Email : **wayne.garnsey@planning.nsw.gov.au**

Land Release Data

Growth Centre : **N/A** Release Area Name : **N/A**
Regional / Sub Regional Strategy : **N/A** Consistent with Strategy : **N/A**

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| | | | |
|------------------------|-------------|--|------------|
| MDP Number : | | Date of Release : | |
| Area of Release (Ha) : | 0.00 | Type of Release (eg Residential / Employment land) : | N/A |
| No. of Lots : | 0 | No. of Dwellings (where relevant) : | 0 |
| Gross Floor Area : | 0 | No of Jobs Created : | 0 |

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **No know meetings have occurred with registered lobbyists.**

Supporting notes

Internal Supporting Notes : **The Department prepared the LEP maps, however the issues were not identified until after the LEP was made. The LEP is a conversion LEP. The mapping corrections are minor and need to be amended to apply the zone "RU5 Village" over land in Conargo township that was formerly zoned Village in the repealed Conargo LEP 1987, and to insert CL1_006 into the map series.**

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **Adequate.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **Adequate.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **1.2 Rural Zones**

* May need the Director General's agreement **1.5 Rural Lands**

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **SEPP (Rural Lands) 2008**

e) List any other matters that need to be considered : **Section 117 Directions 1.2 Rural Zones and 1.5 Rural Lands and SEPP (Rural Lands) are triggered as the proposal seeks to amend zones or affect rural zoned lands. The proposed change is of minor significance as the planning proposal only seeks to reflect**

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former village land zone boundaries at Conargo which was mistakenly incorrectly mapped, and to insert a CL1_006 map into the map series.

Have inconsistencies with items a), b) and d) being adequately justified?

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Adequate. Land clearly and correctly identified.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment : **This is a minor matter, 14 days consultation required.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **Delegate approval required to agree inconsistency with S117 Directions 1.2 Rural Zones and 1.5 Rural Lands are of minor significance.**

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The Conargo LEP 2013 was notified on 23 August 2013**

Assessment Criteria

Need for planning proposal : **A 73A amendment is a mechanism to correct the mapping issues.**

Consistency with strategic planning framework : **There is no applicable strategic plan. The proposed amendment is to ensure the correct Village zone boundary is translated and the intent from the former LEP into the new SI Conargo LEP.**

Environmental social economic impacts : **Environmental, social and economic impacts are minimal. The amendment will ensure land owners' development potential is retained as per the previous LEP which was always the intent of the new SI LEP.**

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) :

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

| Document File Name | DocumentType Name | Is Public |
|------------------------------------|--------------------------|-----------|
| DOC070514-07052014131308.pdf | Proposal Covering Letter | No |
| DOC070514-07052014131441.pdf | Map | No |
| PlanningTeamReport(4).pdf | LEP Approval | No |
| 1860_COM_LSZ_007A_020_20130919.pdf | Map | No |
| 1860_COM_LZN_007A_020_20130919.pdf | Map | No |

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 : **Recommendations:**

- * **That the matter proceed.**
- * **That Council be granted authorisation to exercise delegation to make the Plan.**
- * **That the General Manager, Western Region be satisfied that the inconsistencies with s117 Directions 1.2 Rural Zones and 1.5 Rural Lands are of minor significance in this case.**

Gateway 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 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.

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

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

Supporting Reasons :

This planning proposal seeks to rectify a minor mapping issues that meets the requirements for consideration under Part 73A(1)(c) of the Act. Council may be given authorisation to exercise delegation to make the Plan.

Signature:



Printed Name:

MEGAN JONES

Date:

14.5.14

endorsed
W. Gammey
14/5/14
ATL