

Orange LEP 2011 - Amendment 3

Proposal Title : **Orange LEP 2011 - Amendment 3**

Proposal Summary : **Amend LZN map to convert land at 12 Astill Drive and 230 Phillip Street, Orange from RE1 Public Recreation to IN1 General Industrial zone. 230 Phillip Street and 154 Lone Pine Avenue will also be added to Schedule 4 of the Orange LEP 2011, to identify the land as being converted from community land to operational land.**

PP Number : **PP_2013_ORANG_004_00**

Dop File No :

13/09230

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
6.2 Reserving Land for Public Purposes**

Additional Information : **The planning proposal should proceed subject to the following conditions:**

1. The planning proposal be publicly notified for 28 days.

2. Consultation is required with the following entities:

- Central West Catchment Management Authority
- Office of Environment and Heritage
- Department of Trade and Investment
- Transport for NSW
- Transport for NSW - Roads and Maritime Services
- Fire and Rescue NSW

3. The relevant planning authority must conduct a public hearing in regard to the reclassification of public land. The requirements for conducting public hearings is contained in section 5.5.3 of 'A guide to preparing local environmental plans' (Department of Planning and Infrastructure (2012)).

4. The LEP must be made within 9 months.

Council have accepted plan making delegations as described in PS 12-006. It is appropriate that the making of this LEP be delegated to Orange City Council, as the relevant planning authority.

Supporting Reasons : **The planning proposal demonstrates consistency with relevant S117 directions and local strategic planning. Environmental impacts of the proposal can be assessed by Office of Environment and Heritage and the Catchment Management Authority during consultation, after which the Council as the relevant planning authority and proponent can address any issues raised.**

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 ensure the planning proposal addresses the Director-General's requirements relating to the reclassification of public land consistent with section 5.5.4 of A Guide to Preparing LEPs.**
- 2. Prior to undertaking public exhibition, Council is to update the planning proposal to include existing and proposed land zoning maps, which are at an appropriate scale and**

clearly identify the subject site.

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 must be made publicly available for a minimum of 28 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. Consultation is required with Roads and Maritime Services (RMS) under section 56(2)(d) of the EP&A Act. RMS 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.

5. A public hearing is not required to be held into the matter under section 56(2)(e) of the EP&A Act. However, a public hearing is required to be held into the matter in accordance with the department's practice note PN09-003, as the planning proposal involves a reclassification of land from community to operational.

6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:

M. Selmon

Printed Name:

NEN Selmon

Date:

19/6/13