

Amend Wentworth Local Environmental Plan 2011 - Reduction of MLS for nominated land in R5 zone at Gol Gol Heights - Gol Gol - Wentworth Shire Council

Proposal Title :	Amend Wentworth Local Environmental Plan 2011 - Reduction of MLS for nominated land in R5 zone at Gol Gol Heights - Gol Gol - Wentworth Shire Council		
Proposal Summary :	To reduce the minimum lot size from 5000m2 to 3000m2 for 17 allotments within the R5 zone to facilitate additional residential subdivision at Gol Gol.		
PP Number :	PP_2013_WENTW_001_00	Dop File No :	13/13271

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
- 3.1 Residential Zones
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information : **That Gateway determine to support the Planning Proposal, subject to the following conditions:**

1. Proceed and finalise the planning proposal within 9 months of the Gateway Determination date.
2. Community and agency consultation to occur for a minimum of 28 days.
3. Council is to prepare amended maps which are at an appropriate scale and clearly identify the subject land for the Section 59 submission that are compliant with the Departments Standard technical requirements for LEP maps. The following maps are to be amended:
- Lot Size Map (LSZ_004G)
4. Council is to request the drafting and finalisation of the amendment no later than 6 weeks prior to the projected making of the amendment date.
5. Consult with Roads and Maritime Services and NSW Rural Fire Service, given the subject land is adjacent to the Sturt Highway.
6. Consult with NSW Office of Water to determine is proposed minimum lot size of 3000m2 is sufficient for On-site Sewage Management System or bore licenses.
7. Prior to submission of Section 59 submissions, Council is to address and undertake SEPP 55 investigations of the subject land, due to the sites agricultural history.
8. Authorize Wentworth Council to utilize delegations to finalise the Planning Proposal.

Supporting Reasons : **The subject site is a natural extension of the existing urban area and the reduced lot size would provide a more appropriate lot density.**

Panel Recommendation

**Amend Wentworth Local Environmental Plan 2011 - Reduction of MLS for nominated land
in R5 zone at Gol Gol Heights - Gol Gol - Wentworth Shire Council**

Recommendation Date : 19-Dec-2013

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to public exhibition, Council is to prepare amended Lot Size Maps of an appropriate scale and clearly identify the subject land for the Section 59 submission that are compliant with the Department's Standard Technical requirements for maps.

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 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).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Roads and Maritime Services
- NSW Rural Fire Service

Each public authority 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.

Once the above consultation with public authorities has been undertaken, Council is to update the planning proposal to reflect the outcomes of the work and consultation undertaken prior to exhibition.

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

Plan Making Delegations:

Council has requested delegation for the making of this plan. The LEP Review Panel has recommended Council be issued with plan making delegation.

Signature:



Printed Name:

M. Selman

Date:

20/12/2013