

Rezoning of part of Lot 4 DP 714976, 30-40 Pearson St, Guyra, Lot 1 DP 586381, 1 Coventry St, Guyra and the adjoining Coventry St road reserve from R5 Large Lot Residential to R1 General Residential and amend the minimum lot size.

Proposal Title : Rezoning of part of Lot 4 DP 714976, 30-40 Pearson St, Guyra, Lot 1 DP 586381, 1 Coventry St, Guyra and the adjoining Coventry St road reserve from R5 Large Lot Residential to R1 General Residential and amend the minimum lot size.

Proposal Summary : The Planning Proposal seeks to rezone part of Lot 4 DP 714976, No 30-40 Pearson St, Guyra, Lot 1 DP 586381, 1 Coventry St, Guyra and adjoining road reserve from R5 Large Lot Residential to R1 General Residential and amend the minimum lot size for the land from 2ha to 600m2.

PP Number : PP_2014_GUYRA_001_00 Dop File No : 14/01105

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones**
3.4 Integrating Land Use and Transport
6.1 Approval and Referral Requirements

Additional Information : It is recommended that the Planning Proposal be supported subject to the following conditions:

- 1) The Planning Proposal be exhibited for a period of 14 days;
- 2) The Planning Proposal should be completed within 9 months;
- 3) No agency consultation be required;
- 4) The Planning Proposal be amended prior to exhibition to:
 - clarify that the proposal applies to only part of Lot 4 DP 714976;
 - alter the figure on page 1 of the proposal to clearly identify the subject land; and
 - include a revised project time line that addresses the additional time given for completion of the LEP, specific dates for each relevant step and the additional tasks if an authorisation to exercise plan making delegations is issued.
- 5) That an authorisation to exercise plan making delegations be issued to Council.

Supporting Reasons : The Planning Proposal aims to rezone the subject land from R5 Large Lot Residential to R1 General Residential and amend the minimum lot size to 600m2. The proposal is in keeping with surrounding landuse patterns and would create a logical expansion of the residential zone. The rezoning will allow Council to consider further development of the land for residential purposes and inturn create the potential for greater housing choice and availability.

Panel Recommendation

Recommendation Date : **31-Jan-2014** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the Regional Director. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : **31-Jan-2014** Gateway Determination : **Passed with Conditions**

Decision made by : **Regional Director, Northern Region**

Exhibition period : **14 Days** LEP Timeframe : **9 months**

Gateway Determination : **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

Rezoning of part of Lot 4 DP 714976, 30-40 Pearson St, Guyra, Lot 1 DP 586381, 1 Coventry St, Guyra and the adjoining Coventry St road reserve from R5 Large Lot Residential to R1 General Residential and amend the minimum lot size.

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).

2. The Planning Proposal be amended prior to exhibition to:

- clarify that the proposal applies to only part of Lot 4 DP714976, 30-40 Pearson St, Guyra;
- alter the figure on page 1 of the proposal to clearly identify the subject land; and
- include a revised project time line that addresses the additional time given for completion of the LEP, specific dates for each relevant step and the additional tasks associated with Council using its plan making delegations.

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

Signature:



Printed Name:

STEPHEN MURRAY

Date:

31 January 2014