

Rifle Range Rd and Plateau Drive Wollongbar

Proposal Title : Rifle Range Rd and Plateau Drive Wollongbar

Proposal Summary : The proposal is to reconfigure the boundary between land zoned RE1 Public Recreation and R3 Medium Density at Rifle Range Road Wollongbar, including rezoning an additional 8000m² area from RE1 to R3. A corresponding amendment to the Minimum Lot Size Map is also proposed. Additionally, rezoning of a small area designated for road widening from RE1 Public Recreation to R2 Low Density Residential is proposed.

PP Number : PP_2014_BALLI_005_00 Dop File No : 14/10988

Planning Team Recommendation

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

S.117 directions:

- 2.2 Coastal Protection
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 6.2 Reserving Land for Public Purposes

Additional Information : It is recommended that:

- 1) The planning proposal be supported;
- 2) The planning proposal be exhibited for 14 days;
- 3) The planning proposal be completed within 6 months.
- 4) No consultation with agencies is required
- 5) The Council's decision not to use delegation is supported
- 6) The Director-General's delegate determines that the inconsistency with S117 Direction 6.2 Reserving Land for Public Purposes is of minor significance

Supporting Reasons :

- 1) The proposal is minor in nature and scale, and can improve the function of open space and medium density land in the context of a proposed subdivision
- 2) Reconfiguring the open space and residential zones is unlikely to result in environmental, social or economic impacts.
- 3) Rezoning the small area of land for road-widening to the road's R2 zone is minor in nature and scale, and is unlikely to result in environmental, social or economic impacts.
- 3) While the proposal is of a minor nature, in light of the Council's ownership of the land and the 8000m² reduction in open space, a community consultation period should be undertaken.
- 4) In light of the Council's ownership of the land, the Council should not use its delegation to make the plan.

Panel Recommendation

Recommendation Date : 08-Jul-2014 Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : This planning proposal is considered of local significance and the Gateway Determination is to be issued under delegation by the Acting General Manager, Northern Region. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 09-Jul-2014

Gateway Determination : Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 14 Days

LEP Timeframe : 6 months

Gateway Determination : The planning proposal should proceed subject to the following 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 (Department of Planning and Environment 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 and Environment 2013).

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.

Signature:



Printed Name:

Craig Diss

Date:

9/7/14