



To Undertake Various Amendments to Glen Innes Severn LEP 2012

Proposal Title : To Undertake Various Amendments to Glen Innes Severn LEP 2012

Proposal Summary : The Planning Proposal proposes to undertake the following amendments to Glen Innes Severn LEP 2012:

1. Rezone an unformed section of Taylor St from RU1 to R1 consistent with the adjoining land;
2. Amend the Dwelling Opportunity Map (DWE - 002, 002A, 003 & 005) to include additional parcels that have been identified as containing a dwelling opportunity;
3. Amend the Zone RU5 land use table to prohibit 'Animal boarding or training establishments';
4. Include a rural boundary adjustment provision for Zone RU1; and
5. Rezone Lots 2, 3 & 4 Section 52 DP 758447 & Lots 5 & 6 DP 592608, Grafton St, Glen Innes from R1 to IN1.

PP Number : PP_2014_GLENI_001_00

Dop File No : 14/20063

Planning Team Recommendation

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

- S.117 directions:**
- 1.1 Business and Industrial Zones
 - 1.2 Rural Zones
 - 1.5 Rural Lands
 - 3.1 Residential Zones
 - 3.2 Caravan Parks and Manufactured Home Estates
 - 3.3 Home Occupations
 - 4.4 Planning for Bushfire Protection

Additional Information : It is recommended that:

1. The Planning Proposal be supported;
2. The Planning Proposal be exhibited for 28 days;
3. The Planning Proposal be completed within 6 months;
4. That the RPA consult with the Commissioner of the NSW Rural Fire Services in accordance with the requirements of S117 Direction 4.4 Planning for Bushfire Protection;
5. That the Secretary (or her delegate) agree to the proposal's inconsistencies with section 117 Directions 1.1 Business and Industrial Zones, 1.2 Rural Zones, 3.1 Residential Zones, 3.2 Caravan Parks and Manufactured Home Estates and 4.3 Flood Prone Land;
6. That the Secretary (or her delegate) note the current inconsistency with section 117 Direction 4.4 Planning for Bushfire Protection and that it is anticipated this inconsistency will need to be resolved prior to the proposal being finalised;
7. That an authorisation to exercise delegation be issued to Council; and
8. That the Planning Proposal be amended prior to exhibition:
 - so that the project time line addresses all the additional steps to be completed by Council due to an authorisation to exercise delegation being issued;
 - the proposal include only a plain English explanation of the intent of the proposed rural boundary adjustment clause;
 - mapping prepared in accordance with the Department's standard technical requirements for LEP maps is included; and
 - references to 'animal boarding and breeding establishment' be amended to 'animal boarding or training establishments' in accordance with the Standard Instrument LEP dictionary.

To Undertake Various Amendments to Glen Innes Severn LEP 2012

Supporting Reasons : The Planning Proposal will undertake various amendments that are considered as important in permitting the LEP to operate effectively and accurately.

Panel Recommendation

Recommendation Date :

Gateway Recommendation :

Panel Recommendation :

Gateway Determination

Decision Date : 10-Dec-2014

Gateway Determination : Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 28 Days

LEP Timeframe : 6 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 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 and Environment 2013).

2. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the EP&A Act. The NSW Rural Fire Service 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.

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 Planning Proposal is to be amended prior to exhibition to address the following matters:

(a) the project time line is to include all the additional steps to be completed by Council due to an authorisation to exercise delegation being issued;

(b) the proposal will include only a plain English explanation of the intent of the proposed rural boundary adjustment clause;

(c) mapping prepared in accordance with the Department's standard technical requirements for LEP maps is to be included;

(d) references to 'animal boarding and breeding establishment' are to be amended to 'animal boarding or training establishments' in accordance with the Standard Instrument LEP dictionary; and

(e) references to Lots 2, 3 & 4 DP 758447 are to be amended to Lots 2, 3 & 4 Section 52 DP 758447.

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

Signature:



Printed Name:

STEPHEN MURRAY

Date:

10 DECEMBER