

Gunnedah LEP 2012 - 1 Kamilaroi Hwy - Industrial Rezoning

Proposal Title : **Gunnedah LEP 2012 - 1 Kamilaroi Hwy - Industrial Rezoning**

Proposal Summary : The Planning Proposal seeks to amend the Gunnedah LEP 2012 by rezoning Lot 684 DP 728405, Lot 685 DP 728405, Lot 644 DP 755503 & Lot 2 DP 1191803, 1 Kamilaroi Highway Gunnedah, from RE1 Public Recreation & SP2 Infrastructure (Stock and Sale Yard) to IN1 General Industrial.

This change in zone will enable the development of the land for industrial purposes and better reflect the recent change of the land to private ownership.

PP Number : **PP_2015_GUNNE_004_00** Dop File No : **15/06422**

Planning Team Recommendation

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

- S.117 directions:
- 1.1 Business and Industrial Zones**
 - 2.1 Environment Protection Zones**
 - 2.3 Heritage Conservation**
 - 2.4 Recreation Vehicle Areas**
 - 3.2 Caravan Parks and Manufactured Home Estates**
 - 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 : **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. The Planning Proposal be amended to:**
 - include a floor space ratio to of 0.6:1 on the site (including appropriate mapping); and
 - include appropriate legends on the maps;
- 6. That consultation with Transport for NSW - Roads and Maritime Services be undertaken;**
- 7. That an authorisation to exercise delegation be issued to Council;**
- 8. That the Director General's delegate determine that the inconsistencies with s117 Direction 6.2 Reserving Land for Public Purposes is justified as the matter is of minor significance.**

Supporting Reasons : **This Planning Proposal will facilitate the development of more industrial land uses on a site adjacent to other industrial zoned land. It will also facilitate the efficient use of Council's existing utility services infrastructure. No significant adverse environmental, economic or social impact is considered likely due to the rezoning.**

Panel Recommendation

Recommendation Date : **30-Apr-2015**

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 General Manager. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

Gunnedah LEP 2012 - 1 Kamilaroi Hwy - Industrial Rezoning

Decision Date : 01-May-2015 Gateway Determination : Passed with Conditions
Decision made by : General Manager, Northern Region
Exhibition period : 14 Days LEP Timeframe : 6 months
Gateway Determination :

1. Prior to public exhibition, Council is to:

- (a) include appropriate reference, justification and mapping within the planning proposal for the application of a Floor Space Ratio of 0.6:1 on the subject land; and
- (b) include appropriate legends within all mapping to clarify what zones are being changed and what zone is being implemented.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

- (a) the planning proposal 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).

3. Consultation is required with the NSW Roads and Maritime Service under section 56(2)(d) of the Act. The NSW Roads and Maritime 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.

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

Signature:



Printed Name:

STEPHEN MURRAY

Date:

1 MAY 2015