



Tenterfield LEP 2013 Amendment No 3 - Tenterfield Saleyards Buffer Zone

Proposal Title : Tenterfield LEP 2013 Amendment No 3 - Tenterfield Saleyards Buffer Zone

Proposal Summary : To amend Tenterfield LEP 2013 to include a clause that introduces a 1000m buffer zone around the Tenterfield saleyards and provides a number of matters for consideration when assessing relevant development applications.

PP Number : PP_2014_TENTE_001_00 Dop File No : 14/07130

Planning Team Recommendation

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

S.117 directions:

Additional Information : It is recommended that:

- 1) The Planning Proposal be supported subject to conditions;
- 2) The Planning Proposal be exhibited for a period of 28 days;
- 3) The Planning Proposal should be completed within 9 months;
- 4) The Planning Proposal be amended prior to exhibition to:
 - amend Part 5 of the Planning Proposal to include a 28 day public exhibition period and notification of the proposal on Council's webpage;
 - include a revised project time line that includes all the required steps should an authorisation to exercise plan making delegations be granted to Council;
- 5) No consultation with any agencies and organisations be required; and
- 6) That an authorisation to exercise plan making delegations be issued to Council.

Supporting Reasons : The proposed heads of consideration clause aims to limit land use conflict around the Tenterfield saleyards and is considered important in protecting the long term viability of this local economic asset.

Panel Recommendation

Recommendation Date : 02-May-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 : 05-May-2014

Gateway Determination : **Passed with Conditions**

Decision made by : General Manager, Northern Region

Exhibition period : 28 Days

LEP Timeframe : 9 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 must be made publicly available for a minimum of 28 days;
(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); and

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A

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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 Planning Proposal is to be amended prior to public exhibition to make the following changes:

- Part 5 is to be amended to include notification of the proposal on Council's website; and
- the project timeline is to be revised to include a 28 day public exhibition period and the additional steps associated with Council exercising its plan making delegations.

5. 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:

5 May 2014