

Gunnedah LEP 1998 Amendment No 23

Proposal Title : **Gunnedah LEP 1998 Amendment No 23**

Proposal Summary : **The Planning Proposal seeks to reduce the minimum lot size for subdivision of Lot 22, DP 1113680, 1-21 Silversmith Place, Gunnedah, from 40ha to 2000m2 to permit the creation of 7 residential allotments.**

PP Number : **PP_2011_GUNNE_004_00** Dop File No : **11/18245**

Planning Team Recommendation

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

S.117 directions : **1.2 Rural Zones
1.5 Rural Lands
3.1 Residential Zones**

Additional Information : **It is recommended that:**

- 1. the Planning Proposal be supported;**
- 2. the Planning Proposal be considered as 'low impact' and be exhibited for a period of 14 days;**
- 3. the Planning Proposal be amended prior to exhibition to rectify the typographical error (reference to clause 12) in Part 1 of the proposal and to include appropriate maps identifying the site;**
- 4. the Planning Proposal should be completed within 6 months; and**
- 5. the Director General (or an officer of the Department nominated by the Director General) agree that the inconsistency with s117 Direction 1.2 Rural Zones is of minor significance.**

Supporting Reasons : **The proposed reduction in minimum lot size for a subdivision on the land (and recommended rezoning) reflects the strategic intent for the area identified under the Department endorsed Bridging Report, and in Council's DCP for the area. It is also expected that the proposal will have a positive social and economic impact with the additional residential allotments adding to the housing choice currently available in Gunnedah, thus helping to meet the demand for housing being created by the development of the Gunnedah coal basin.**

Panel Recommendation

Recommendation Date : Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council is to amend the planning proposal prior to community consultation to include an explanation of the proposed zoning and minimum lot size as reflected in the Comprehensive LEP currently being exhibited, as well as Council's intentions to subsequently amend the draft Comprehensive LEP.**
- 2. Prior to public exhibition, Council is to update the planning proposal to include appropriate maps which clearly identify the site.**
- 3. Council is to rectify the typographical error in Part 1 of the planning proposal by replacing reference to Clause 12 with reference to Clause 11, prior to proceeding with community consultation.**
- 4. 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 2009) and must be made publicly available for 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

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

6. 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).

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

Signature:



Printed Name:

Neil McCaffin

Date:

28.10.11